



**STAFFORD TOWNSHIP**  
*New Jersey*

# Comprehensive Master Plan 2017

Township of Stafford  
Ocean County, New Jersey  
Prepared by:



Adopted by the Planning Board on:

James F. Clarkin, PP, AICP  
License No. 6311

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## **Stafford Master Plan Outline**

Stafford's Comprehensive Master Plan provides a comprehensive guide for the future development over the next ten years. It serves as a comprehensive approach to planning issues and considers many factors impacting a community's economic development needs, setting a framework for the community's vision for open space preservation, and how the Township has and continues to recover from Superstorm Sandy. This Master Plan includes the following elements:

- Demographics and Community Profile
- Land Use Plan
- Circulation
- Open Space and Recreation
- Utilities
- Community Facilities
- Environmental
- Historic Preservation
- Floodplain Management Plan
- Recycling
- Policy Statement indicating Relationship of Plan to other State, County planning efforts

Upon adoption of the Master Plan by the Planning Board, the Plan gives the community the legal basis for control over future development. The Master Plan provides the basis for land use planning policy and zoning changes. These recommendations are then referred to the Governing Body for their review and use in guiding zoning and other land use decisions. Most changes are implemented in the form of zoning amendments and land development ordinances.

## **Master Plan Process**

As part of the planning process in Stafford, a Master Plan Subcommittee comprised of Township employees and other stakeholders, was established to help guide the plan and its development. A Kick-off Meeting was held on August 15, 2016 to discuss the overall scope of the project, clarify the main objectives of the Master Plan, and set up additional meetings. Over the next ten months, additional meetings were held to go over progress made, identifying land use needs and decisions, and site visits to determine existing conditions. During the process, draft elements of the Master Plan were presented to the subcommittee for their review and feedback. Upon completion, the draft Master Plan was presented to the Planning Board. Comments heard were incorporated into the Final Master Plan. Additionally, as part of the Master Plan process, extensive review and analysis was completed of existing planning documents and other important information. This review included the following:

- All 2007 Elements of the Stafford Township Master Plan,;
- Previous Master Plans including Master Plan Re-exams;
- Stafford Township's Strategic Recovery Planning Report;
- Stafford Township's Land Development Ordinance;
- The Township's Tax Mapping and associated tax data;
- Master Plans and ordinances of adjacent municipalities, where applicable;
- New Jersey State Development and Redevelopment Plan;
- Township Historic Data;
- The Pinelands and CAFRA area regulations; and
- Available Township, County, and NJDEP GIS data.

## **Master Plan Goals and Objectives**

The Municipal Land Use Law (40:55D-28) requires that every municipal master plan contain a statement of Goals and Objectives that serves as the basis for the community's comprehensive master plan. The Goals and Objectives set forth in this master plan outline the vision for what the Township hopes to achieve over the next 10 years. The Goals and Objectives have been established by revisiting the Township's past planning initiatives from the 2007 Master Plan. Each goal and objective in each 2007 Master Plan element was reviewed to determine continued inclusion, update, revision, or removal based on existing conditions, Superstorm Sandy recovery and hazard mitigation, and input by the Sub Committee. Every goal and objective in each element was warranted for inclusion based on this review and any goals or objectives no longer in an element that was within the 2007 Master Plan was removed because it was either completed or no longer viable or relevant.

The Goals are developed as an overall framework for the development of the Township. The Objectives provide a more specific approach to achieving the Goals. The following are the overarching Goals and Objectives for Stafford's Master Plan.

## **GOALS**

- To promote the establishment of appropriate population densities in concentrations that will contribute to the well-being of persons, neighborhoods, and the region, and the preservation of the environment.
- To provide sufficient space and appropriate locations of a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to the respective environmental requirements in order to meet the needs of all citizens.
- To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities which will result in congestion or blight.
- To promote the conservation of historic sites and districts, open space, the valuable natural resources, and to prevent sprawl and degradation of the environment through improper use of land.
- To promote a desirable visual environment through conservation and preservation of valuable natural features.
- To assure that the development and general welfare of Stafford Township does not conflict with the development and general welfare of neighboring municipalities, Ocean County and the State as a whole.
- To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the costs of such development and to the more efficient use of land.
- To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
- To promote the maximum practicable recovery and recycling of recyclable materials from Stafford Township solid waste through the use of planning practices designed to effectuate the State Recycling Plan goals and compliment municipal recycling programs.

- To maintain a high quality of jobs and businesses, collaborative partnerships, and enhancement of the local tax base, while respecting the commercial character of the community.
- To improve range, quality and cost-effectiveness of community services and facilities.
- To provide for the active and passive recreational needs of residents and visitors to the Township.
- To provide pedestrian and bicycle linkages among parks, recreation areas, and neighborhoods and between neighborhoods and commercial areas.
- To integrate hazard mitigation and resiliency throughout the Township as has been done through various FEMA projects, raising of structures, and other hazard mitigation techniques.
- To continue to look for opportunities to increase land preservation to not only improve open space for Stafford's residents but to remove density in existing flood hazard areas as outlined in the Floodplain Management Plan.

## **OBJECTIVES**

- To encourage residential rehabilitation and raising of structures in floodplains.
- Implement design standards for new construction that require resiliency and hazard mitigation techniques for natural hazards, particularly structures in floodplains.
- Incorporate more green building design and LEED credit goals to reduce climate change effects and increase Stafford's sustainability
- To promote the redevelopment where appropriate and require hazard mitigation if within the floodplain.
- To promote the preservation and conservation of open space and environmentally sensitive areas through coordination of the Township's planning efforts with Federal, State and County and non-profit agencies.
- To encourage appropriate land uses, land use intensities, and new transportation routes that promote the free flow of traffic on the Township's primary roadway system, particularly Bay Avenue, Route 72, and Route 9.

- To undertake a revision of the Township's Land Use and Development per the recommendations of the Land Use Element;
- To develop infill design standards for residential development and rehabilitation projects ensuring consistency with the existing fabric and character of the neighborhoods.
- To encourage communication and coordination with the school districts and hospitals; incorporate their long- range planning strategies into the Township's revitalization efforts.
- To manage growth and limit development on environmentally sensitive land through rezoning, buffering, and open space preservation and acquisition.
- To encourage zoning that creates a diverse, mixed-use setting with multiple options for housing and retail establishments.
- Identify and acquire future active recreation sites to be added to the existing inventory of open spaces in order to accommodate anticipated population growth
- Improve trailways and bikeways in the Township
- To continue to develop a comprehensive circulation system comprised of State, County, and Local roadways and intersections as well as mass transit and pedestrian opportunities.
- To improve the existing circulation system which will improve and enhance safety, traffic flow, and overall accessibility through the Township.
- Implement roadway and intersection improvements along Route 72 and Route 9 in a manner consistent with improving the connectivity for local trips while minimizing the impact of through traffic.
- Implement strategies identified in the Route 9 Corridor Study to alleviate traffic congestion, reduce accident rates, improve traffic calming, support mixed-use commercial development and increase transit (bus) usage along the corridor.
- The majority of the Township's future growth will be located within Regional Growth Centers with the remaining development being redevelopment of existing parcels and businesses. The Township should continue to require a traffic impact study for each application in order to continually monitor and evaluate the appropriateness of the Township road system.

- Improve the pedestrian features and amenities throughout the Township, particularly in areas consisting of local business, residential, parks/schools, Township facilities and downtown corridors such as Route 9 and Bay Avenue.
  - Continually evaluate the most frequent accident locations within the Township to ensure that the State and County roadway/intersection improvements focus on the issues. Any location or intersection under Township jurisdiction should be evaluated such that recommendations can be included in the Capital Improvement Program.
  - The Township should consider the possibility of implementing other strategies to minimize the impact of its commuter traffic on the roadways within town. Strategies such as ridesharing, vanpooling and increased transit service should be considered.
  - To identify properties and districts that may be eligible for listing on the National and New Jersey Historic Registers.
  - To implement strategies to encourage future preservation of historic resources within the Township.
- 
- To continue to provide adequate services to fit the needs of the Township.
  - To continue to share services to the extent possible.
  - To continue to evaluate the adequacy of existing facilities.
  - To control disturbance of environmentally sensitive lands such as floodplains, wetlands, and threatened and endangered species and habitats.
  - To protect the quality of groundwater and surface water to safeguard its use for drinking water supply, recreation and natural habitats.
  - To determine utilities service areas on the basis of the Master Plan's overall vision of land use and density.
  - To re-evaluate sewer service areas in light of the Land Use Plan to manage growth.
  - To maintain the adequacy of the existing sewer and water systems.
  - Maximize the amount of recycled materials collected from residential and non-residential properties.

# Community and Demographic Profile

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## Introduction

The 2017 Community and Demographic Profile provides the technical background and



baseline information for the preparation of Stafford's 2017 Master Plan. The profile includes narrative and graphic descriptions of existing demographic, economic, and housing conditions in the Township based on the most up-to-date information available. All data within this Community and Demographic Profile was extracted from the U.S. Census Bureau, North Jersey Transportation Planning Authority, and other sources. All of these data sources have a margin of error and predictions for the future may not take into consideration local characteristics and truths that affect the accuracy of such predictions. All of these data sources are the most up to date possible, but it should be recognized that use of this data has some error associated with it and that more up to date data sources should be used post 2017.

## Population Characteristics

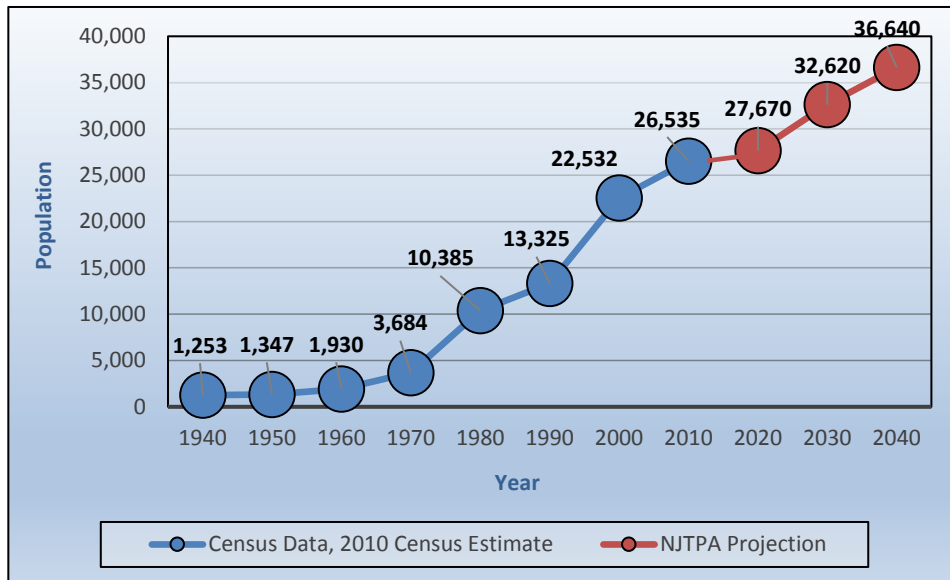
### TOTAL POPULATION

Historically, Stafford Township and Ocean County have continuously grown in population.<sup>1</sup> The Township saw the greatest increase in population between 1990 and 2000. As shown in the Figure 1 below, the 2010 resident population was calculated by the US Census at 26,535; an increase of a little more than 4,000 people over a period of ten years. Also shown in Figure 1, the North Jersey Transportation Planning Authority (NJTPA), a metropolitan planning organization, forecasts a population growth over the next 30 years. Between 2010 and 2040, NJTPA expects an increase of 38 percent or 10,105 people, yielding a total of 36,640 residents. This number would represent an annual percent population change of 1.1 percent. However, given the built-out nature of the Township, which the NJTPA does not take into account, it is unlikely Stafford Township will surpass a population of 30,000 residents by 2040. While Stafford ranked eighth in total population out of the 33 municipalities in Ocean County, an analysis of population growth over the last 20 years shows that Stafford's population growth rate has generally surpassed the County, the State, and that of Lacey Township (see Figure 2). From 1980 to 1990 Stafford Township and Ocean County increased population at almost the same rate: 28.3 and 25.2 percent respectively.

<sup>1</sup> Unless otherwise indicated, all data was obtained from the U.S. Census Bureau.

The following decade (from 1990 to 2000) Stafford far exceeded the county growth rate with a 69.1 percent growth rate, compared to the county's 17.9 percent. New Jersey's rate of growth was less than both the Township and County's statistics at 5.0% between 1980 and 1990 and 8.9% between 1990 and 2000.

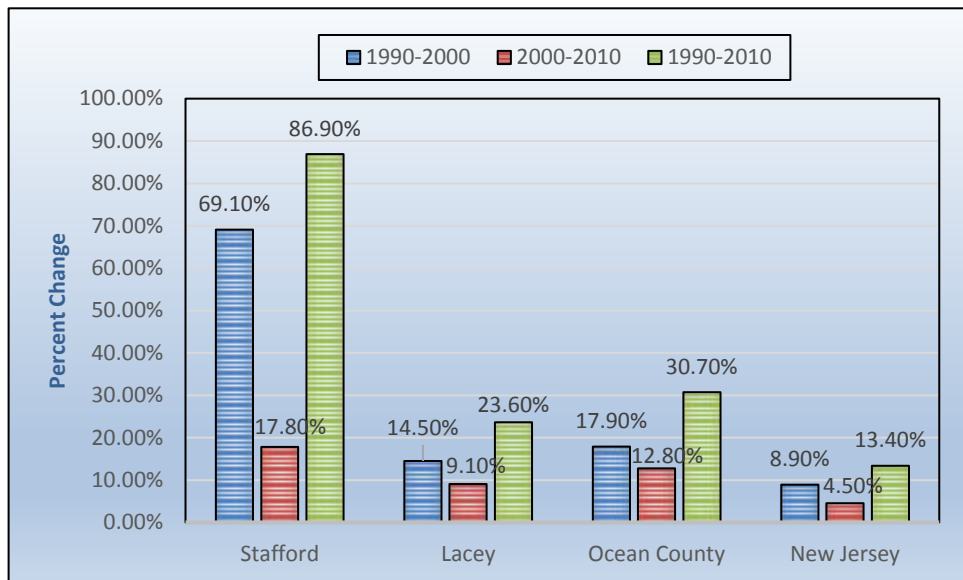
**Figure 1: Comparative Population Growth Rates  
Stafford Township, 1940 to 2040**



*Population Density displayed as residents per square mile. Population Projections from North Jersey Transportation Planning Authority. Sources: U.S. Census Bureau & North Jersey Transportation Planning Authority*



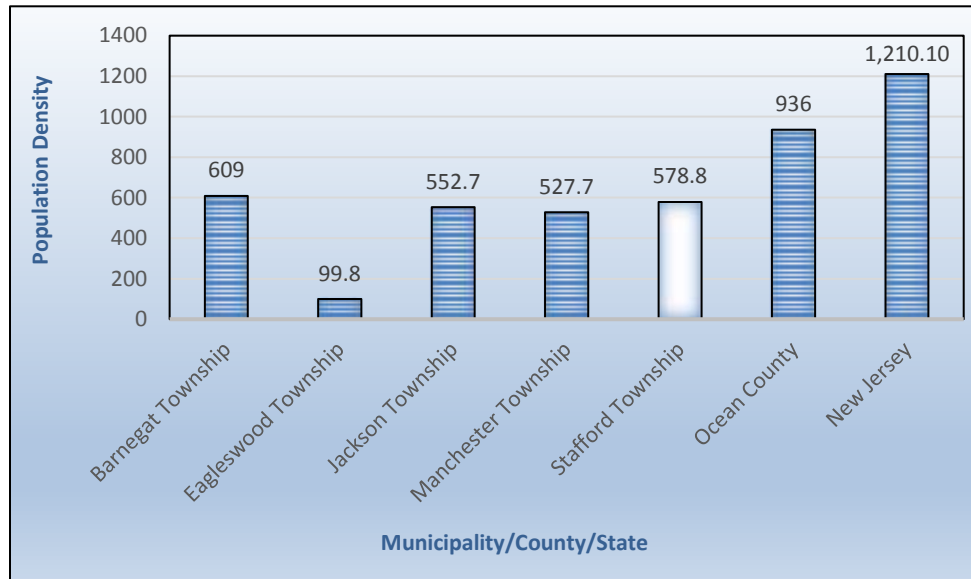
**Figure 2: Comparative Population Growth Rates  
Stafford Township, 1990 to 2010**



Sources: U.S. Census Bureau 2000 & 2010

Despite its population growth rates, Stafford's 2010 density of 578.8 persons per square mile was less than that of the density in the County (936 ppsm.) and the State (1,210.10 ppsm.). Stafford's density is more in line with neighboring towns of Barnegat Township, Jackson Township, and Manchester Township. Stafford ranked as the ninth least densely populated town in the County. Neighboring Eagleswood Township was the least densely populated town in the County, at 99.8 persons per square mile, while Point Pleasant Borough maintained the highest density at 5,272 persons per square mile.

**Figure 3: Population Density  
Stafford Township, 2000 & 2010**



Sources: U.S. Census Bureau 2000 & 2010

### AGE OF RESIDENTS

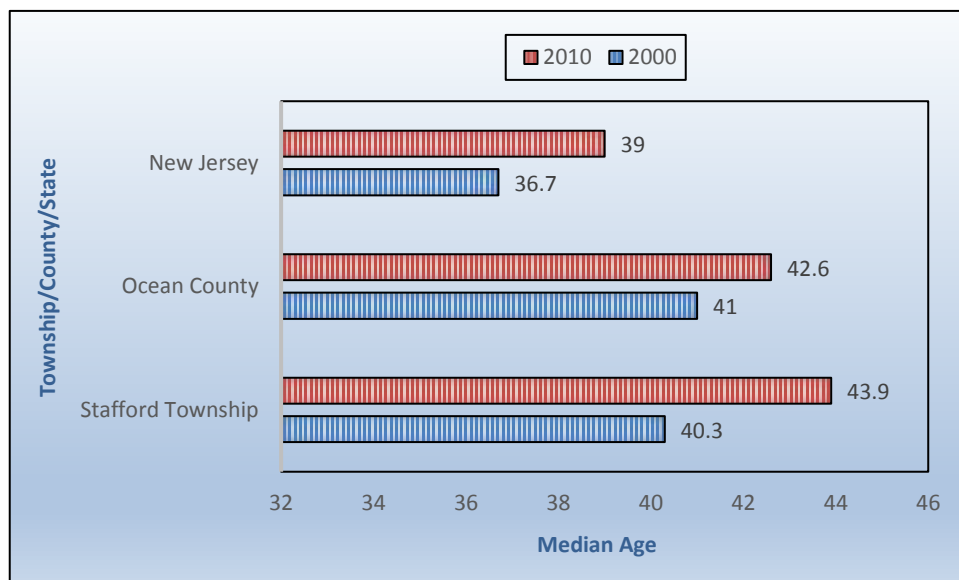
Between 2000 and 2010, residents aged 45 to 59 years old increased by 42.1 percent. Residents aged 75 to 85+ years old also increased by 29.26 percent, and residents aged 60 to 74 years old increased by 24.68 percent. The significant increase of the 45+ age cohorts can be attributed in general to the aging of the baby boom generation, and also to the construction of age-restricted housing. Residents under the age of 5 years old decreased by 13.36 percent from the previous decade, which can be attributed to the significant increase in older age cohorts not having children within the Township since 2000. The 2010 U.S. Census showed that 48.3 percent of the population were male, and 51.7 percent were female.

**Table 1: Age of Residents, Stafford Township**

Table 1				
Age Cohorts, Stafford Township, 2000 - 2010				
Age	2000	2010	Number Change	Percent Change
Under 5	1,466	1,270	-196	-13.36%
5 to 19	4,327	5,430	1,103	25.49%
20 to 44	7,109	7,012	-97	-1.36%
45 to 59	4,190	5,954	1,764	42.10%
60 to 74	3,557	4,435	878	24.68%
75 to 85+	1,883	2,434	551	29.26%
Total	22,532	26,535	4,003	17.76%

Sources: U.S. Census Bureau 2000 & 2010

Concurrently, the median age in Stafford has risen by 3.6 years between 2000 and 2010, from 40.3 to 43.9. The County and State median age rose by similar margins during that time period (see Figure 4). In both 2000 and 2010, Stafford's median age was higher than the Statewide and County median, except in 2000 when the median age was slightly less than that of the County's.

**Figure 4: Median Age Comparison  
Stafford Township, 2000 & 2010**

Sources: U.S. Census Bureau 2000 & 2010



## INCOME

In Stafford, the median household income increased from \$52,269 in 1999 to \$73,968 in 2014, according to the 2014 American Community Survey (ACS). Between 1999 and 2014, the household income segments of \$100,000 to \$149,999, \$150,000 to \$199,999, and \$200,000 or more, increased the most, at over 125.61%, 361.93%, and 285.06% respectively. Conversely, households producing incomes less than \$74,999, decreased, except for households producing less than \$10,000, which increased by approximately 20.10%.

**Table 2: Household Income in Stafford Township**

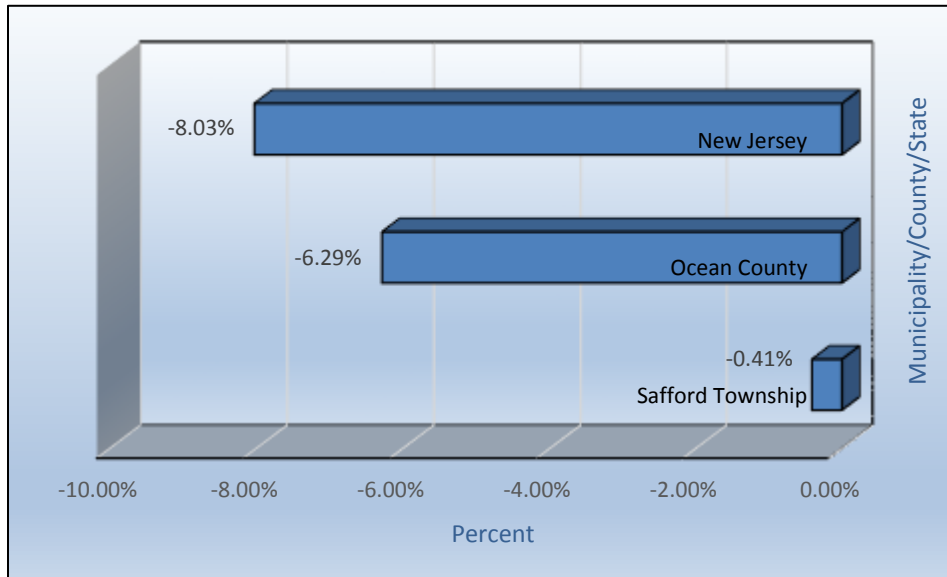
Table 2				
Housing Income, Stafford Township, 1999 - 2014 ACS				
Household Income	1999	2014	Number Change	Percent Change
Less than \$10,000	393	472	79	20.10%
\$10,000 to \$14,999	378	303	-75	-19.84%
\$15,000 to \$ 24,999	822	597	-225	-27.37%
\$25,000 to \$34,999	860	810	-50	-5.81%
\$35,000 to \$49,999	1,564	1,292	-272	-17.39%
\$50,000 to \$74,999	2,047	1,586	-461	-22.52%
\$75,000 to \$99,999	1,271	1,561	290	22.81%
\$100,000 to \$149,999	890	2,008	1,118	125.61%
\$150,000 to \$199,999	176	813	637	361.93%
\$200,000 or more	154	593	439	285.06%
Total	8,555	10,035	1,480	17.29%
Median Household Income	*\$74,273	\$73,968	-305	-0.41%

\* 1999 Median Household Income adjusted for inflation.  
Sources: U.S. Census Bureau 2000 & 2014 American Community Survey

With inflation taken into consideration, Stafford's household median income, measured in 2014 values, reflects a decrease of 0.41% from 1999 to 2014, which was much lower than the County and State's decrease from 1999 to 2014, which was by 6.29% and 8.03% respectively.



**Figure 5: Median Household Income Growth Rates  
Stafford Township, 1999 - 2014 ACS (adjusted for inflation)**



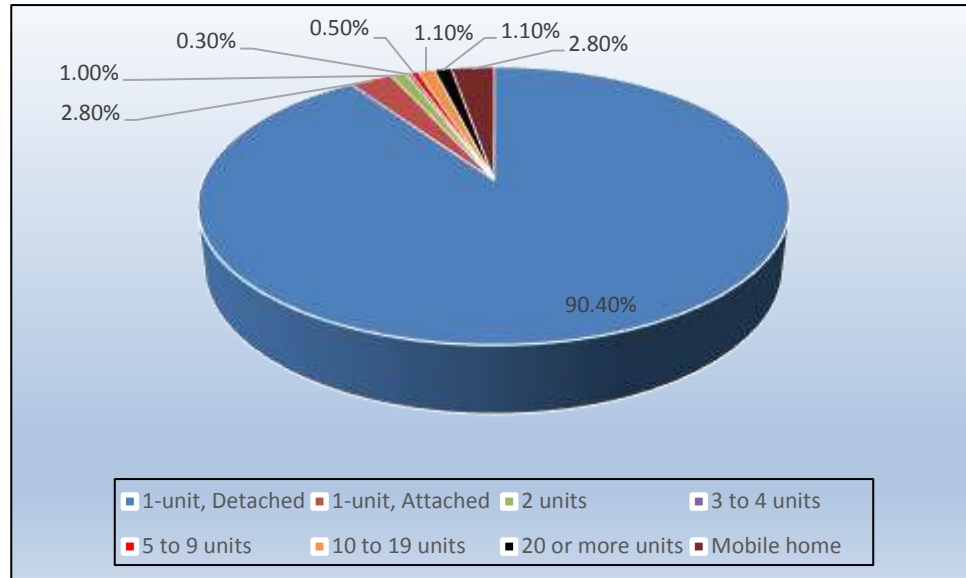
\* 1999 Median Household Income adjusted for inflation.  
Sources: U.S. Census Bureau 2000 & 2014 ACS.

## Housing Characteristics

### HOUSING TYPES

According to the 2014 ACS, Stafford Township has a total of 13,591 housing units. The majority of housing units (90.4 percent) are single-family detached. The next largest unit type is single-family attached (shares a common party wall, similar to a duplex except units are side by side only; townhouses, rowhouses, etc..) housing at 2.8 percent, and followed by two (2) unit housing units (Duplexes) at 1.0 percent of the total. The remaining housing units are multi-family units with more than two (2) units and mobile homes at 2.8 percent.

**Figure 6: Units in Structure  
Stafford Township, 2000**



Sources: U.S. Census Bureau 2014 ACS.

The majority of single-family attached and detached units are owner-occupied while most multi-family units are rentals. In Stafford, 10,035 (73.8 percent) of the total housing units (13,591) within the Township are occupied while 3,556 (26.2 percent) are vacant. Approximately 87.6 percent (8,791) of all occupied housing units are owner-occupied while just 12.4 percent (1,244) are renter-occupied. Table 3 below represents all housing unit structures within Stafford Township.



**Table 3: Housing Units by Number of Units in Structure and Tenure  
Stafford Township, 2014 ACS**

Table 3					
Housing Units by Number of Units in Structure and Tenure, Stafford Township, 2014 ACS					
Number of Units	Owner-Occupied	Renter-Occupied	Vacant	Total	Percent
1-unit, Detached	8,184	732	3,374	12,290	90.4
1-unit, Attached	150	114	111	375	2.7
2 Units	18	101	11	130	0.9
3 to 4 Units	26	22	-4	44	0.3
5 to 9 Units	0	70	0	70	0.5
10 or more Units	35	205	61	301	2.2
Mobile Home or other type	378	0	3	381	2.8
<b>Total</b>	<b>8,791</b>	<b>1,244</b>	<b>3,556</b>	<b>13,591</b>	<b>100</b>

Sources: U.S. Census Bureau 2014 ACS.

\* The ACS is derived from survey responses of a sample of the community population. There is a margin of error with each set of responses. As such, individual owner and renter occupied survey responses may not reflect the total number of vacant and total number of units for each housing type.

### AGE OF HOUSING

The number of units built in Stafford has increased steadily since 1949. In fact, a major boom in housing development occurred from 1990 to 1999, which created 3,540 units or 26 percent of the total housing stock. Stafford continued to grow with over 6,177 units built (45.4 percent of the total stock) between 1990 and 2009. Table 4 below shows all units built within the Township over the past century according to the ACS.

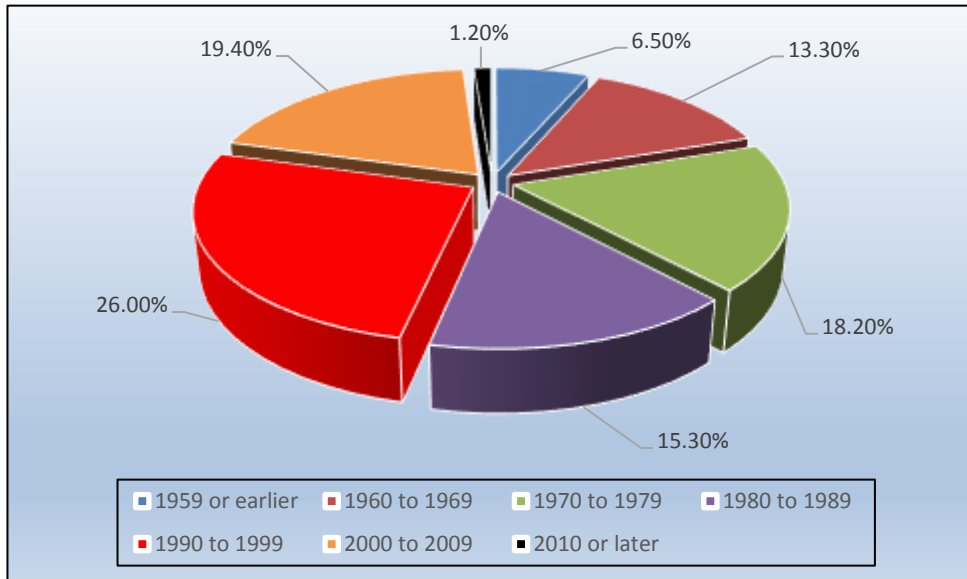


**Table 4: Age of Housing Stock  
Stafford Township, 2014 ACS**

Table 4		
Age of Housing Stock, Stafford Township, 2014 ACS		
Year Built	Total Units	Percent Total
Built 2010 or later	169	1.2
Built 2000 to 2009	2,637	19.4
Built 1990 to 1999	3,540	26
Built 1980 to 1989	2,082	15.3
Built 1970 to 1979	2,478	18.2
Built 1960 to 1969	1,806	13.3
Built 1950 to 1959	483	3.6
Built 1940 to 1949	108	0.8
Built 1939 or earlier	288	2.1

Sources: U.S. Census Bureau 2014 ACS.

**Figure 7: Age of Housing Stock  
Stafford Township, 2014 ACS**



Sources: U.S. Census Bureau 2014 ACS.



## OCCUPANCY AND VACANCY RATE

Between 2000 and 2010, the number of occupied housing units increased by 1,561 or 18.2 percent, and the number of vacant units simultaneously increased by 17.7 percent, or 530 units. These changes indicate a healthy housing market in the Township and indicate a shift from seasonal housing to year-round housing. Between 2000 and 2010, homeowner vacancy rate rates slightly increased from 1.9 to 2.9 percent, but rental vacancy rates slightly decreased from 6.0 to 5.6 percent, respectively.

**Table 5: Number of Occupied and Vacant Housing Units  
Stafford Township, 2000 and 2010**

Table 5				
Number of Occupied and Vacant Housing Units, Stafford Township, 2000 and 2010				
Subject	2000		2010	
	Number	Percent	Number	Percent
Occupied Housing Units	8,535	74.1	10,096	74.2
Vacant Housing Units	2,978	25.9	3,508	25.8
Total	11,522	100	13,604	100
Homeowner Vacancy Rate	1.9	-	2.9	-
Rental Vacancy Rate	6.0	-	5.6	-

Sources: U.S. Census Bureau 2000 & 2010.

## HOUSEHOLD SIZE

As illustrated in Table 6 below, Stafford's average household size in 2000 was exactly the same as in 2010. However, the average family size in 2010 was more than that of 2000. Over the course of the past decade, Stafford's average household size has been slightly more than that of Ocean County, but has had a slightly smaller average family size.



**Table 6: Comparative Average Household Size Stafford Township, 2000 & 2010**

Table 6				
Number of Occupied Vacant Housing Units, Stafford Township, 2000 and 2010				
Average Household Size	Stafford		Ocean County	
	2000	2010	2000	2010
Household Size	2.61	2.61	2.51	2.58
Family Size	3.01	3.1	3.06	3.16

Sources: U.S. Census Bureau 2000 & 2010.

## HOUSING VALUE

In Stafford, nearly 70.8 percent of specified owner-occupied housing units are valued between \$200,000 to \$499,000. Median housing value in the Township (50 percent are lower and 50 percent are higher) is \$276,000.

**Table 7: Housing Value Stafford Township, 2014 ACS**

Table 7		
Housing Value, Stafford Township, 2014 ACS		
Owner-Occupied Units	Number	Percent
Less than \$50,000	309	3.5
\$50,000 to \$99,999	187	2.1
\$100,000 to \$149,999	388	4.4
\$150,000 to \$199,999	1,059	12
\$200,000 to \$299,999	3,319	37.8
\$300,000 to \$499,999	2,904	33
\$500,000 to \$999,999	625	7.1
\$1,000,000 or more	0	0
<b>Total</b>	<b>8,791</b>	<b>100</b>
<b>Median Value: \$276,000</b>		

Sources: U.S. Census Bureau 2014 ACS.

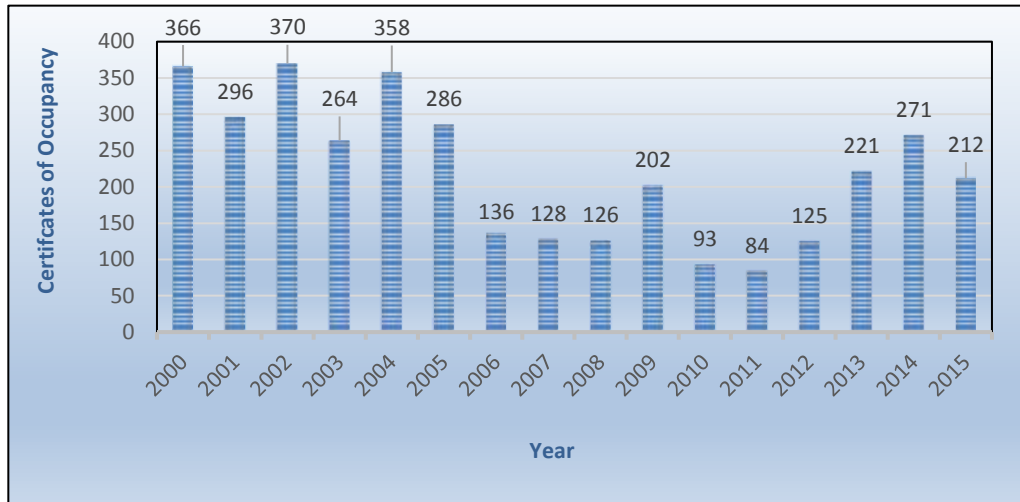
## HOUSING PRODUCTION

Over the last 15 years the number of residential certificates of occupancy issues in Stafford averages approximately 221 per year since 2000. However, from 1996 to present, the



number of residential building permits dropped more significantly, representing the fact that the Township was nearing full build-out, as the vacant, developable land continues.

**Figure 8: Residential Building Permits Certified  
Stafford Township, 2000-2015**



Sources: The State of New Jersey Department of Community Affairs, Certificates of Occupancy Yearly Summary Data.

## Economic

### AT PLACE EMPLOYMENT

The US Census reported that in 2012, there were 508 businesses located in Stafford (and vicinity) employing between 7,076 and 8,922 people (see Table 8). Retail Trade, Health Care and Social Assistance, and Other Services (except public administration) were the top three industries located in Stafford area accounting for 272 out of the 508 establishments (see Table 9).

**Table 8: At-Place Employment Stafford Township, 2012**

Table 8		
At-Place Employment, Stafford Township, 2012		
Jurisdiction	Number of Businesses	Number of Employees
Stafford	508	7,076 - 8,922
Ocean County	12,552	134,831
New Jersey	230,600	3,526,716

Source: U.S. Census Bureau, 2012 Economic Census, 2012 Economic Census of Island Areas, and 2012 Nonemployer Statistics.  
Note: The data in this file are based on the 2012 Economic Census, and the related programs listed above.



**Table 9: Type of Businesses in Stafford Township**

Table 9		
Type of Businesses, Stafford Township, 2014 ACS		
Type of Industry	Number	Percent
Utilities	1	0.19%
Manufacturing	8	1.57%
Wholesale Trade	6	1.18%
Retail Trade	121	23.81%
Transportation and Warehousing	9	1.77%
Information	11	2.16%
Finance and Insurance	25	4.92%
Real Estate and Rental and Leasing	26	5.11%
Professional, Scientific, and Technical Services	41	8.07%
Administrative and Support and Waste Management and Remediation Services	37	7.28%
Educational Services	6	1.18%
Health Care and Social Assistance	93	18.30%
Arts, Entertainment and Recreation	9	1.77%
Accommodation and Food Services	57	11.22%
Other Services (except public administration)	58	11.41%
Total	508	100%

Sources: U.S. Census Bureau 2014 ACS.

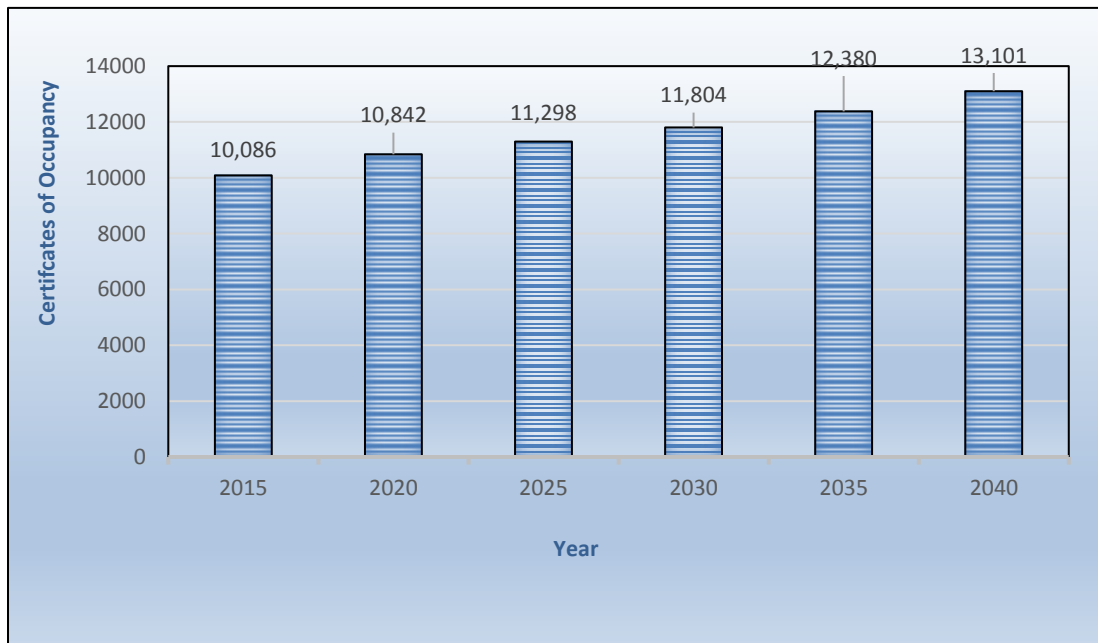
## EMPLOYMENT PROJECTIONS

The North Jersey Transportation Planning Authority (NJTPA) forecasts continued job growth for both the Township and the County to the year 2040. Between 2015 and 2025, NJTPA forecasts a growth rate of 12.01% for the Township and 18.59% for the County. Between 2025 and 2040, the forecasts are 10.98% for the Township and 11.17% for the County. (See Table 10 and Figure 9). This calculation may be associated with the projected population in Stafford in 2040, which is unlikely to exceed 30,000 residents, therefore employment growth projections may be tempered.

**Table 10: NJTPA Employment Projections  
Stafford Township, 2015 - 2045**

Table 10								
NJTPA Employment Projections, Stafford Township, 2015 - 2040								
	2015	2020	2025	Growth Rate 2015 - 2025	2030	2035	2040	Growth Rate 2025 - 2040
Stafford	10,086	10,842	11,298	12.01%	11,804	12,380	13,101	10.98%
Ocean County	159,077	176,976	188,652	18.59%	200,556	211,602	222,975	11.17%

**Figure 9: NJTPA Employment Projections  
Stafford Township, 2015 - 2040**



## Labor Force Characteristics

### EMPLOYMENT RATES

In 2014, approximately 62.2 percent (13,652) of Stafford's population was in the labor force. The unemployment rate at the time was 9.2%.

**Table 11: Employment Status  
Stafford Township, 2014 ACS  
(Expressed as % of all resident workers, 16+)**

Table 11	
Employment Status, Stafford Township, 2014 ACS	
	Percent
In labor force	62.2
Civilian labor force	62.1
Employed	56.4
Unemployed	5.7
Armed forces	0.1
Not in labor force	37.8



## EMPLOYMENT BY INDUSTRY

The industry groups discussed here represent the places of employment of Stafford residents, regardless of location, and may or may not be located in Stafford, the County or the State. The top three employers of Stafford residents were identical to the County's. (1) Educational, health and social service industries; (2) retail trade; and (3) Professional, scientific, and management, and administrative, and waste management services (see Table 13). Similarly, residents in the New Jersey were also largely employed by the educational, health and social service industries and retail trade.

**Table 12: Industry Status  
Stafford Township, 2014  
(Expressed as % of all resident workers, 16+)**

Table 12			
Industry Status, Stafford Township, 2014 ACS			
Type of Industry	Stafford	Ocean County	New Jersey
Agriculture, Forestry, fishing and hunting, and mining	1.1	0.4	0.3
Construction	6.8	8	5.6
Manufacturing	3.5	5.4	8.7
Wholesale Trade	2.2	2.9	3.4
Retail Trade	15.1	13.5	11.2
Transportation and warehousing, and utilities	4.2	5.7	5.7
Information	3	2.5	2.9
Finance and insurance, and real estate and rental, and leasing	5.4	6.6	8.6
Professional, scientific, and management, and administrative and waste management services	7.9	9.8	12.8
Educational services, and health care and social assistance	26.5	26.1	23.7
Arts, entertainment, and recreation, and accommodation and food services	13.5	8.4	8.3
Other services, except public administration	3.8	5	4.5
Public administration	7.2	5.8	4.4

Sources: U.S. Census Bureau 2014 ACS.



## LABOR FORCE EDUCATION

In 2014, the US Census American Community Survey reported that more than one third of the population in Stafford age 25 and over had a high school diploma (includes equivalency) as the highest form of educational attainment. In the same year, about one fifth of the 25+ population had an associate or bachelor's degree, and 9.0% had a graduate or professional degree as the highest form of educational attainment (see Table 14).

When compared to the County and the State, Stafford had a greater percentage of people 25 years or older with a high school diploma. However, Associates, Bachelors, or Graduate and Professional degrees were lower than the State's percentages, but higher than that of the County's.

**Table 13: Educational Attainment  
Stafford Township, 2014  
(Expressed as a % of 25+ population, male and female)**

Table 13				
Educational Attainment, Stafford Township, 2014 ACS				
Jurisdiction	High School Diploma (includes equivalency)	Some College, No Degree	Associates or Bachelor's Degree	Graduate or Professional Degree
Stafford	37.2	18.6	27	9
Ocean County	36.7	20.1	24.7	8.6
New Jersey	28.8	17	28.8	13.8

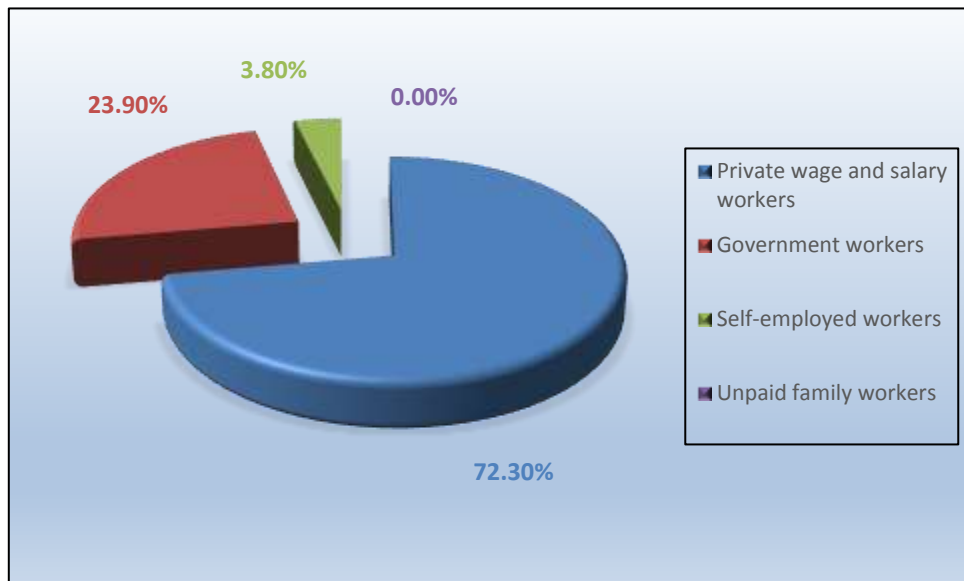
Sources: U.S. Census Bureau 2014 ACS.



**CLASS OF WORKERS -PRIVATE AND PUBLIC**

In 2014, 72.30% of Stafford’s labor force was employed as private wage and salary workers. Almost 24% worked in the public sector – a higher percentage than both the County (16.6%) and the State (14.2%).

**Figure 10: Class of Worker  
Stafford Township, 2014 ACS**



Sources: U.S. Census Bureau 2014 ACS.

**Table 14: Regional Class of Worker Stafford Township, 2014  
(Expressed as Percent)**

Table 14				
Regional Class of Worker, Stafford Township, 2014 ACS				
Jurisdiction	Private Wage & Salary Workers	Government Workers	Self-employed Workers	Unpaid Family Workers
Stafford Township	72.3	23.9	3.8	0
Ocean County	77.7	16.6	5.6	0.1
New Jersey	81	14.2	4.7	0.1

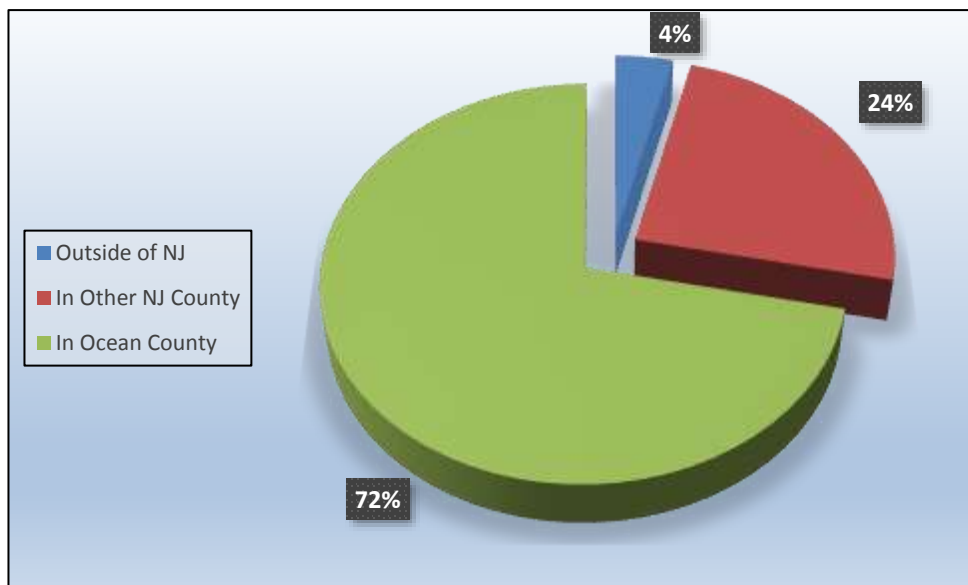
Sources: U.S. Census Bureau 2014 ACS.



### JOB LOCATIONS

In 2014, the majority of Stafford residents (71.80%) worked within Ocean County. Only 3.90 percent worked outside of the State, and almost one quarter (24.40%) worked in another New Jersey County.

**Figure 11: Job Location  
Stafford Township, 2014 ACS**



Sources: U.S. Census Bureau 2014 ACS.





**STAFFORD TOWNSHIP**  
*New Jersey*

# Land Use Element

Township of Stafford  
Ocean County, New Jersey  
Prepared by:



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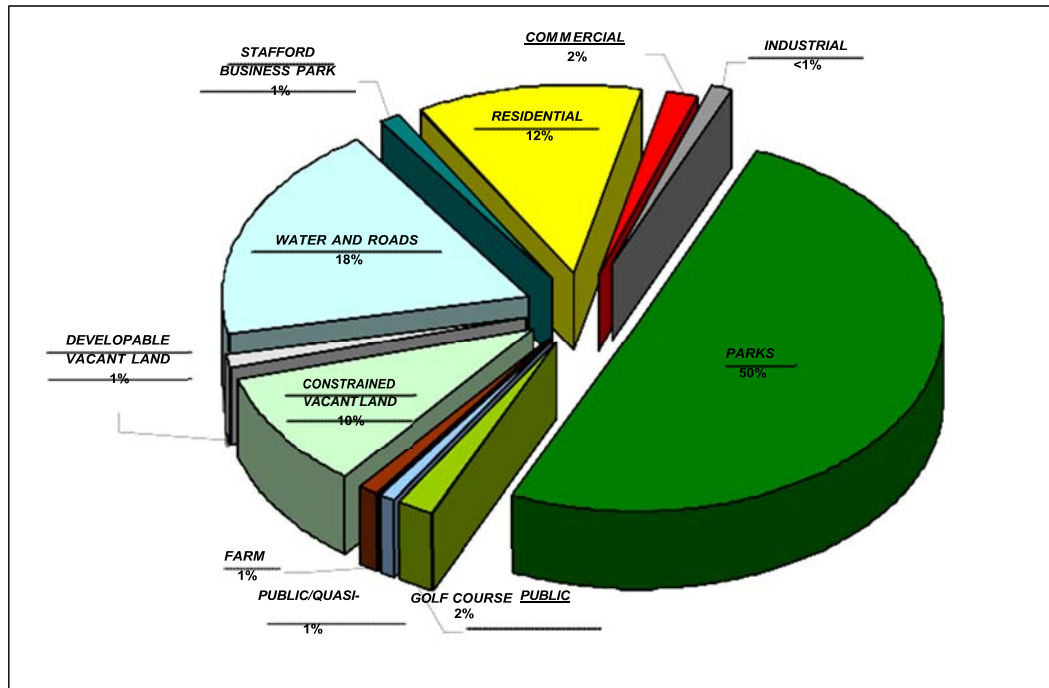
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## Introduction

The last comprehensive revision of the Township's Master Plan occurred in 2007. This Land Use Element describes the Township's existing development pattern and changes that have occurred since the prior Master Plan, current or potential redevelopment initiatives, and the Township's zoning districts. The Element also provides recommendations to modify existing land use policy specifically related to Post Sandy Recovery and zoning incorporated into the Land Use Plan discussion.

## Existing Development Pattern

A land use analysis of Stafford was conducted using existing mapping and tax records. On page 4 below is an excerpt from the 2007 Land Use Element which shows the Township's land cover in 2007. The following page displays an updated Land Cover Map and Table for 2017. Comparisons between the 2007 and 2017 land cover tables show slight changes in certain categories. It should be noted that percentages are lower with the inclusion of water and wetlands in the calculations. Residential uses increased by 174 acres and is concentrated into residential developments such as the areas west of the Garden State Parkway and north of Route 72 (Ocean Acres/Atlantic Hills/Fawn Lakes); south of Route 72, east of Route 9 (Beach Haven West/Village Harbor); the older "Manahawkin" and Bay Avenue sections of the Township, and newer development on Oak Avenue and newer subdivisions in the northern section of the Township, west of Route 9. Commercial development also increased by 109 acres and is generally found within the neighborhood or highway commercial corridors, concentrated along Bay Avenue, and along Routes 72 and 9. Since the last Master Plan, newer development along Route 72 includes the Market Place at Stafford, BJ's, Lowes, and a new Holiday Inn. Farms have decreased significantly to 83 acres in 2017. The public utilities comprise approximately 1% of the Township's land, consisting of the NJ Natural Gas facility, Bell Atlantic, and the Southern Ocean Treatment Control facility. Today- 18,019 acres, or 66% of the upland area of Stafford is under municipal, county, state and federal jurisdiction, including Edwin Forsythe National Wildlife Refuge, State Stafford Forge Wildlife Management Area, and the Pinelands state lands. At the time of the last master plan, roughly 1/3 of the town was owned by state or federal government.



Existing Land Use 2007	Acres	Percentage
Residential	4,114	15%
Farms	370	1%
Business/Commercial	618	2%
Quarry	63	0.2%
School	391	1%
NJ Natural Lands Trust	30	0.1%
Public Utility	140	1%
Church, Charitable Property & Quasi-Public	81	0.3%
Cemeteries & Graveyards	40	0.1%
Environmental Constrained Vacant Land	3,054	11%
Environmental Unconstrained Vacant Land	192	1%
Business Park	388	1%
Golf Course	493	2%
Municipal Land	607	2%
County Land	655	2%
State Land	9,032	32%
Federal Land	7,695	27%
	27,963	100%

<b>Existing Land Use 2017</b>	<b>Acres</b>	<b>Percentage</b>
Residential	4,288	12.2%
Farms	83	0.2%
Business/Commercial	727	2.1%
Quarry	63	0.2%
School	395	1.1%
NJ Natural Lands Trust	30	0.1%
Public Utility	140	0.4%
Church, Charitable, or Quasi-Public Land	81	0.23%
Cemeteries/Graveyards	40	0.1%
Environmental Constrained Vacant Land	3,054	8.7%
Environmental Unconstrained Land	192	0.54%
Business Park	388	1.1%
Golf Course	493	1.5%
Municipal Land	607	1.8%
County Land	655	2%
State Land	9,032	25.7%
Federal Land	7,695	22%
Water/Wetlands	7,161	20%
<b>TOTAL</b>	<b>35,125</b>	<b>100%</b>

As Stafford Township has continued to grow and develop, even less vacant land is available than when the 2007 Master Plan was completed. Mostly the remaining farmlands have been developed which has reduced vacant developable land. Various environmental constraints including wetlands and tidelands along the Bay and also environmental and developmental constraints in the Pinelands mean over 50% of the Township is undevelopable. As a result, the Township has been committed to focus its growth within the Regional Center and Pinelands Regional Growth areas and has been actively acquiring and preserving open space through the assistance of the County, State, Federal agencies and non-profit groups. As this process continues, Stafford inches closer and closer to 100% full build-out with very limited developable vacant land. This situation will prompt more redevelopment of underutilized parcels as time goes on, especially for land uses that are no longer needed or become obsolete.

Since the last Master Plan, the Township has undergone a number of development activities including:

- Stafford Senior Apartments;
- Additional commercial uses and upgrades such as CVS, Aldi, Wawa, and others;
- Continued big box store and strip mall development along Route 72.
- Stafford Park Redevelopment including affordable housing projects such as Stafford Senior Apartments and the Landfill solar field.

- Sandy Recovery Reconstruction including Beach Haven West community facility reconstruction and thousands of residential rebuilds, raises, or repairs.

Additional development activities include: the Paramount Homes development, which has 120 homes and a clubhouse in Stafford, and the planned Eagles Lake Golf Course, which is located in both Stafford and Eagleswood.

## Goals and Objectives

Since the last Master Plan prepared by Stafford Township, several changes and events have occurred, most notably Superstorm Sandy. Superstorm Sandy caused a massive amount of damage to the Township's coastal areas including many private single family homes that were rendered unsuitable for habitation. This has prompted the rebuilding of many homes at a raised elevation above the flood plan which is another notable change in land use. Notable commercial changes since the 2007 Master Plan include improvement to the Route 72 corridor through improved circulation, more commercial space, and other amenities to the public. The Stafford Park Redevelopment Plan has also been substantially implemented and will be discussed on the following pages. The Township recognizes the need to plan for new land use trends while maintaining existing residential neighborhoods and commercial centers while improving hazard mitigation and increasing its resiliency to major storm events and other natural hazards. The need to increase resiliency with respect to natural hazards and extreme precipitation events is of the utmost importance within this land use plan. With this in mind, the Township has established the following goals and objectives to guide future land use and improve resiliency in the Township.

- Provide a land use pattern that preserves residential neighborhoods, strengthens commercial districts, preserves and enhances parks and open spaces, and accommodates community facilities.
- Improve the resiliency of the Township's coastal areas through acquiring at-risk properties to flooding, raise existing residential homes in the floodplain, and implement hazard mitigation techniques including green and grey infrastructure.
- Encourage the adaptive reuse and rehabilitation of older housing in the Township.
- Periodically review land use patterns in all zoning districts to identify necessary amendments to the Township Zoning Ordinance in order to protect the desired character of Stafford.
- Implement more resilient building practices in existing floodplains and more resilient building requirements in areas where Sandy had immense land use impacts.

## REDEVELOPMENT INITIATIVES

### Stafford Park/Business Park

Stafford Business Park is located at the interchange of Route 72 and the Garden State Parkway and is bordered by those two highways to the north and east respectively and by 17,000 acres of preserved state forest to the south and west. It is within the Regional Growth Area of the New Jersey Pinelands Region. In August 2005, the Stafford Municipal Council adopted a resolution directing the Planning Board to conduct a preliminary investigation into whether the Stafford Business Park site meets the statutory criteria for designating it as an “area in need of redevelopment”. In September of 2005, the Planning Board recommended to the governing body at a public hearing that the area meets the redevelopment criteria. The governing body adopted a resolution designating all of the proposed area a redevelopment area on October 4, 2005. On October 5, the Redevelopment Plan was introduced to the Planning Board at a Public Hearing. The report was amended to reflect the comments provided by the Planning Board, and subsequent amendments in the course of the development process. On November 15, 2005, the Township adopted the Redevelopment Plan for the Stafford Business Park and amended its Zoning Map to reflect the Redevelopment Area. In July of 2006, the Pinelands Commission approved a Memorandum of Agreement, between itself, the Township and Ocean County that enabled the Township to proceed with a plan to redevelop the Stafford Park. In October 2006, the Township adopted an ordinance indicating that all development in the Redevelopment Area is consistent with the Pinelands Comprehensive Management Plan.

Now in 2017, the Redevelopment Plan has undergone several amendments and is substantially complete. The Redeveloped area is now known as Stafford Park. The Redevelopment Plan was able to achieve many of its goals such as traditional architectural vocabulary drawn from nearby seashore communities and has been developed in accordance with LEED green building standards.

The main overall goal of the Stafford Park Redevelopment Plan has been accomplished which is to return vacant, non-productive properties to full productivity by creating new development opportunities for private and public-private investment. The following smart growth planning principles were accomplished through the Stafford Park Redevelopment Plan including:

- Providing opportunities for modern retail and office space;

- Providing opportunities for a mixture of housing stocks, including a provision for affordable housing;
- Ensure a long-term productive reuse of the Township’s landfill site, as well as providing for the remediation of the site; and
- Provide for a mixture of residential uses, supportive neighborhood commercial, and recreational/open space opportunities that have boosted much desired taxable improvements to the Township’s ratable base and advance the revitalization of the Stafford Business Park section of Stafford without adding significantly to the cost of the Township services.

Since its adoption on August 2, 2005 the Stafford Park/Business Park Redevelopment has undergone several amendments. Regardless, the goals and initiatives of the amended Redevelopment Plan have been accomplished by constructing 112 affordable apartments and 216 market rate units in the Stafford Preserve Apartments development. Additionally, approvals have been granted for an additional 100 age-restricted affordable rentals including 10 special needs units that will be constructed in the near future. The site also has constructed approximately 400,000 square feet of retail space with additional lots still available to construct additional retail. County facilities have also been built on both sides of Cook Road, including the Ocean County Animal Facility and the Ocean County Social Service Building. The structures built within the Stafford Park Redevelopment Plan implemented several green building strategies in the form of design, construction, and continued operations.

By utilizing green principles in the design and construction of Stafford Park/Business Park, water and energy use has reduced favorably. There are three design decisions that help in the reduction of water use. These include low flow water fixtures, rooftop runoff capture, and the installation of new wetlands. All three of these reduce water use by reducing the consumption of clean water, eliminating water consumption due to irrigation by only irrigating with recaptured rainwater, and improving bio-retention and infiltration, resulting in retention of 96% of suspended solids in runoff. Also, by using LEED guidelines, the development has been able to reduce up to 30% of its energy use. Solar panels on retailer rooftops also helped to lower grid energy demand.

The office and retail phase of the Redevelopment Plan is almost 100% complete. One more parcel remains to be developed at the corner of Campbell Boulevard and Stafford Park Boulevard. Of the Planned 650,000 square feet of retail and office approximately 400,000 square feet has been built or planned per the amendments to the original Redevelopment Plan. The vision of a “Main Street”

consisting of “lifestyle” retail directly linked to the residential components has been achieved as had the main goals of the Redevelopment Plan. The image below taken from Google Earth represents the progress of the redevelopment for the almost complete Redevelopment Plan.



\*Image from Google Earth

## Zoning

As shown on the Township's Zoning Map, there are over 30 zoning districts within Stafford:

- **Rural Residential**
  - Rural Residential Zone (RA)
  - Low-Density Rural Residential Zone (RA-4)
  - Environmentally Sensitive Rural Residential Zone (RA-5)
- **Residential**
  - R-2, R-3, R-4, R-75, R-90, RR-1, RR-2A, and RR-2 Residential Zones
  - R-3/PRC Planned Retirement Community Zone
- **Affordable Housing**
  - Age-Restricted, Multi-Family Affordable Housing Zone (ARMFAH)
  - Multi-Family Affordable Housing (MFAH-10 & MFAH-12)
  - Mobile Home Park Zone – Affordable Housing (MHP-AH)
- **Senior Housing**
  - ARMFAH Zone
  - R-3/Planned Retirement Community Zone
- **Commercial**
  - Marine Commercial (MC)
  - Highway Commercial (HC)
  - Neighborhood Commercial (NC)
  - Highway Medical Commercial (HMC)
  - Neighborhood Medical Commercial (NMC)
  - Recreation Marine Commercial (RMC)
  - Local Business (LB)
  - Rural Business (RB)
  - Community Commercial (CC)
  - Mixed Use (MU)
- **Stafford Park Redevelopment Area**
  - Business Park Redevelopment Plan (BP)
- **Recreation-Preservation**
  - Recreation Open Space (ROS)
  - Preservation (P)
  - Conservation (C)

- Public Utility (PU)
- **Special Zoning Districts**
  - Edwin B. Forsythe National Wildlife Refuge (W)
  - Municipal Land (ML)
  - Municipal School (ML-SCH)
  - Municipal Park (ML-P)
  - County Land (CO)
  - County Park (C-P)
  - State Land (S)
  - Cemetery (CM)
  - Southern Regional High School Campus (RGL-SCH)
  - Private School/Church (PS/C)
- **Pinelands Districts**
  - Pinelands Village (PV)
  - Forest Area (FA)
  - Preservation Area (PA)

The image on the following page delineates the most current Zoning Map of Stafford Township.

### **Residential Districts**

There are a total of twelve (12) residential zoning districts, ranging from the rural, lower density, single-family RA-3 and RA districts to the higher density, RR-1, RR-2, R-90, and R-75 districts. The disparity in density is quite significant as the rural residential districts require a minimum lot area between 1 and 4 acres based upon the presence of public sewer service/infrastructure and the higher density districts such as the R-75 district require minimum lot area of 7,500 square feet or 0.17 acres. The RR-1 and RR-2 districts are even denser with minimum lot areas of 4,000 and 5,000 square feet. This fact shows the varying nature of Stafford's housing stock and built landscape in terms of its rural areas that are preserved and it's more suburban neighborhoods along major thruways. The RA district is located in several areas of the Township with the largest RA district located in the Beachview Avenue area between the Garden State Parkway and Route 9. Other locations include small pockets further south off of Route 9 on Green Street and a small subdivision on Cypress Lane.

The RA-4 and RA-5 districts consist of scattered subdivisions in the northern and southern areas of

the Township between the Garden State Parkway and Route 9. Such areas include smaller established residential neighborhoods near Cedar Run just west of Route 9 South. R-2, R-3, and R-4 districts are also scattered in the Township with the largest concentrations being located south of Route 72 scattered between Route 9 and the GSP. The R-4 district is located northwest of Ocean Acres along Route 72 consisting of Paramount homes, Fawn Lakes, and Atlantic Hills.

The R-75 district is located at the heart of the Township along Route 72 and the intersection of Route 9 and Route 72. Additionally, the R-75 district regulates the western section of Beach Haven West. R-75 includes several residential neighborhoods, including the traditional residential neighborhood of Manahawkin, Deer Lake Park, Colony Lakes, and scattered areas south of Bay Avenue. The R-90 district regulates the entire Ocean Acres residential development which is an established neighborhood within the Township built over many phases including the 70's, 80's, and 90's. It is now by far the largest single residential neighborhood within Stafford Township. Additionally, there are some other pockets of R-90 zones located throughout the Township.

Finally, RR-1 and RR-2A residential districts are the densest single family neighborhoods within the Township and are almost exclusively found within the Beach Haven West neighborhood with others including Village Harbour and East Point neighborhoods. These neighborhoods are the densest in Stafford Township because they cover a small land area which contributes to the high density. RR-2 is exclusively found on Mallard Island and Cedar Bonnet Island covering very small land areas. Both islands have been subject to flooding issues from regular and extreme storm events where the Township has or is working to implement hazard mitigation techniques to lower the damage done from extreme natural hazards. The R-3/PRC district consists of 160 acres of land where Perry's Lake adult community is located. The tables below present key information for each of these above referenced residential zones. The purpose of residential categories as shown in the tables below is to guide residential development to the appropriate location, and at the appropriate density.

### **Permitted Uses for Residential Zones**

Table 1.1

Permitted Uses for Residential Zones within Stafford Township												
Permitted Uses	RA	RA-4	RA-5	R-2	R-3	R-4	R-90	R-75	RR-1	RR-2	RR-2A	R-3/PRC
Single-family Detached	x	x	x	x	x	x	x	x	x	x	x	x
Farm and Agricultural	x	x	x									
Stables	x											
Day-Care	x	x	x	x	x	x	x	x	x	x	x	
Community Residences	x	x	x	x	x	x	x	x	x	x	x	
Recreation Facilities		x	x									
Cemeteries		x	x									
Parks and Playgrounds	x	x		x	x	x	x	x	x	x	x	x

**Permitted Accessory Uses for Residential Zones**

Table 1.2 Permitted Accessory Uses for Residential Zones within Stafford Township												
Permitted Accessory Uses	RA	RA-4	RA-5	R-2	R-3	R-4	R-90	R-75	RR-1	RR-2	RR-2A	R-3/PRC
Private Swimming Pools	x	x	x	x	x	x	x	x	x	x	x	x
Private Tennis Courts	x	x	x	x	x		x	x	x	x	x	x
Storage Sheds	x	x	x	x	x		x	x	x	x	x	x
Detached Garages	x	x	x	x	x		x	x	x	x	x	x
Home Occupations	x	x	x	x	x		x	x	x	x	x	x
Private Recreational Buildings						x <sup>1</sup>						

<sup>1</sup>R-4 §211-20(c)(2): private recreational buildings, clubs and activities of a quasi-public, social, fraternal or recreational character, such as golf and tennis clubs or fraternal organizations, provided that the same are clearly accessory or incidental to a permitted use and are not of a commercial character or nature.

The table on the following page represents the bulk and yard standards for all residential zones located within the Township. Some zones may have different figures for each category.

Table 1.3

**Bulk Standards for Stafford Township Residential Zones**

Bulk Standards	RA	RA-4	RA-5	R-2	R-3	R-4 <sup>a</sup>	R-90 <sup>b</sup>	R-75	RR-1	RR-2	RR-2A	R-3/PRC <sup>c</sup>
<sup>i</sup> Minimum Lot Area (Sq. Ft.)	43,560 (1 acre)	174,240 (4 acres)	217,800 (5 acres)	20,000	15,000	10,000	9,000	7,500	6,000	4,000	4,000	15,000
<sup>ii</sup> Minimum Lot Area (Sq. Ft.)	174,240 (4 acres)	43,560 (1 acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width (Ft.)	150	300	400	120	100	90	75	75	75	50	50	100
Minimum Lot Depth (Ft.)	175	350	500	150	125	100	110	100	80	80	80	125
Minimum Front Yard Setback (Ft.)	60	75	100	40	40	25	35	25	20	20	20	40
Minimum Side Yard Setback (Ft.)	20	50	75	20	20	15	10	10	8	4	4	20
Minimum Combined Side Yard Setback (Ft.)	50	100	150	40	40	30	25	20	20	10	10	40
Minimum Rear Yard Setback (Ft.)	40	75	100	30	30	30	30	20	20	20	20	30
Maximum Building Height (Ft.)	35	35	35	35	35	35	35	35	35	35	35	35
<sup>iii</sup> Maximum Percent of Building/Impervious Coverage (%)	N/A	N/A	3/N/A	20/30	30/45	30/50	40/55	40/55	50/65	40/65	40/65	30/45

<sup>i&ii</sup>Minimum Lot Area: RA and RA-4 zones have different minimum lot frontage area square footages depending on the properties with or without access to existing public sewer services and properties with or without existing public infrastructure (on septic) and be governed by the area, yard, and building requirements of §211-16F & §211-17E.

<sup>iii</sup>Maximum Percent of Building/Impervious Coverage: All residential zones impervious surface coverage areas can increase upon installation of dry wells for roof runoff, in accordance with standards delineated with §130-72E.

<sup>a</sup>R-4 §211-17: This table depicts Bulk Standards for single-family dwellings. Reference Chapter 211 (§211-20) of the R-4 Stafford Township Zoning for Bulk Standards for planned retirement communities two, three, and four family dwellings.

<sup>b</sup>R-90 §211-21: This table depicts general Bulk Yard Standards for the R-90 zone. Reference Chapter 211 (§211-21) of the R-90 Stafford Township Zoning for more detailed Bulk Standards for single-family detached dwellings.

<sup>c</sup>R-3/PRC §211-25: This table depicts general Bulk Yard Standards for the R-3/PRC zone. Reference Chapter 211 (§211-25) of the R-90 Stafford Township Zoning for Bulk Standards for planned retirement communities, two, three, and four-family dwellings, and planned mobile home retirement communities.

## Conditional Uses

The following table outlines conditional uses allowed within the residential districts:

Permitted Conditional Uses	RA	RA-4	RA-5	R-2	R-3	R-4	R-90	R-75	RR-1	RR-2	RR-2A	R-3/PRC
Integrated Commercial Development <sup>2</sup>	×											
Churches	×							×				
Soil Removal/Resource Extraction			×									
Forestry Activities			×									
Bed and Breakfasts <sup>3</sup>	×											
Planned Retirement Communities						×						×
Planned Mobile Homes												×

In addition to the many residential zones in Stafford, there are four affordable housing zoning districts which technically qualify as residential zones. These zones include the ARMFAH or Age-Restricted, Multi-Family Affordable Housing Zone located adjacent to the municipal complex off of Bay Avenue. The Multi-Family Affordable Housing (MFAH-10 & MFAH-12) zones include low and moderate income housing units located west of Doc Cramer Boulevard. Finally, the Mobile Home Park Zone – Affordable Housing (MHP-AH) consists of existing mobile homes that provide affordable units off of McKinley Avenue known as Pine Crest Village. Additional affordable housing units and developments are found in the Stafford Business Park (BP) zone. The following tables show permitted uses and required bulk standards for affordable housing zone districts in Stafford Township.

Permitted Uses	ARMFAH <sup>I</sup>	MFAH-10 <sup>II&amp;III</sup>	MFAH-12 <sup>IV</sup>	MHP-AH <sup>V</sup>
Multifamily Dwellings	×	×	×	
Mobile Home Parks				×
<sup>I</sup> ARMFAH §211-25.3: Multifamily dwellings limited to age-restricted units for residents who are persons 55 years of age or older, as contained in the Fair Housing Act, as amended in 1988.				
<sup>II&amp;III</sup> MFAH-10 §211-34.2: Multifamily for-sale dwellings at a density not to exceed 10 units per acre. Twenty percent of the total number of units shall be affordable to low- and moderate-income households, half of which shall be affordable to low-income households and half to moderate-income households. Multifamily rental units at a density not to exceed 10 units per acre. Fifteen percent of the total number of units shall be affordable to moderate-income households, half of which shall be affordable to low-income households.				
<sup>IV</sup> MFAH-12 §211-34.1: Multifamily dwellings at a density not to exceed 12 units per acres.				
<sup>V</sup> MHAH §211-34.2: Mobile home park at a density not to exceed nine units per acre with 60% of the units set aside for low- and moderate-income households, half of which shall be affordable to low-income households and half to moderate-income households.				

<b>Bulk Standards</b>	<b>ARMFAH</b>	<b>MFAH-10</b>	<b>MFAH-12</b>	<b>MHP-AH</b>
<b>Minimum Lot Area (Sq. Ft.)</b>	5 acres	5 acres	5 acres	10 acres
<b>Minimum Lot Width (Ft.)</b>	200	250	150	300
<b>Minimum Lot Depth (Ft.)</b>	500	250	150	300
<b>Minimum Front Yard Setback (Ft.)</b>	100	50	35 <sup>I</sup>	35 <sup>II</sup>
<b>Minimum Side Yard Setback (Ft.)</b>	20	50	20	20
<b>Minimum Rear Yard Setback (Ft.)</b>	50	50	20	20
<b>Maximum Building Height (Ft./Stories)</b>	45/3	42/3	42/3	25
<b>Minimum Accessory Building Setback (Ft.)</b>	N/A	50	20	20
<b>Minimum Unoccupied Open Space (%)</b>	N/A	30	30	25
<b>Maximum Percent Impervious Coverage (%)</b>	75	N/A	N/A	N/A
<b>Maximum Building Length (Ft.)</b>	380	N/A	N/A	N/A
<b>Minimum Distance between Principal Structures (Ft.)</b>	40	N/A	N/A	N/A
<b>Maximum Permitted Density (Per Acre)</b>	16 dwelling units	N/A	N/A	N/A
<b>Minimum Distance between Principal Building(s) and Parking Areas (Ft.)</b>	6	N/A	N/A	N/A
<b>Minimum Distance between Principal Building(s) and Driveway Areas (Ft.)</b>	15	N/A	N/A	N/A
<i><sup>I</sup>MFAH12 - The minimum front yard setback shall be 35 feet, except that the minimum front yard setback shall be 50 feet for frontage on Route 9.</i>				
<i><sup>II</sup>MHAH - The minimum front yard setback shall be 35 feet, except that the minimum front yard setback shall be 50 feet for frontage on Route 9.</i>				

### **Infill Residential**

Infill development is the process of developing vacant or underutilized parcels within existing areas that are already largely developed. This was addressed in the previous 2007 Master Plan. As the Township is even more built out than compared to 2007, infill development still continues. It is a continued recommendation from the 2007 Master Plan to approve infill residential for each of the Residential Districts. The Township implemented additional design standards for infill development as recommended in the 2007 Master Plan. It is recommended to draft and update these infill design standards for all residential structures within the Township to include architectural guidelines that will serve as a guide to all residential rehabilitation, raising of structures in floodplains, and new construction. For example, rehabilitation should preserve any existing features, such as cornices, windowsills, transoms, and other traditional façade components reflective in the existing neighborhood development. Raising of homes

to above base flood elevation should include design standards that are in keeping with the existing character of the neighborhood and providing aesthetically improved facades and supports when possible. Also design standards can assist the Township in implementing more resilient building techniques and improved hazard mitigation for all residential structures.

### **Residential Zoning Ordinance Changes Since 2007**

Since 2007 the Stafford Township Zoning Ordinance has made three (3) changes to the Residential District.

- Detached single family removed in 2007 by 2007-98 for RMC Zone.
- On June 04, 2012 the Township adopted a Zone Amendment Block to include Block 57, Lot 3.02 in the R-75 (Residential) zone and Block 44.125, Lot 2 within the R-90 (Residential) zone.
- On April 12, 2016 the Township adopted an inclusive Zone Amendment to include Block 44.15, Lots 2-19 within the R-90 (Residential) zone and removing said lots from the NMC (Neighborhood Medical Commercial) zone.

### **Recommended Zoning Ordinance Revisions for Residential Zones**

It is recommended that the Township revisit its Route 9 Corridor zoning requirements with particular attention honed upon density standards for residential uses directly on Route 9. The reasoning behind this recommendation is that Route 9 already experiences a high level of traffic and there has been a concern of increased traffic accidents. Higher density residential may exacerbate this problem and cause a public safety issue. There are several current zoning districts that front directly upon Route 9 that permit residential uses or construction. These zoning districts include RA-4, RA, and R-3 Residential Districts plus Local Business, Rural Business, Mixed Use, and Neighborhood Commercial districts. The four commercial districts permit community residences such as group homes for developmentally disabled and other similar residences, combined residential and commercial, and long term care facilities. Combined residential and commercial uses are allowed a residential density of 16 units per acre in the LB zone and 11 units per acre for the MU zone. This is a significant density and it is recommended that any new combined residential and commercial uses utilize streets connected to existing signaled intersections for ingress and egress to avoid direct traffic demand increases onto Route 9.

Community residences pertain to developmentally disabled, community shelters for domestic violence victims, terminally ill residences, or persons with head injuries. The permitted densities for community residences is of no consequence in terms of traffic increases. However, long term care facilities do not have a density. It is recommended to add a bed per acre requirement to maintain a density that would not significantly increase traffic upon Route 9. Group homes in the MU zone are subject to R-2 requirements and can't front on Route 9 or Bay Avenue. The existing residential zones including the RA at the northern border of the Township and the RA-4 zone at the southern border are built out at the low permitted densities and will most likely not produce many more residential units. There is a small R-3 zone off of Lyle Avenue that is vacant. Given the size of the R-3 area not many homes would be yielded from development however consideration should be given to acquiring for open space.

Based on the review of the existing residential zoning districts, the Township has found several areas or sections of the ordinance that could be improved or rewritten for the benefit of the Township and the public good.

- Setbacks for Bay Avenue need amendments as buffers do not match the setbacks. It is recommended that all setbacks off Bay Avenue be a minimum of 25 feet;
- Decks with respect to impervious coverage and setbacks for roof over porches, screened in porches, and similar accessory uses whether in the front or rear yard of a tax lot need to be addressed. It is recommended to permit specific accessory uses such as decks, porches (with or without roof), patios, or screened-in decks/porches to have less restrictive setback requirements while also still prohibiting these accessory uses from becoming living space and also respecting existing view sheds of neighbors;
- It is recommended to amend the zoning ordinance to be consistent with existing law for Post-Sandy rebuilds. The requirement is that if more than 50% of the structure was damaged, than the home may be built exactly as it was Pre-Sandy.

## **Commercial Districts**

There are ten (10) commercial zoning districts within the Township. The Highway Commercial (HC)

district includes the Market Place at Stafford, BJ's, Lowes and most of the commercial "big box" development along Route 72, from the Garden State Parkway to Mill Creek Road. The Community Commercial (CC) district fronts the northern side of Route 72, west of Neptune Road and east of Atlantic Hills Boulevard and a portion of the Eightmile Branch Tributary. This area contains a Buy Rite, among other establishments that mainly serves the existing residential communities nearby. The rest of the CC district is vacant land that connects to a preservation situated on the eastern portion of the Eightmile Tributary. The Neighborhood Commercial (NC) district contains six (6) separate areas scattered throughout different neighborhoods and areas of Stafford. Two areas front Route 72 just south of the CC district, three (3) other small pockets of the NC district front along the eastern and western side of Route 9 and north of Route 72, and the final portion of the NC district lies southeast of the other districts situated on the southern side of Route 72. Some businesses within this district fronting Route 72 are the Learning Experience, the Ocean County Community Church, and the USPS Collection Box. Small pockets of residences lie just behind these businesses and south of Leeward Road and Admiral Avenue.

Another existing commercial district is known as the Mixed Use (MU) district. In its entirety the MU district includes roughly 150 acres of land in two (2) different sections of the Township. One section of the MU district forms a long segment in the middle of the Township traversing from the northwest to the southeast situated along both sides of Bay Avenue in-between Hilliard Boulevard and Beach Haven West Boulevard. The second portion of the MU district is located just west of its larger counterpart at the southern tip of the Manahawkin Lake. The MU district provides for commercial uses along key arterial roadways while also permitting a residential component within a retail or commercially used structure.

Stafford also contains two medical commercial districts: known as the Highway Medical Commercial (HMC) district which includes the Southern Ocean County Hospital property on both sides of Route 72 just northwest of the Garden State Parkway, and the Neighborhood Medical Commercial (NMC) district, located in the proximity of Beacon Avenue and Nautilus Drive north of the existing HMC district.

The Local Business (LB) and Rural Business (RB) are more small pockets of commercial uses including along Bay Avenue from Route 9 to Indian Road. The two LB districts along Route 9 are found on the

southern side while the RB districts can be found on the northern side with Route 72 splitting the two districts. The Marine Commercial (MC) district is located in four (4) small pockets on the northern portion of Cedar Bonnet Island, and the Recreation Marine Commercial (RMC) district is located along Cedar Dock Run Road which includes several residences and small businesses situated on the Cedar Run Tributary. The table below presents key information for each of these above referenced commercial zones.

**Permitted Uses for Commercial Zones**

Table 1.7										
Permitted Uses for Commercial Zones within Stafford Township										
Permitted Uses	HC	MC	NC	HMC	NMC	RMC	LB	RB	CC	MU
Detached Single-family										
Marinas, Boat Repair, Outdoor Boat Storage		x				x				
Retail	x	x	x	x	x		x	x	x	x
Major Retail	x									
Personal Service									x	
Aquaculture		x				x				
Restaurants	x	x	x	x	x		x	x	x	x
Hotels/Motels	x	x								
Child-care Centers	x	x	x	x	x		x	x	x	x
Family Day-care		x				x	x	x		x
Bed and Breakfasts		x					x			x
Recreational & Amusement Facilities (For Profit)							x	x		
Combined Residential/Commercial		x <sup>II</sup>					x <sup>I</sup>		x <sup>I</sup>	x <sup>III</sup>
Inns		x								
Boatels		x								
Offices (Recognized Profession or Business)	x		x	x			x	x	x	x
Veterinaries	x		x				x	x		x
Banks										
Indoor Private Recreational & Amusement Facilities	x									
Churches and Other Places of Worship			x				x	x	x	x
Public Buildings for Local Government							x		x	
Private Recreational Buildings	x						x			
Funeral Homes										x
Hospitals				x	x					
Doctors Office and Associated Uses				x	x					
Long-term Care, Assisted Living, Continuing Care				x	x		x	x		x
Motor Hotels with Amenities				x						
Permitted Uses	HC	MC	NC	HMC	NMC	RMC	LB	RB	CC	MU
Schools and Institutions of Higher Learning				x	x					
Municipal Parks					x					x

Contractors, Lumber Yards, and Self-Storage	x								
Clubs and Activities of a Quasi-public, Social, Fraternal or Recreational Character			x				x	x	x
Car Washes and Auto Body Shops	x						x		
Clinics and Other Therapeutic & Rehab Facilities				x	x				
Community Residence for Developmentally Disabled Domestic Violence, Terminally Ill, and Head Injuries		x				x	x	x	x
Essential Services		x				x			x
Contractors and Builders Offices							x		
Medical Diagnostic Offices and Laboratories				x	x				
Emergency Medical Service Facilities				x	x				
Adult Day Health Care Facilities				x	x		x	x	
Antiques									x
Government Services									x
Retail Commercial Businesses (Medical)				x	x				
Signs	x								
Studios									x
Funeral Homes	x		x				x	x	x
Public and Private Schools							x		x
Financial Institutions	x		x	x	x		x	x	x
Car or Boat Dealerships	x	x							
Microbreweries							x		
Pharmacies	x			x	x				
Motor Vehicle Repair		x							
Outdoor Recreation	x						x		
Billboards									
<i><sup>1</sup>Combined residential and commercial uses, provided only one residential unit shall be allowed on the ground floor, on-site shared parking in conformance with the Residential Site Improvement Standards (RSIS) must be met, requirements of the area and bulk regulations are met, and for properties located along Route 9 from Bay Avenue to Hilliard Boulevard residential density shall not exceed 16 units per acre.</i>									
<i><sup>2</sup>Combined residential and commercial uses in one structure, provided that the building has a square footage of 5,000 square feet or less, and only one residential unit is permitted.</i>									
<i><sup>3</sup>Maximum density is 6 units to the gross acre, all units must be serviced by public water and sewer, and the minimum tract area is two acres.</i>									

**Permitted Accessory Uses for Commercial Zones**

**Table 1.8**  
**Permitted Accessory Uses for Commercial Zones within Stafford Township**

Permitted Accessory Uses	HC	MC	NC	HMC	NMC	RMC	LB	RB	CC	MU
Private Swimming Pools	x	x	x			x	x	x	x	x <sup>IV</sup>
<sup>I</sup> Outside Storage Uses	x									
Garages	x									
Private Tennis Courts	x	x	x				x	x	x	x <sup>IV</sup>
<sup>II</sup> Motor Vehicle Repair Garages	x									
Detached Garages		x	x			x <sup>III</sup>	x	x	x	
Storage Sheds		x	x			x <sup>III</sup>	x	x	x	
Home Occupations						x				
Parking Areas										x
<sup>I</sup> Outside storage uses, provided that such storage is clearly accessory to the principal use of the site, and further provide that areas devoted to the outside storage of material shall be fenced and screened from adjacent residential zones or uses in accordance with this chapter or, in the case of adjacent businesses, by a dense evergreen screen or masonry wall not less than four nor more than six feet in height.										
<sup>II</sup> Motor vehicle repair garages, as an accessory component to a retail automotive parts, tires and accessory establishment.										
<sup>III</sup> RMC §211-15.1: Detached residential garages and sheds.										
<sup>IV</sup> MU §211-25.2: Private swimming pools and tennis courts as part of a residential development.										

### Conditional Uses

The following table outlines conditional uses allowed within the commercial districts:

Conditional Uses	HC	MC	NC	HMC	NMC	RMC	LB	RB	CC	MU
Home Occupations		x								x
Self-storage										
Video Arcades										
Multi-family Dwellings										x <sup>I</sup>
Contractor's Offices										
Motor Vehicle Repair Shop/Service Stations	x									
Combined Residential/Commercial <sup>II</sup>			x		x			x		
Sexually Oriented Businesses							x			
Bed and Breakfasts								x <sup>III</sup>		
Cemeteries								x		
Auto Dealerships										
Townhouses										x
Helistop		x								
<sup>I</sup> Maximum density is 6 units to the gross acre, all units must be serviced by public water and sewer, and the minimum tract area is two acres.										
<sup>II</sup> Combined residential and commercial uses in one structure or on one lot, provided that the minimum floor area for the residential unit meets the requirements of this chapter, and further provided that only one residential unit shall be permitted in a building which has a square footage of up to 5,000 square feet. In regard to any building which has square footage in excess of 5,000 square feet, no residential unit shall be permitted.										
<sup>III</sup> With frontage on Route 9 or Bay Avenue.										

### Bulk Standards for Commercial Zones

The following table represents the bulk & yard standards for all commercial zones within Stafford.

**Table 1.10**  
**Bulk Standards for Commercial Zones**

Bulk Standards	HC <sup>I</sup>	MC	NC	HMC <sup>II</sup>	NMC <sup>III</sup>	RMC <sup>IV</sup>	LB <sup>V</sup>	RB <sup>VI</sup>	CC <sup>VII</sup>	MU <sup>VIII</sup>
Minimum Lot Area (Sq. Ft.)	43,560 / 87,120	43,560	18,000	43,560	27,000	4,000	20,000	43,560	43,560	20,000
Minimum Lot Width (Ft.)	200	150	100	200	100	50	150	200	200	150
Minimum Lot Depth (Ft.)	200	175	100	200	100	80	100	200	200	100
Minimum Front Yard Setback (Ft.)	90/60/50	40	60	90/60/50	35/60	20/15	60	60	90/50	10-25
Minimum Combined Side Yard Setback (Ft.)	N/A	40	N/A	N/A	N/A	10	N/A	N/A	N/A	N/A
Minimum Side Yard Setback (Ft.)	50	20	20	50	20	4	20	50	50	10-20
Minimum Rear Yard Setback (Ft.)	40/50	30	20	40	20	20	20	40	40	25
Maximum Building Height (Ft.)	50/70	50	40	50	40	35	45	40	50	*
Maximum FAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Minimum Percentage of Green Space (%)	35-40	35-40	35-40	35	35	N/A	40-45	40-45	55	N/A
Maximum Unoccupied Open Space (%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	45	N/A
Maximum Percent of Building/Impervious Coverage (%)	65	N/A	65	65	65	40	65	55	N/A	65

<sup>I</sup>HC §211-27: minimum lot area can increase to 87,120 sq. ft. for permitted uses delineated under §211-27A(7). Minimum front yard setback of 90 ft. from Route 72 paved road surface; 60 from Route 9 paved road surface; and 50 feet from future rights-of-way on all other streets. Minimum rear yard setback can increase to 50 ft. for permitted uses delineated under §211-27A(7). Maximum height can increase to 70 ft. for permitted uses delineated under §211-27A(7)

<sup>II</sup>HMC §211-30: minimum front yard setback of 90 ft. from Route 72 paved road surface; 60 from Route 9 paved road surface; and 50 feet from future rights-of-way on all other streets. Minimum requirements for permitted uses pursuant to section 211-30A(7) shall be as follows (Added 10-21-1997 by Ord. No. 97-85) minimum lot area: 3 acres, minimum lot width: 200 ft, minimum lot depth: 200 ft., minimum front, side, and rear yard setback: 50 ft., maximum percent of building/impervious cover: 65%.

<sup>III</sup>NMC §211-29: minimum front yard setback can increase to 60 ft. when the property fronts on a state highway (Amended 10-06-1990 by Ord. No. 90-58). Minimum requirements for permitted uses pursuant to section 211-30A(7) shall be as follows (Added 10-21-1997 by Ord. No. 97-85) minimum lot area: 3 acres, minimum lot width: 200 ft, minimum lot depth: 200 ft., minimum front, side, and rear yard setback: 50 ft., maximum percent of building/impervious cover: 65%.

<sup>IV</sup>MC §211-15.1: Minimum front yard setback shall be 20 ft. provided that 15 feet shall be permitted at the end of a cul-de-sac or lagoon end lots. Minimum accessory building side yard setback: 6 ft. and a rear yard setback of 10 ft, provided that lagoon end lots shall provide for a side yard setback of 4 ft. and a rear yard setback of 6 ft. from the bulkhead for aboveground pools and storage sheds under 100 square feet.

<sup>V</sup>LB §211-26: Where sanitary sewers are not or cannot be made available, all development other than residential shall comply with the area, yard, and building requirements of the Rural Business Zone (RB) (Added 7-11-1989 by Or. No. 89-43).

<sup>VI</sup>RB §211-26.1: Minimum requirements for permitted uses pursuant to section 211-26.1A(9) shall be as follows (Added 10-21-1997 by Ord. No. 97-85) minimum lot area: 3 acres, minimum lot width: 200 ft, minimum lot depth: 200 ft., minimum front, side, and rear yard setback: 50 ft., maximum percent of building/impervious cover: 65%.

<sup>VII</sup>CC §211-14.1: Minimum front yard setback shall be 90 ft. from Route No. 72 paved road surface and 50 ft. from rights-of-way on all other streets.

<sup>VIII</sup>MU §211-25.2: \*Maximum building height shall be 3 stories for lots along Bay Avenue and for lots of 5 acres or more located on Route 9. The maximum building height shall be 2 stories for lots located along Route 9 on sites less than 5 acres. Open space requirements shall be subject to §130-51. Reference §211-25.2(H) for area, yard, and building requirements for multifamily dwellings and townhouses.

## Commercial Zoning Ordinance Changes Since 2007

Since 2007 the Stafford Township Zoning Ordinance has made three changes to its existing Commercial Zoning Districts. The first change was adopted on April 14, 2008 where the Township adopted a Zone Amendment Block to include Block 229, Lot 42.01 in the MU (Mixed Use) zone. The second zoning change was introduced on May 01, 2012 and adopted on June 04, 2012 to include Block 60, Lots 15 CO1, 15 CO2, 15 CO3, and 15 CO4 within the Mixed Use Zone, and to also include those same tax lots into the Wellhead Protection Overlay Zone. The most recent amendment was introduced on March 03, 2016 and adopted by the Township on April 12, 2016 to add Block 44.15, Lots 2-19 in the NMC (Neighborhood Medical Commercial) zone and to remove same lots from the R-90 zone.

### **Recommendations to Commercial Districts**

It is recommended that the Township revisit its Route 9 Corridor zoning requirements with particular attention honed upon density standards for residential uses directly on Route 9. This is for the same reason as previously discussed in the Residential section of this Plan. The reasoning behind this recommendation is that Route 9 already experiences a high level of traffic and there has been a concern of increased traffic accidents. Higher density residential may exacerbate this problem and cause a public safety issue. Long term care facilities should have a density assigned to avoid additional traffic. Even though these types of facilities house elderly occupants that usually do not drive, visitors and staff will still add a significant amount of traffic based on the size of any given facility. The density for mixed uses should also be revisited. Also, the front yard setbacks for all commercial districts along Route 9 is recommended to be revised to require a minimum of 25 feet from the Right-Of-Way.

The Township is recommended to review the permitted uses in the Recreation Marine Commercial (RMC) to determine if single family detached homes should be permitted.

The Township is recommended to add self-storage uses as permitted uses within the Local Business (LB) district.

### **Recreation/Preservation**

The Township has four recreation-preservation zones: Recreation Open Space (ROS), the R-5/ROS, Preservation (P), and Conservation (C), in addition to the Special Zoning Districts ML-P and C-P.

Permitted uses within the ROS include: recreational parks, golf courses, and private recreation buildings and clubs. The Preservation and Conservation Districts permit: berry agriculture and

horticulture, fish and wildlife management, forestry and beekeeping. The permitted uses are listed in the table below.

Table 1.11				
Permitted Uses for Recreation/Preservation Zones within Stafford Township				
Permitted Uses	C	P	ROS	R-5/ROS
Cemeteries	x			x
Maintenance Building	x <sup>I</sup>			
Single Family Residential Dwellings				x <sup>IV</sup>
Berry Agriculture and Horticulture		x		
Fish and Wildlife Management		x		
Forestry		x		
Beekeeping		x		
Cluster Residential Development		x		
Commercial Farms, Farm Markets, and Pick-your-own Farms				x
Family Day-care Homes				x
Recreational Parks, Playgrounds, and Related Facilities			x	
Golf Courses			x <sup>II</sup>	
Recreational Facilities				x <sup>V</sup>
Community Residences				x <sup>VI</sup>
Private Recreational Buildings			x <sup>III</sup>	
<sup>I</sup> Maintenance building relating to the operation of the cemetery only, not to exceed a height of 20 feet.				
<sup>II</sup> Golf courses and accessory structures and uses to include but not limited to restaurants and banquet halls.				
<sup>III</sup> Private recreational buildings, clubs, activities of a quasi-public, social, fraternal or recreational character, such as swim or tennis clubs, or fraternal organizations				
<sup>IV</sup> Detached single-family dwellings.				
<sup>V</sup> Recreational facilities; clubs; activities of a quasi-public; social; fraternal or recreational character, such as golf and tennis clubs; or fraternal organizations.				
<sup>VI</sup> Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, and community residences for persons with head injuries, as defined in N.J.S.A. 40:55D-66.2. The requirements for such residences shall be the same as for single-family dwelling units within this zone.				

Permitted Conditional uses within these zones include:

Table 1.12

Permitted Conditional Uses for Recreation/Preservation Zones within Stafford Township				
Permitted Conditional Uses	C	P	ROS	R-5/ROS
Soil Removal/Resource Extraction				×
Soil Removal/Resource Extraction Processing				×
Forestry Activities				×

The following table represents the bulk and yard standards for all Recreation/Preservation zones located within the Township. Some zones may have different figures for each category. Bulk standards within these zones include:

Table 1.13 Bulk Standards for Recreation/Preservation Zones within Stafford Township				
Bulk Standards	C	P	ROS	R-5/ROS
Maximum Building Height (Ft.)	25	35	35	35
Minimum Front Yard Setback (Ft.)	500	50	25	100
Minimum Side Yard Setback (Ft.)	500	50	25	75
Minimum Rear Yard Setback (Ft.)	350	100	50	100
Minimum Combined Side Yard Setback (Ft.)	N/A	N/A	N/A	150
Minimum Distance from Building or Structure	750	N/A	N/A	N/A
Minimum Lot Width (Ft.)	N/A	400	200	400
Minimum Green Space (%)	N/A	N/A	60	N/A
Minimum Accessory Building Side and Rear Yard Setback (Ft.)	N/A	N/A	N/A	50
Maximum Building and Impervious Coverage (%)	N/A	N/A	40	6 <sup>iii</sup>
Minimum Lot Area (Acres)	N/A	8 <sup>i</sup>	3 <sup>ii</sup>	5
Minimum Lot Depth (Ft.)	N/A	400	200	500
Maximum Lot Coverage (%)	N/A	5	N/A	3
<sup>i</sup> Minimum lot area shall be eight acres, provided that sanitary sewer facilities are available. In the even that sanitary sewer facilities are not available, the minimum lot area will be 39 acres.				
<sup>ii</sup> The Minimum lot area shall be three acres, provided that sanitary sewer facilities are available. In the even that sanitary sewer facilities are not available, the minimum lot area will be five acres.				
<sup>iii</sup> The maximum percent of impervious surface coverage on any lot shall be 6%. However, the maximum impervious surface coverage allowed shall increase to 9% upon the installation of dry wells for roof runoff in accordance with the standards delineated with §130-72E.				

According to the 2007 Master Plan Land Use Element, an effort was recommended to further protect lands with significant environmental constraints including a recommendation to expand the P Preservation District to lands with threatened and endangered species, C-1 category streams and associated buffers, significant wetlands, lands that are outside of the Regional Center, and lands within the PA-4 and PA-5 zones that have no sewer service. This recommendation was implemented.

Currently it is not recommended to expand the existing preservation zones.

### **Special Zoning Districts**

There are several special zoning districts, as shown on the Township's zoning map, that include lands which are publicly owned, and certain quasi-public lands, including:

- National Wildlife Refuse Zone (W)
- Municipal Land Zone (ML)
- School Zone (ML-SCH, or RGL-SCH)
- Park Zone (ML-P)
- Office Complex Zone (ML-OFF)
- County Park Zone (C-P)
- County Land Zone (CO)
- State Land Zone (S)
- Private School Zone (PS)
- Private School/Church Zone (PS/C)

Permitted uses in these districts include federal, state, county and municipal buildings and grounds, including schools, libraries, museums, parks and playgrounds, offices and related facilities, private and parochial schools and churches associated with private and parochial schools. Where a Special District Zone is located within the Pinelands, the designated permitted uses are authorized only to the extent that the same are in conformance with the Comprehensive Management Plan. It is recommended that all public land, including federal, state, county and municipal lands correspond with their appropriate zoning category.

### **Wellhead Protection Overlay Zone**

The Wellhead Protection Overlay Zone is an overlay zone whereby, in addition to the requirements of the underlying zoning district, specific uses and activities are prohibited, including:

- Permanent storage or disposal of hazardous wastes, industrial or municipal sludge or radioactive materials,
- Collection and transfer facilities for hazardous wastes, solid wastes and radioactive waste landfills,
- Any use or activity requiring the underground storage of hazardous material or waste in

excess of an aggregate total of 300 gallons.

All regulated activities regulated within the zoning overlay district and all site plan and major subdivision applications occurring within this area must submit an environmental impact assessment which demonstrates that the applicant and the proposed use fulfills the best management practices to protect groundwater quality within the WPO zone.

### **General Ordinance Revisions**

- It is recommended to revise Chapter 213 of the General Code to eliminate the need for a survey to obtain a fence permit. Revisions may include submitting a picture of the fence location, if applicant is replacing the fence due to damage, in lieu of a survey and sign an affidavit indicating they will replace the fence exactly as it was prior to any damage.
  - If an applicant is building a new fence it is recommended that the applicant sign an affidavit that requires the applicant to install a fence 6 inches inside the property line.
  - Double fences, including situations of perpendicular intersecting fences, between two properties should be eliminated to the extent possible by allowing coordination between property owners. This revision may require revisions to setbacks related to fencing in the zoning code to allow for fencing near property lines.
- The Township should consider revising Chapter 118-2 or 3 to eliminate the requirement to submit full engineer grading plans for all types of pools.
- The Township is recommended to revise the general ordinance, specifically regarding zoning permits, to eliminate the requirement that two permits of any kind automatically requires a zoning permit.
- Stafford's general ordinances should also be reviewed to evaluate the effectiveness of regulating abandoned properties.
- It is recommended to revise the definitions of Motor Vehicle Service Stations and Motor Vehicle Repair Garages to ensure it is permitted to repair an automobile for said uses.

### **Recommendations for Zoning Ordinance & Land Use Amendments**

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The following list briefly summarizes the land use and zoning ordinance recommendations:

- Reevaluate and revise setbacks for sheds in all residential zones to eliminate any excessive accessory use setback requirements applicable to sheds. Revision to side yard setback requirements for accessory uses in residential uses are of note, while revision to accessory use rear yard setbacks should be mindful of view sheds for lagoon properties if changed.
- Update infill design standards for residential development and rehabilitation projects ensuring consistency with the existing fabric and character of the neighborhoods while also including architectural guidelines that will serve as a guide to all residential rehabilitation, raising of structures in floodplains, and new construction with improved resiliency and hazard mitigation for natural hazards.
- The Sign Ordinance is recommended to be revised accordingly:
  - Significant increase to permitted square feet allowed for businesses in all commercial zones by making sign size a function of frontage and/or façade size to permit appropriate sized signs depending on the size of the use or structure housing a business.
  - A similar requirement should be implemented regarding total number of signs based on lot size or frontage for a business in any commercial zone.
  - Sign setbacks are recommended to be revised for commercial zones.
  - Definitions are recommended to be added including but not limited to illuminated signs with interior backlighting or exterior lighting, LED messaging, and any other message changing signs.
  - Flag signs, banner signs, and a-frame foldable signs need to be regulated to be event-oriented, require a permit, install a time limit making them temporary, and only be permitted on specific roadways.
  - Sign regulations for corner lots should be reviewed for potential revisions.
- Continue to protect environmental constrained lands (lands with threatened and endangered species, C-1 category streams and associated buffers, significant wetlands, lands that are outside of the Regional Center, within PA-4 and PA-5 and have no sewer service).
- Ensure environmentally sensitive design and encourage green building such as LEED as part of new development or alteration. This may be accomplished by providing zoning incentives to reduce water usage, reduce energy usage, or similar LEED related goals in exchange for greater permitted density.
- Ocean Acres in the R-90 zone has approximately four blocks of existing duplexes which are not permitted uses. It is recommended to add a provision into the zoning ordinance to grandfather these land uses in only the R-90 zone to reduce the need for duplex owners to go before a planning or zoning board for a rebuild after storm damage or other minor changes to a structure.
- Amend front yard setbacks on Bay Avenue for both residential and commercial zones to a minimum front yard setback of 25 feet.
- It is recommended to reevaluate streetscape design standards within the zoning ordinance.
- Reevaluate specific accessory use setback and impervious coverage requirements for

decks, porches (with or without roof), patios, or screened-in decks/porches to be less restrictive. Any revisions to the ordinance is recommended to continue to prohibit a roofed porch or deck from being transformed into a living space, and view sheds must be respected if applicable;

- Amend the Township ordinance to be consistent with existing law with respect to Post-Sandy rebuilding. The ordinance should state that if more than 50% of any structure was damaged during Superstorm Sandy, than the structure may be rebuilt exactly as it was Pre-Sandy with no increase in footprint or size to the structure in any way.
- It is recommended to review the density requirements for all residential and commercial districts with frontage on Route 9 allowing any type of residential use to ensure traffic is not significantly increased along Route 9.
- It is recommended to add a bed per acre requirement for nursing homes or long term care facilities to maintain a density that would not significantly increase traffic upon Route 9.
- The Township is recommended to review the permitted uses in the Recreation Marine Commercial (RMC) zone to determine if single family detached homes should be permitted specifically along Cedar Run Dock Road.
- The Township is recommended to add self-storage uses as permitted uses within the Local Business (LB) district.
- The Township is recommended to revise the zoning ordinance with respect to pools to increase setbacks for above ground and in ground pools as accessory structures. This recommendation is an effort to ensure there is enough pervious surface between the concrete or surface edge of a pool to avoid stormwater run-off issues between residential properties. This may require separating above ground pools and in ground pools to have different setback requirements in each residential zone to address specific issues such as pools too close to an existing bulkhead.
- It is recommended to reevaluate the fencing requirements for corner lots for height, site triangles, and types of fences.
- The Township is recommended to implement an already planned zoning change adjacent to the BJ Wholesale Club property to permit a medical use.
- It is recommended to revise the internal walkways and patios setback requirement for all residential zones, which was added to the zoning code via Ordinance 2007-34, to include driveways as part of the setback requirement from the lot line.
- It is recommended to reevaluate property maintenance regulations.
- Non-Conforming Uses: Over the years, changes to the Township's Land Use and Zoning Ordinance have created a significant number of non-conforming uses and lots including minimum lot size, bulk and yard standards, and other issues. Additionally, many property owners are attempting to rebuild non-conforming uses. It is recommended to only allow non-conforming uses to be rebuilt exactly the same prior to any Superstorm Sandy damage with no expansions or increased floor area whatsoever.

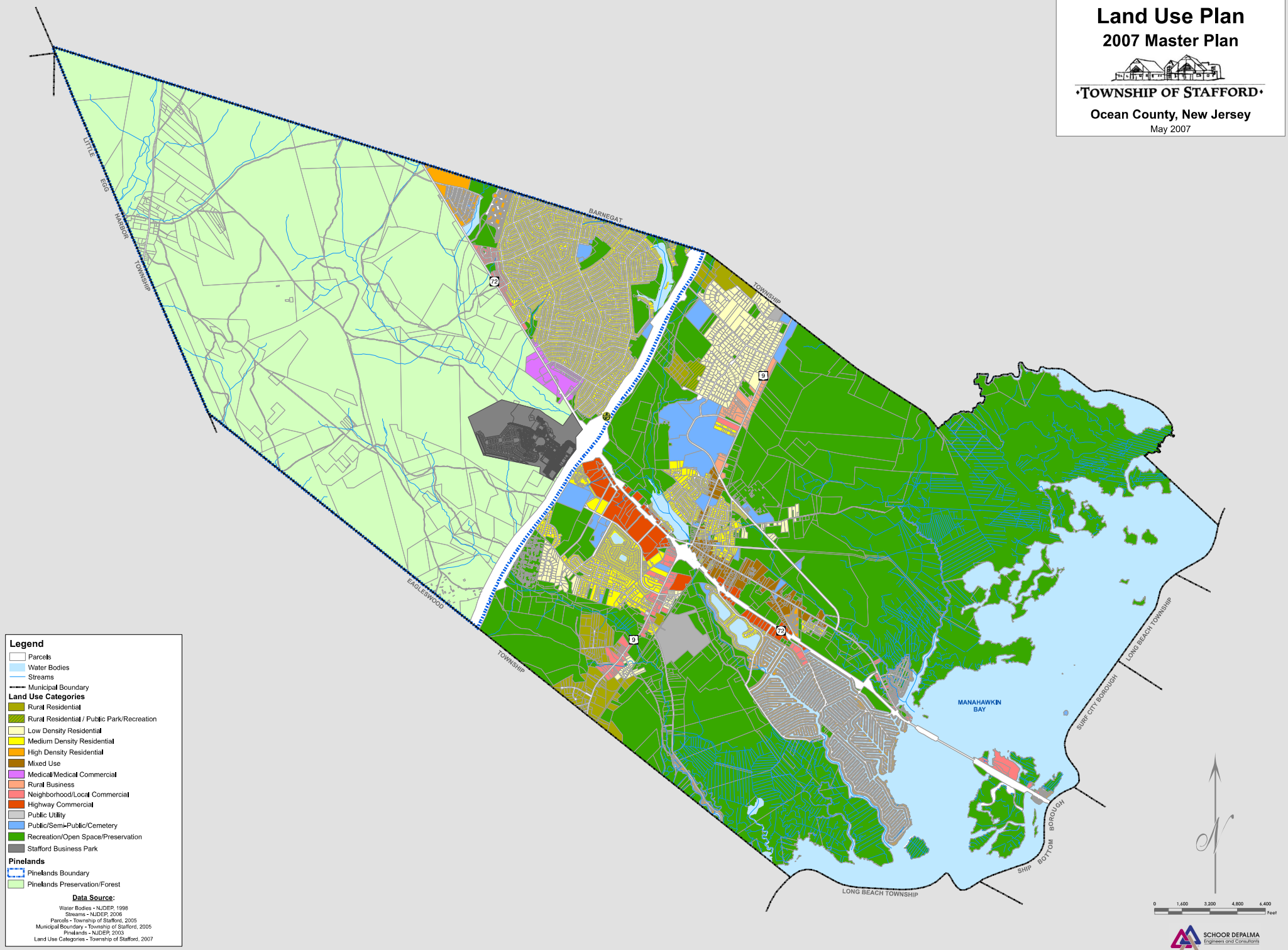
# Land Use Plan 2007 Master Plan



•TOWNSHIP OF STAFFORD•

Ocean County, New Jersey

May 2007



**Legend**

- Parcels
- Water Bodies
- Streams
- Municipal Boundary

**Land Use Categories**

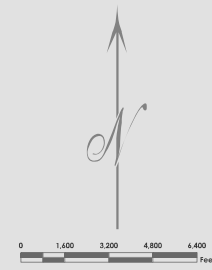
- Rural Residential
- Rural Residential / Public Park/Recreation
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Medical/Medical Commercial
- Rural Business
- Neighborhood/Local Commercial
- Highway Commercial
- Public Utility
- Public/Semi-Public/Cemetery
- Recreation/Open Space/Preservation
- Stafford Business Park

**Pinelands**

- Pinelands Boundary
- Pinelands Preservation/Forest

**Data Source:**

- Water Bodies - NJDEP, 1998
- Streams - NJDEP, 2004
- Parcels - Township of Stafford, 2005
- Municipal Boundary - Township of Stafford, 2005
- Pinelands - NJDEP, 2005
- Land Use Categories - Township of Stafford, 2007



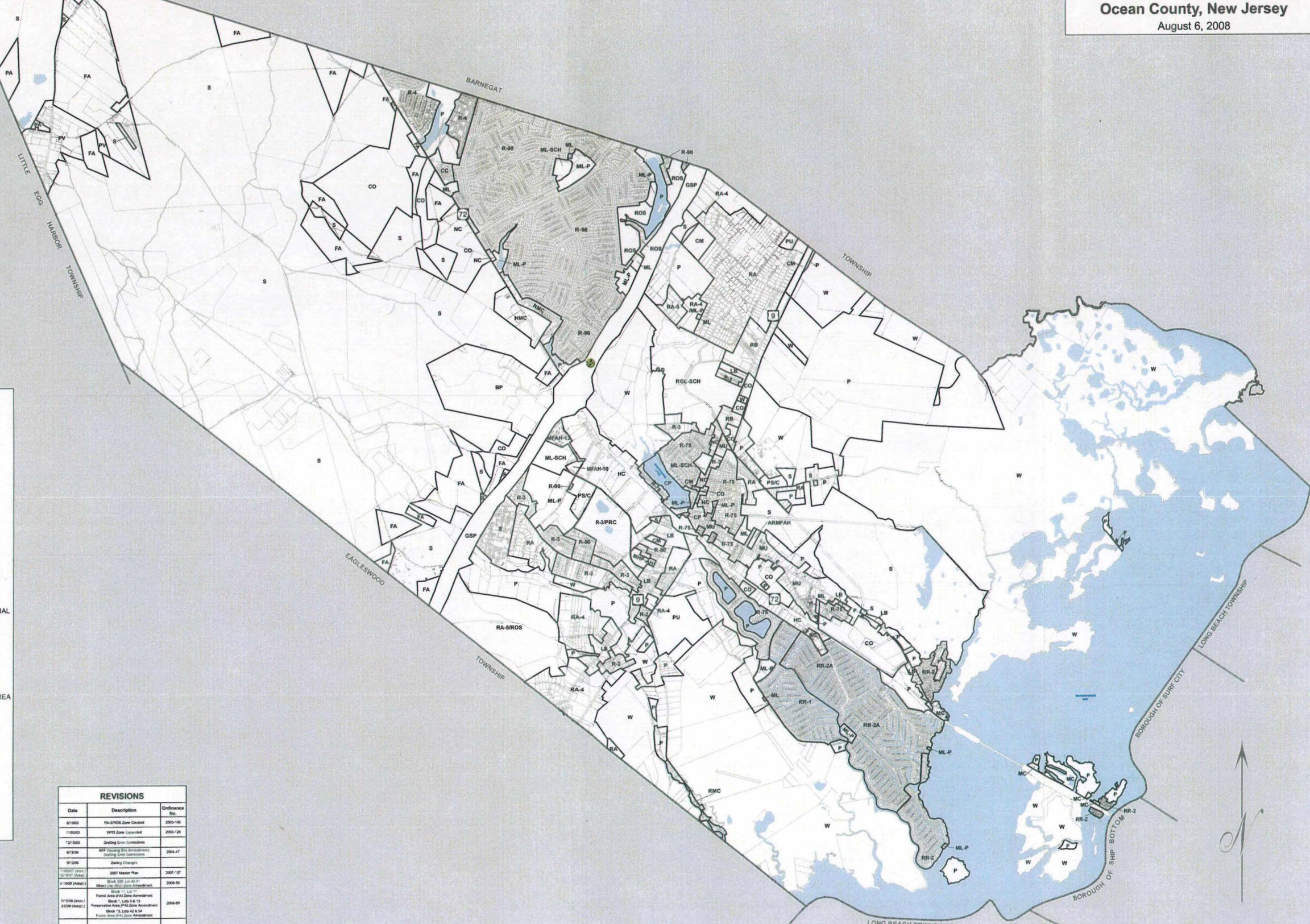
# Zoning Map



♦TOWNSHIP OF STAFFORD♦

Ocean County, New Jersey

August 6, 2008



### STAFFORD TOWNSHIP ZONING DISTRICTS

- RA-4 RURAL RESIDENTIAL
- RA-5 RURAL RESIDENTIAL
- RA RURAL RESIDENTIAL
- R-2 RESIDENTIAL
- R-3 RESIDENTIAL
- R-4 RESIDENTIAL
- R-90 RESIDENTIAL
- RR-1 RESIDENTIAL
- RR-2A RESIDENTIAL
- RR-2 RESIDENTIAL
- R-75 RESIDENTIAL
- ARMF AH AGE RESTRICTED, MULTI-FAMILY AFFORDABLE HOUSING ZONE
- MFAH-10 MULTI-FAMILY AFFORDABLE HOUSING - 10
- MFAH-12 MULTI-FAMILY AFFORDABLE HOUSING - ZONING
- MHP-AH MOBILE HOME PARK ZONE - AFFORDABLE HOUSING
- R-3/PRC PLANNED RETIREMENT COMMUNITY
- MC MARINE COMMERCIAL
- HC HIGHWAY COMMERCIAL
- NC NEIGHBORHOOD COMMERCIAL
- HMC HIGHWAY MEDICAL COMMERCIAL
- NMC NEIGHBORHOOD MEDICAL COMMERCIAL
- RMC RECREATION MARINE COMMERCIAL
- ROS RECREATION OPEN SPACE
- LB LOCAL BUSINESS
- RB RURAL BUSINESS
- PV PINELANDS VILLAGE
- FA FOREST AREA
- PA PRESERVATION AREA
- P PRESERVATION
- PU PUBLIC UTILITY
- C CONSERVATION
- BP BUSINESS PARK REDEVELOPMENT AREA
- MU MIXED USE
- CC COMMUNITY COMMERCIAL

### SPECIAL ZONING DISTRICTS

- W EDWIN B. FORSYTHE NATIONAL WILDLIFE REFUGE
- ML MUNICIPAL LAND
- ML-SCH MUNICIPAL SCHOOL
- ML-P PARK
- CO COUNTY LAND
- C-P PARK
- S STATE
- CM CEMETERY
- RGL-SCH SOUTHERN REGIONAL HIGH SCHOOL CAMPUS
- PS/C PRIVATE SCHOOL/CHURCH

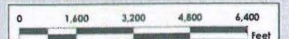
REVISIONS		
Date	Description	Ordinance No.
8/19/03	RA-3/ROS Zone Created	2003-106
11/03/03	WFO Zone Unpackaged	2003-128
12/15/03	Drafting Error Corrections	
6/15/04	APP Housing Site Amendments Drafting Error Corrections	2004-47
9/1/04	Zoning Changes	
11/02/07 (2008) 12/18/07 (Adopt)	2007 Master Plan	2007-07
4/14/08 (Ampl.)	Block 205, Lots 40-50 (Main Use RGL) Zone Amendment	2008-50
7/15/08 (Ampl.) 10/20/08 (Ampl.)	Block 11, Lot 11 Forest Area (PA) Zone Amendment	
	Block 7, Lots 2 & 12 Preservation Area (PA) Zone Amendment	2008-89
	Block 73, Lots 42 & 54 Forest Area (PA) Zone Amendment	

### Legend

- Parcel
- Water Body
- Zoning Boundary / Zoning Label
- Municipal Boundary

### Data Source:

Parcel - Township of Stafford, 2008  
 Water Body - NJDEP, 1998  
 Zoning Boundary / Zoning Label - Township of Stafford, 2008  
 Municipal Boundary - Township of Stafford, 2008





STAFFORD TOWNSHIP  
*New Jersey*

# Circulation Element

Township of Stafford  
Ocean County, New Jersey  
Prepared by:



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## **Introduction**

The Circulation Element provides an inventory of the existing and proposed transportation network and includes recommendations to address compatibility with future land uses. The primary emphasis of the Circulation Element will be the Township's roads and other modes of transportation. It should be noted that the major trouble spots in the Township with regard to overcapacity conditions and high accident rates are in fact under the jurisdiction of either the State NJDOT or Ocean County.

Stafford Township is approaching its build out population and as it does, the local traffic volumes will begin to level off. However, one of the major points of concern for the Township is the "through" traffic or the traffic from the surrounding communities entering Town to utilize its services and patronize its retail establishments. As the Township completes the development of its highway commercial retail areas along Route 72, as the Southern Ocean County Hospital expands and as the only access to/from Long Beach Island, the "through" traffic will continue to increase.

Stafford Township has been extremely proactive with the NJDOT and Ocean County in identifying primary roadways and intersections which are vital to not only serve the local traffic but also to keep the through traffic moving. Creation of the Route 72 Access Management Plan and participation in the Route 9 Corridor Coalition prove this initiative to stay ahead of the traffic demands of the Town. Continued planning will ensure that the completion of the development of the commercial areas of the Town as well as the redevelopment of the older areas of the Town will be accommodated with regard to vehicular and pedestrian movement.

## **Roadway Characteristics and Functional Classification**

### **FUNCTIONAL CLASSIFICATIONS**

Functional classification is the systematic organization of highways and roadways into separate classes or groups, based upon their intended service function. For a Township such as Stafford Township, there are four (4) major classes of street systems: principal arterial, minor arterial, collector, and local access. The four major classes of street systems are consistent with the Federal Functional Classification of highways which is based upon procedural guidelines established by the US Department of Transportation

and the NJ Department of Transportation. Ocean County also utilizes these functional classification guidelines. The roadway functional classifications are shown in Table 1.

<b>Table 1 – Roadway Classification System</b>	
<b>Principal Arterials (freeway/expressway)</b>	Principal arterials form an interconnected network of continuous routes serving corridor movements having the highest traffic volumes and the longest trip lengths. The principal arterial system is broken into two sub systems; interstate system and other principal arterials. The interstate system consists of the presently designated interstate routes. The other principal arterial highways may be freeways, expressways or land service highways (where abutting property owners do have a right of reasonable access to the system.
<b>Minor Arterial</b>	Minor arterials are the links between principal arterials and the collector roads. Minor arterials are very similar to principal arterials, but handle shorter length trips and lesser traffic volumes. The jurisdiction of minor arterials is typically part of the County road system; however state and municipal roads may also be minor arterials.
<b>Collector</b>	Collector roads “collect” traffic from local streets and may provide direct access to a major development. Typically, collector roads are under Municipal or County jurisdiction.
<b>Local Access</b>	Any street which does not meet any of the above classifications is a local access roadway. Such streets provide land access for circulation and easement for public utilities.

### **Principal Arterials**

Principal arterial highways form an inter-connected network of continuous routes serving corridor movements having the highest traffic volumes and the longest trip lengths. Principal arterials are inter-regional roadways that convey traffic between centers, and are usually excluded from residential areas. Some principal arterials are actually freeways/expressways which provide limited access to/from the roadway and no direct access to abutting properties. There are two principal arterial roadways running through the Township; the Garden State Parkway and NJ Route 72.

The Garden State Parkway is a freeway/expressway with a north/south orientation which extends from Bergen County in northern New Jersey to Cape May County in southern New Jersey. The Garden State Parkway provides direct access to a number of New Jersey municipalities, including many shore communities throughout the central corridor of the state. The Garden State Parkway provides a full movement interchange with NJ Route 72 at Interchange 63. There are approximately 5 miles of the Garden State Parkway within the Township.

NJ Route 72 is a principal arterial roadway with an east/west orientation which extends from Cherry Hill/Camden in the west to Long Beach Island in the east. NJ Route 72 does provide access to the abutting properties which is strictly regulated by the NJDOT and the NJ Route 72 Highway Access Management Plan. There are approximately 10 miles of NJ Route 72 within the Township.

### **Minor Arterials**

Minor arterial roadways distribute traffic between lower-order residential streets, arterials and expressways. They are designed to promote free traffic flow; therefore, parking should be prohibited and direct access to homes from minor arterials should be avoided. US Route 9 is the only minor arterial within the Township. US Route 9 provides a north/south orientation which extends from Middlesex County in the north to Cape May County in the south. There are approximately 5 miles of US Route 9 within the Township.

### **Collector Roads**

Collector roadways carry traffic of adjoining residential streets; they are not intended to interconnect adjoining neighborhoods or subdivisions and should not carry regional through-traffic. Travel speeds and traffic volumes are less than arterial roads but are still higher than local roads.

The collector roads in the Township primarily consist of the roadways which are under the jurisdiction of Ocean County. The one exception being McKinley Avenue. The following is a listing of the collector roads within the Township:

- Bay Avenue
- Ocean County Route 539
- Hilliard Boulevard
- Cedar Run Dock Road
- Nautilus Drive
- Lighthouse Drive
- McKinley Avenue
- Cedar Bridge Road
- Mill Creek Road

**Local Access Roads**

Local roads constitute all roads not included in the higher classifications. Local roadways carry traffic having a destination or origin on the street itself. They carry the least amount of traffic at lowest speed. All other roads within the Township are classified as local roads.

**ROADWAY JURISDICTION**

The roadways within the Township are separated into three different jurisdictions; State (NJDOT & NJ Turnpike Authority/Garden State Parkway), Ocean County and Local. There are approximately 20 miles of roadways under State jurisdiction within the Township. The NJDOT has jurisdiction over NJ Route 72 (10 miles) and US Route 9 (5 miles). The NJ Turnpike Authority/Garden State Parkway has jurisdiction over the Garden State Parkway (5 miles). There are approximately 20 miles of roadways under Ocean County jurisdiction within the Township. The following is a listing of those roadways:

- Tuckerton-Warren Grove-Whiting Road
- Recovery Road
- Hay Road
- Mill Creek Road
- Mayetta Landing Road
- Stafford Avenue
- Cedar Bridge Road & Hilliard Boulevard
- Jennings Road
- Sim Place Road
- Cedar Run Dock Road
- Bay Avenue
- Warren Grove Road
- Lighthouse Drive
- Nautilus Drive

All other roadways within the Township are under Township jurisdiction. The Township owned roadways comprise approximately 100 miles.

## **New Jersey Department of Transportation – Access Code**

The NJDOT provides the regulation and design manual of access to/from the state highway system. The Township has two roadways for which access is regulated by the NJDOT: NJ Route 72 and US Route 9. The access code establishes uniform standards that are applicable to all state highways and provide for the consistent application of these standards. It enables all levels of government as well as developers and lot owners to readily determine how access will be managed on any given state highway and/or lot. The access code controls the number and location of driveways, street intersections, traffic signals and interchanges to the state highway in order to maximize traffic flow and capacity as well as safety.

### **NJ ROUTE 72 ACCESS MANAGEMENT PLAN**

In 1995, the Township requested that the NJDOT undertake the evaluation of Route 72 and preparation of an Access Management Plan (AMP). The development of the plan required the formation of a joint partnership made of local, state and county officials as well as environmental and planning agencies. The plan identified existing traffic and accident conditions, developed a model for future conditions and made recommendations for improvements and property access necessary to accommodate future traffic conditions. The plan was approved in 1997 by the Township and has been incorporated into the NJ Access Code for application to the portion of NJ Route 72 within the Township. The AMP has since been amended in order to accommodate intersection improvement design changes and modifications to size/nature of future developments. Specifically, in 2001 the AMP was modified to include a design change to the Route 72/East Road intersection. In 2004, the AMP was modified to include another design change associated with the Route 72/East Road intersection improvement as well as to include a change to the access road locations for a senior residential development at the west end of Route 72. The NJDOT is currently implementing modifications to include another design change associated with the Route 72/East Road project, identification of a new traffic signal location and the modification of a shared driveway scenario for several properties. The NJ Route 72 AMP identified 15 roadway/intersection improvements which are in various stages of design, construction or have been completed. The following is a list of the improvements and their status:

**NJ Route 72 AMP Recommended Improvements – ALREADY COMPLETED**

- Completion of the Garden State Parkway Interchange
- Additional lane westbound between Route 9 and Garden State Parkway
- Right turn lane westbound into Nautilus Drive
- Far side jughandle for Route 72 eastbound traffic destined to Mill Creek Road northbound
- Widening McKinley Avenue to 4 lanes (2 per direction)
- Construct a roadway between Route 72 and McKinley Avenue (Captain Randolph Boulevard)
- Install traffic signal at Neptune Drive
- Widen Route 72 to six lanes through Route 9 Interchange

**NJ Route 72 AMP Recommended Improvements – CURRENTLY UNDERWAY**

- Route 72/East Road intersection reconstruction
- Convert access to right-in/right-out at Barnacle Drive

**NJ Route 72 AMP Recommended Improvements – FUTURE**

- Provide westbound right turn lane into Lighthouse Drive (environmentally constrained)
- Widen Route 72 to four lanes between Garden State Parkway and County Route 539.

As can be seen, the NJ Route 72 AMP provided a good basis for the traffic and roadway improvements along the Route 72 corridor. The majority of the recommendations have been implemented and the Township is working toward moving the remaining few forward with the NJDOT.

## **Route 9 Corridor Coalition**

The Route 9 Corridor Coalition was formed by NJDOT in order to develop a more holistic and sustainable transportation solutions in support of the State's Smart Growth agenda. Through the process of coordination, planning and public outreach, the communities of Southern Ocean County (including Stafford Township) together with the NJDOT and other regional and state agencies have developed a corridor wide Master Plan for Route 9. This Master plan is embodied in the following six guiding principles that set the transportation and land use goals of the corridor:

1. Balance regional mobility and local access needs
2. Focus on improving capacity where it counts
3. Reconnect and enhance the transportation network
4. Strengthen community character
5. Provide alternatives to the car
6. Match growth with infrastructure limitations

The Township is committed to work with the Corridor Coalition in an effort to reshape the Route 9 corridor through Town. Of particular concern is the preservation of the character, density and mix of land uses along the section of Route 9 south of McKinley Avenue; the creation of a “downtown” and a “sense of place” along Route 9 between Bay Avenue and Cedar Bridge Road/Hilliard Boulevard; and the minimization of development along the section of Route 9 north of Cedar Bridge/Hilliard Boulevard.

### **DESIRABLE TYPICAL SECTIONS AND ACCESS LEVELS**

The Access Code regulations directly affect existing and proposed access points to US Route 9 and NJ Route 72 (via the NJ Route 72 Access Management Plan which is adopted into the Access Code). The access code stipulates the type of access that can be provided to all highways under the jurisdiction of the NJDOT. The Access Levels (AL) describe whether direct access is permitted or whether left turn access must be gained via turn lanes or jughandles. The access code also details the long range configurations, Desirable Typical Section (DTS) for each section of state highway under State jurisdiction. The DTS indicates the recommended cross section or number of lanes and right-of-way width. A review of the existing Access Levels and Desirable Typical Sections along both US Route 9 and NJ Route 72 has identified the need to make certain modifications in order to more properly align with the improvements recommended in the NJ Route 72 Access Management plan and the principles and goals of the Route 9 Corridor Coalition. The following tables indicate the existing and proposed highway sections, access levels and desirable typical sections for US Route 9 and NJ Route 72. It remains for these modifications to be reviewed, approved and formally adopted into the NJ Access Code by the NJDOT.

**US Route 9  
Milepost, Access Level and Desirable Typical Section  
North to South  
Existing**

**Milepost****73.30 Barnegat/Stafford border**

AL 3 Right turn access with provision for left turn access via jughandle  
DTS 4A 114 feet wide - 4 lanes divided with shoulders or parking

**71.08 Oxycocus Road**

AL 3 Right turn access with provision for left turn access via jughandle  
DTS 4A 114 feet wide - 4 lanes divided with shoulders or parking

**70.50 Centerline of Route 72**

AL 3 Right turn access with provision for left turn access via jughandle  
DTS 4B 90 feet wide - 4 lanes divided without shoulders

**70.20 South end of Route 72 Interchange**

AL 4 Driveway with provision for left turn access via left turn lane  
DTS 4F 116 feet wide - 4 lanes undivided w/ shoulders or parking, w/ 14 foot wide two-way left turn lane

**69.34 Cedar Creek (between Mayetta Landing Road and Cedar Run Dock Road)**

AL 4 Driveway with provision for left turn access via left turn lane  
DTS 4F 116 feet wide - 4 lanes undivided w/ shoulders or parking, w/ 14 foot wide two-way left turn lane

**68.42 Eagleswood/Stafford border**

**US Route 9**  
**Milepost, Access Level and Desirable Typical Section**  
**North to South**  
**Proposed**

**Milepost****73.30 Barnegat/Stafford border**

AL 4 Driveway with provision for left turn access via left turn lane  
 DTS 4F 116 feet wide – 4 lanes undivided with shoulders or parking, with 14 foot wide two-way left turn lane

**71.08 Oxycocus Road**

AL 4 Driveway with provision for left turn access via left turn lane  
 DTS 4F 116 feet wide – 4 lanes undivided with shoulders or parking, with 14 foot wide two-way left turn lane

**70.76 Beach Avenue**

AL 4 Driveway with provision for left turn access via left turn lane  
 DTS 4F 116 feet wide - 4 lanes undivided w/ shoulders or parking, w/ 14 foot wide two-way left turn lane

**70.50 Centerline of Route 72**

AL 3 Right turn access with provision for left turn access via jughandle  
 DTS 4B 90 feet wide - 4 lanes divided without shoulders

**70.20 South end of Route 72 Interchange**

AL 4 Driveway with provision for left turn access via left turn lane  
 DTS 4F 116 feet wide - 4 lanes undivided w/ shoulders or parking, w/ 14 foot wide two-way left turn lane

**69.34 Cedar Creek (between Mayetta Landing Road and Cedar Run Dock Road)**

AL 4 Driveway with provision for left turn access via left turn lane  
 DTS 4F 116 feet wide – 4 lanes undivided with shoulders or parking, with 14 foot wide two-way left turn lane

**68.42 Eagleswood/Stafford border**

**NJ Route 72**  
**Milepost, Access Level and Desirable Typical Section**  
**West to East**  
**Existing**

**Milepost****18.06 Barnegat/Stafford border**

AL 3 Right turn access with provision for left turn access via jughandle  
 DTS 4A 114 feet wide - 4 lanes divided with shoulders or parking

**21.00 SOCH**

AL 3 Right turn access with provision for left turn access via jughandle  
 DTS 6A 148 feet wide - 6 lanes divided with shoulders or parking

**24.10 Between Jennings Road and Mill Creek Road**

AL 3 Right turn access with provision for left turn access via jughandle  
 DTS 4A 114 feet wide - 4 lanes divided with shoulders or parking

**26.32 Causeway Bridge**

AL 2 Access along street or interchange only  
 DTS 4A 114 feet wide - 4 lanes divided with shoulders or parking

**27.18 West end of Bonnet Island**

AL 2 Access along street or interchange only  
 DTS 5A 131 feet wide - 5 lanes (2 lanes one direction + 3 lanes opposite direction)  
 divided with shoulders

**27.40 Bonnet Island**

AL 2 Access along street or interchange only  
 DTS 6A 148 feet wide - 6 lanes divided with shoulders or parking

**27.55 Bonnet Island**

AL 2 Access along street or interchange only  
 DTS 4A 114 feet wide - 4 lanes divided with shoulders or parking

**28.18 Stafford/Ship Bottom border**

**NJ Route 72  
Milepost, Access Level and Desirable Typical Section  
West to East  
Proposed**

**Milepost****18.06 Barnegat/Stafford border**

AL	4	Driveway with provision for left turn access via left turn lane
DTS	4A	114 feet wide - 4 lanes divided with shoulders or parking

**21.00 SOCH**

AL	4	Driveway with provision for left turn access via left turn lane
DTS	6A	148 feet wide - 6 lanes divided with shoulders or parking

**21.60 Garden State Parkway**

AL	3	Right turn access with provision for left turn access via jughandle
DTS	6A	148 feet wide - 6 lanes divided with shoulders or parking

**24.10 Between Jennings Road and Mill Creek Road**

AL	3	Right turn access with provision for left turn access via jughandle
DTS	6A	148 feet wide - 6 lanes divided with shoulders or parking

**26.32 Causeway Bridge**

AL	2	Access along street or interchange only
DTS	6A	148 feet wide - 6 lanes divided with shoulders or parking

**27.18 West end of Bonnet Island**

AL	2	Access along street or interchange only
DTS	6A	148 feet wide - 6 lanes divided with shoulders or parking

**27.40 Bonnet Island**

AL	2	Access along street or interchange only
DTS	6A	148 feet wide - 6 lanes divided with shoulders or parking

**27.55 Bonnet Island**

AL	2	Access along street or interchange only
DTS	6A	148 feet wide - 6 lanes divided with shoulders or parking

**28.18 Stafford/Ship Bottom border****State Improvement Projects**

The NJDOT has four projects underway within the Township, all of which are along Route 72.

## **NJDOT PROJECTS**

### **Route 72 / East Road Intersection**

This intersection is located just east of the Garden State Parkway and is the primary intersection for access to several shopping centers, Township schools, Township parks/play fields and a newly constructed church/school. This project will include roadway widening, construction of a farside jughandle, installation of two new traffic signals and construction of segments of roads which connect the project to the Township's roadway infrastructure. This project was identified within the Route 72 Access Management Plan. The NJDOT has fully funded this project which has entered ROW acquisition and Final Design Phases. It is anticipated that the construction of this improvement will be commence during 2018.

### **Route 72 / Marsha Drive**

This intersection is located just west of the Causeway Bridge between Stafford Township and Long Beach Island and is the last signalized intersection in the Township before the bridge. The project is under construction and will include roadway widening and intersection improvements necessary to facilitate the Causeway Bridge widening project.

### **Route 9 / Beachview Avenue**

This intersection is located at the northern end of the Township along Route 9 and is a primary access road for the residential neighborhood located to the west of Route 9. A request has been made to the NJDOT to install a traffic signal at the intersection in order to improve the safety for vehicles turning into and out of Beachview Avenue. The NJDOT has reviewed the request and has indicated that the traffic volumes in at this intersection and in this area of Route 9 do not warrant a traffic signal at this time. The Township intends to continue to monitor the development and resulting traffic conditions in this area in order to resubmit to NJDOT in the future.

### **Route 9 / Oxycocus Road**

This intersection is located mid-way between Bay Avenue and Cedar Bridge Road/Hilliard Boulevard along Route 9 and provides access to a portion of the parking

areas and the bus staging area for the Oxycocus Elementary School. An evaluation has been made of the traffic conditions at the intersection and in the surrounding area in order to determine if a traffic signal is warranted at the intersection. Based on a review of the conditions (during both school peak and roadway peak times) it has been determined that a traffic signal is not warranted at this time. The Township intends to continue to monitor the traffic conditions in this area.

## **Local Improvement Projects**

### **Route 72 and Mermaid Drive**

The Township intends to make this intersection a 4-way intersection.

### **Developer Driven Improvement Projects**

As development occurs within the Township, the need arises for roadway/intersection improvements to support the traffic demands of specific land uses. Developer driven improvement projects are designed and constructed 100% by the developer in order to mitigate the traffic impacts associated with a certain project. While no developer driven projects are listed herein at this time, the Township will continue to coordinate with developers to facilitate the implementation of appropriate transportation improvements for appropriate development projects.

## **Accident Analysis**

### **TRAFFIC ACCIDENTS**

Traffic accident data was obtained from the Stafford Township Police Department for the years 2001 through 2006. The following table indicates the total number of reported accidents and whether there were any associated injuries or fatalities.

<b>Year</b>	<b>Total # of Crashes</b>	<b># of Injuries</b>	<b># of Fatalities</b>
2016	1,202	126	0
2015	1,110	129	2
2014	1,073	128	3
2013	1,141	133	1
2012	1,143	142	1
2011	1,308	131	2

The following list is breakdown of the top 10 intersection locations within the Township by number of accidents within the above 6 year period.

**Top 10 Accident Locations (2001-2006)**

1. Route 72 and Mill Creek
2. Route 72 and Jennings Road
3. Route 72 and East Road
4. Route 9 and Hilliard Boulevard
5. Route 72 and Nautilus
6. Route 72 and Oak Avenue
7. Route 9 and Cedar Bridge Road (Near Bruno's)
8. Route 72 and Marsha
9. Route 9 at Mile Post 27
10. Route 72 and Hull

It is intended to improve the conditions at each one of the locations either directly or indirectly through the improvements already planned by the NJDOT and/or Township. The following list indicates the improvement which relates to each of the intersections.

**Related Improvements at Top 10 Accident Locations**

1. Route 72 and Marsha Drive – intersection improvement associated with Causeway Bridge project
2. Route 72 and Mill Creek Road – intersection improvement by NJDOT/County/Twp
3. Route 72 and Mermaid Drive – traffic signal installed May 2007. 4-way intersection proposed as pending future improvement.
4. Route 9 and Hilliard Boulevard/Cedar Bridge Road – traffic demand lessened by future installation of traffic signal at Route 9 / Cedar Bridge Road North
5. Route 72 Eastbound Offramp to Route 9 North – interchange improvement associated with Route 9 / Bay Avenue intersection (identified by Route 9 Corridor Coalition)
6. Route 72 Eastbound Offramp to Route 9 South - interchange improvement associated with Route 9 / Bay Avenue intersection (identified by Route 9 Corridor Coalition)

7. Route 72 and Barnacle Drive – Southern Ocean County Hospital installing traffic signal
8. Neptune Drive – Traffic signal installed
9. Route 72 and Hull Drive – Traffic signal at Neptune Drive provides safer alternatives to using Hull Drive
10. Route 72 and Jennings Road – intersection improvement associated with redevelopment of land use at corner.

## **Transit Opportunities**

### **BUS SERVICE**

#### **New Jersey Transit**

NJ Transit operates one bus route through the Township (559 – Lakewood-Atlantic City). This bus route provides service between Lakewood Terminal and Atlantic City Terminal with local service along Route 9 through the entire length of the Township.

#### **Ocean Ride**

The Ocean Ride transportation system provides 17 bus routes which operate throughout Ocean County. Five of the routes serve destinations within Stafford Township (OC 5A & 5B, OC 6, OC 9, LBI-North and LBI-South). The routes are designed to connect key residential developments areas with popular destinations such as local government facilities, healthcare, shopping, employment, social services and other transit connections. Within Stafford Township direct service is provided to several of the larger shopping centers and public destinations (Town Hall, Library, SOCH, etc.). The bus routes operate on fixed schedules which vary by route and by day.

#### **Stafford Township Dial-A-Ride**

Stafford Township Dial-A-Ride service provides complimentary transportation services for Stafford Township residents and visitors to destinations anywhere within Stafford Township. The service operates Monday through Saturday from 8:30 AM to 5:30 PM with the bus running every 90 minutes.

### **RAIL SERVICE**

Rail Service is currently not provided within the Township however, NJ Transit is considering an extension of their existing service to more fully support Monmouth,

Ocean and Middlesex Counties.

### **Pedestrian Improvements**

The Township has become increasingly diligent regarding requiring pedestrian amenities to support each of the developer projects as well as with the local projects. Going forward the Township should ensure that sidewalks are provided throughout the residential areas, local business areas and areas which may tend to have a pedestrian element. Further, crosswalks must be appropriately marked at each intersection in order to make motorists aware that pedestrians could be present as well as to provide direction to pedestrians as to the appropriate locations for crossing. The sidewalks and crosswalks should be tied together with handicap accessible ramps with detectable warning surfaces. At intersections controlled by a traffic signal the most current pedestrian amenities and equipment should be provided. Items such as pushbuttons, countdown pedestrian head indications and educational signs should be incorporated into the designs. School routes should be identified and the intersections and major crossing locations within these routes should be appropriately signed. The designation of school routes will allow the Township to seek assistance for signage and other pedestrian amenities from the State.

### **Recommendations**

The following sets forth the action items recommended in order to fulfill the goals and objectives of the Circulation Element of the Master Plan:

- Implement roadway and intersection improvements along Route 72 and Route 9 in a manner consistent with improving the connectivity for local trips while minimizing the impact of through traffic.
- Implement strategies identified in the Route 9 Corridor Study to alleviate traffic congestion, reduce accident rates, improve traffic calming, support mixed-use commercial development and increase transit (bus) usage along the corridor.
- Review all future development or redevelopment applications for consistency with the guidelines of the NJ Access Code, the Route 72 Access Management Code, the NJDOT Mobility & Community Form and the principles set forth by the Route 9 Corridor Coalition.

- The majority of the Township's future growth will be located within Regional Growth Centers with the remaining development being redevelopment of existing parcels and businesses. The Township should continue to require a traffic impact study for each application in order to continually monitor and evaluate the appropriateness of the Township road system.
- Improve the pedestrian features and amenities throughout the Township, particularly in areas consisting of local business, residential, parks/schools, Township facilities and downtown corridors such as Route 9 and Bay Avenue.
- Continually evaluate the most frequent accident locations within the Township to ensure that the State and County roadway/intersection improvements focus on the issues. Any location or intersection under Township jurisdiction should be evaluated such that recommendations can be included in the Capital Improvement Program.
- The Township should consider the possibility of implementing other strategies to minimize the impact of its commuter traffic on the roadways within town. Strategies such as ridesharing, vanpooling and increased transit service should be considered.
- Continually evaluate the commercial and truck traffic through the Township. Currently, the commercial traffic utilizes the state and county road system with little to no impact on the local road system. Although it is not envisioned to be a problem, the future evaluation would consider the addition or elimination of certain roadways for use by commercial and truck traffic.
- Coordinate hazard mitigation and evacuation planning with Long Beach Island municipalities. This activity should include consideration of strategic improvements on Route 72 & appropriate land use planning on the corridor.
- Align and coordinate improvements in accordance with the goals, objectives, policies and recommendations of the Ocean County Multi-Jurisdictional All-Hazards Mitigation Plan to the extent feasible.
- The Township should update the road inventory and conditions survey in order to plan for future improvements. The Township should also continue to aggressively maintain and pave roadways when necessary.



## **Open Space and Recreation Element**

Township of Stafford  
Ocean County, New Jersey

Prepared by:



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## **Executive Summary**

Stafford Township has prepared this Open Space and Recreation Plan Element as part of its overall 2017 Comprehensive Master Plan Update through the Post Sandy Planning Assistance Grant (PSPAG). Stafford Township experienced terrible damage from Superstorm Sandy in property damage and overall deleterious effects on the community's character and economics. Stafford Township began the recovery process through its participation in the PSPAG program in 2013 as it met the criteria stipulated by the New Jersey Department of Community Affairs, FEMA, and HUD. The Township prepared and adopted a Strategic Recovery Planning Report that evaluated all of the impacts on the community's housing, infrastructure, and economic growth and set goals for improved resiliency, hazard mitigation, and overall preparedness to future storms. With the Strategic Recovery Planning Report completed, the Township began the next phase of the PSPAG program which allowed it to update its Master Plan with specific emphasis on Superstorm Sandy recovery and resiliency improvement. Therefore, the Open Space and Recreation Plan Element herein will take into consideration impacts and recovery from Superstorm Sandy.

Stafford Township last drafted and adopted an Open Space and Recreation Plan Element in 2007 as part of its 2007 Comprehensive Master Plan. The report was prepared by Melillo & Bauer Associates in accordance with the guidelines and requirements of the New Jersey Green Acres Program. It consisted of an inventory of existing open spaces and recreation facilities, a needs analysis to determine the amount of open space required, a resource assessment of the Township's environmental resources, and an action plan. This updated Open Space and Recreation Plan Element will consist of similar sections and follow the guidelines and requirements of the New Jersey Green Acres Program. All open space and recreation facilities and their general condition will be identified, as well as improvements to facilities since the last assessment.

An Open Space and Recreation Plan (OSRP) is defined by the Green Acres Program Section (New Jersey Department of Environmental Protection) as *"a local government's vision of open space and recreation. It should establish a philosophical and practical justification for the protection and preservation of open space and recreation opportunities. An OSRP provides a framework for implementation."* Stafford Township has long preserved large areas for wildlife and open space conservation in concert with State and Federal lands. As indicated by the open space inventory most of these areas preserved in perpetuity are owned by the Federal Government, the State of New Jersey, and Ocean County. This would include the Edwin B. Forsythe Wildlife Refuge and the large amount of Township land within the Pinelands Preservation Area west of the Garden State Parkway. These management areas and Pinelands Areas are mostly not appropriate for active recreation and the Township owns other parks and recreational areas that the public can use.

The 2007 Master Plan compared the inventory of existing parks within the Township at that time to the State and National guidelines for adequate open space in relation to the size of the Township's population in 2007. The 2007 Recreational Element estimated a 2014 build-out population of 28,604. A population of 28,604 according to the State and National guidelines in 2007 recommends a need for

open space land to range between 179 - 332 acres. The amount of land in the Township's inventory as of 2007 dedicated to recreation was approximately 235 acres. This suggested at the time the Township had sufficient open space and recreation for its estimated 2014 population.

The 2015 American Community Survey estimated population is lower than the 2007 estimation but, the Township is estimated to grow by 38% by 2040. That estimation is based upon past growth rates and applying those growth rates into the future. This estimation does not take into account the built-out nature of the Township and the large amount of preserved land. Therefore, population growth by 2040 may be significantly less than the estimates. Regardless, it is likely the amount of open space and recreation will need to expand to provide enough recreation opportunities for all of its residents. Given the large amount of open space already existing, the Township is recommended to expand upon existing facilities and connect them with trails when possible to improve the overall recreational quality of the Township. The Township shall continue pursuing trail grants to connect its open spaces, natural resources, and recreational facilities to the public. It is also recommended to continue to look for open space acquisition opportunities, especially flood prone properties and environmentally sensitive lands.

## **Introduction**

Stafford Township's vision of open space and recreation is to continue to protect its environmentally sensitive areas, expand protection of environmentally sensitive areas particularly areas that can reduce flood damage to public and private property, and to provide exceptional recreational facilities to its residents. The plan herein will identify all existing facilities related to recreation, open space, or protected land, and how these facilities meet recreational demands and the goals of the Township. Additionally, this updated Open Space and Recreation Plan Element will build upon the goals, recommendations, and efforts from the previous plan adopted in 2007. All of the Township's existing open space and recreational facilities from 2007 still exist and are operational today. Therefore, this update to the Open Space and Recreation Plan Element will draw and show parallels from the 2007 plan.

### ***Regional and Local Setting***

Stafford Township has approximately 35,084 acres, of land and water within its borders. It is estimated that 13% of the Township's total area is open public water. The Township's total land area, which consists of 30,448 acres, is used as the basis for open space and recreation calculations. Surrounding municipalities to Stafford Township include Little Egg Harbor Township on the western border, Eagleswood Township on the southern border, and Barnegat Township occupies the entire northern border of the Township. The shared boundary with Little Egg Harbor is located completely within the Pinelands while the areas west of the Parkway between Eagleswood and Barnegat Townships are also within the Pinelands. Stafford Township is mostly a suburban municipality outside the Pinelands and CAFRA restriction areas. Pinelands and CAFRA land areas within the Township tend to be developed at much lower densities than compared to non-regulated areas of the Township. This results in most development within the Township following its major transportation routes in a vertical fashion along Route 9 and The Parkway, and in a horizontal fashion along Route 72 towards Long Beach

Island. Exceptions include Ocean Acres which is nestled between the Parkway and Route 72 and the Stafford Park Redevelopment Area. Residential neighborhoods include Ocean Acres, Beach Haven West, Mallard Island, “Mud City”, and several others. Stafford Township has two commercial corridors along Routes 9 and 72 with Route 72 exhibiting big box store commercial and Route 9 more local scale commercial uses.

### Population

At the time of the 2015 American Community Survey, Stafford Township had a total population of 26,766 persons. This is about 2,000 less people than the 2007 Open Space Plan estimated to be in the Township by 2014. The 2015 population count when compared to the 2010 Census estimate of 26,540 shows a small increase in the Township’s population over the past 5 years. This increase amounts to less than 1% which is actually the lowest growth rate the Township has experienced in decades. This is mainly due to the reduced number of opportunities for residential development as most of the Township’s developable land has been taken. As for the future, the North Jersey Transportation Planning Authority (NJTPA) conducts population projections within its purview which includes Stafford Township. The NJTPA predicts by 2040 the population of Stafford will be 36,640 which is 10,100 more people than the 2010 Census, or a 38 percent increase. However, as previously stated, the Township is unlikely to reach that population level due to the built out nature and amount of land preserved in perpetuity. The population density in 2015 was 583.8 persons per square mile.

### Previous Open Space Efforts and Planning

Since the 2007 Stafford Township Master Plan Update the Township has strived to achieve all of its open space acquisition and development goals as outlined by that Plan. It has accomplished the following:

- Implementing special zoning districts for specifically regulating and maintaining open space & recreation including the ROS Recreation Open Space Zone (ROS) and Special District Zone. The ROS Zone permits recreational parks, playgrounds, golf courses and private recreational buildings and clubs. The Special District Zone includes national wildlife refuges, municipal land, schools, municipal parks, County parks, County land, State land, private schools, and private schools/churches.
- Stafford is located in the Pinelands National Preserve and the Forest Area. Preservation Area and Pinelands Village Zones continue to reflect the municipality’s compliance with the Pinelands Comprehensive Management Plan.
- The Land Use Development Ordinance continues to require that all major subdivisions and residential site plans provide open space. The amount of Open space set aside required is 5% of the buildable area of the tract. The Planning Board may require development of recreation facilities and site improvements in the open space considering the character of the open space, the recreation needs of the persons residing in the development and the proximity to municipal recreation facilities.
- Over the past twenty years the Township acquired numerous properties for open space including:
  - Stafford Township Council appropriated \$200,000 as part of a joint effort with the county and federal governments, and the

Trust for Public Land to purchase a 93-acre parcel along Route 72 between Marsha Drive and Mill Creek Road.

- The Township acquired land along Routes 72 and 9 for open space preservation to prevent the highways from becoming one long strip of commercial development.
- Land acquisition efforts included an offer to purchase two lots off Lighthouse Drive for additional open space dedication, one of which has already been acquired.

### Consistency with State Development and Redevelopment Plan

Since the time of the last Open Space and Recreation Plan Element in 2007, no changes have been made to the State Development and Redevelopment Plan (SDRP). The Bay Avenue/Route 9/Route 72-corridor portion of the Township is still designated as a “regional center” in the SDRP. The Township is predominantly designated Suburban with large areas designated as Environmentally Sensitive. These designations have not changed and the Township is recognized as being consistent with State Plan policies and objectives. The center designation recognizes the Township’s land use and development policies’ alignment with the goal of directing growth into appropriate areas of the community.

### Ocean County Natural Lands Trust Fund

The Ocean County Natural Lands Trust Fund Advisory Committee has and continues to work with the Township of Stafford to acquire property for open space and to protect natural resources. In total, Ocean County preserves over 15,237 acres since its inception in 1998. The County has acquired numerous properties within Stafford Township since 2004. These acquired properties can be viewed on the Ocean County website. Acquisitions since the time of the last Open Space and Recreation Plan include properties along Route 9, Mary Bell Road West, Pennsylvania Avenue and Mill Creek Road, Route 539, and Hillary Boulevard. Stafford Township continues to work with Ocean County to identify properties to be designated for open space and natural resource protection.

## **Open Space and Recreation Goals**

The following are Stafford Township’s goals with respect to maintaining environmentally protected areas and existing recreational facilities, providing upgrades where necessary, and to increase open space and recreation within the Township when the opportunity presents itself. The Goals and Objectives of the Open Space and Recreation Plan Element are as follows:

1. Identify and acquire future active recreation sites to be added to the existing inventory of open spaces in order to accommodate anticipated population growth;
  - Over the next ten years, acquire the identified park lands in the proposed park section and implement the trails grant to accommodate the anticipated population increase over that time;
  - Work with County or State Open Space initiatives to identify and acquire open space for active and passive recreational purposes; and

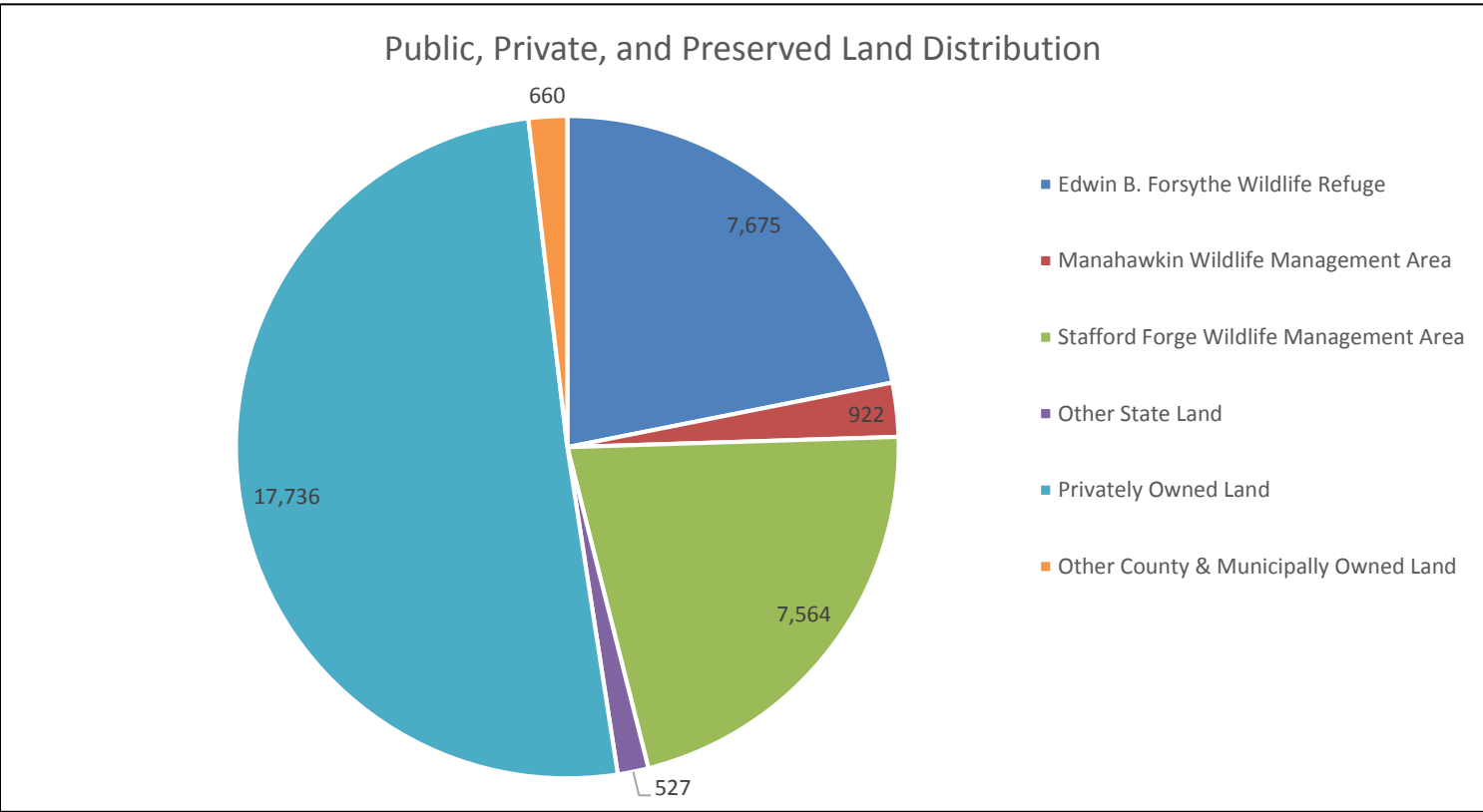
- Continue to pursue NJ Trail Grants to improve the Township’s trail system and connect existing or new open space and recreational areas.
2. Continue to connect existing parks and open space with wildlife corridors, bikeways, or trails through NJDEP Trail Grants and also appropriate pedestrian links between active recreational uses and other land uses;
    - Acquire NJDEP Trail Grant funding to connect the Southern Regional Middle School facilities with the Southern Regional High School facilities and to upgrade the trails to accommodate bicyclists, hikers, and greenways; and
    - Assess land along major stream corridors for acquisition or easements to increase the trail system.
  3. Assess opportunities to acquire developed at-risk properties to convert into open space to lower flood damage to the Township and also potentially increase recreational facilities to its residents;
    - Review any properties or damaged homes that have not been rebuilt or repaired since Superstorm Sandy and consider them for acquisition; and
    - Work with County and State initiatives to acquire flood prone areas of the Township to further protect public and private property from extensive flood damage.
  4. Stafford Township will work with other agencies in acquiring, environmentally sensitive areas, such as woodlands, flood plain areas, wetlands, and wetlands buffers as a means of protecting water quality in the streams and aquifers of the Township and also reduce the chance of flood damage through wetland buffers;
    - Stafford Township will monitor NJDEP’s Blue Acres program for potential participation and any other potential programs offered by the State or Federal Government; and
    - The Township will assess future opportunities for environmentally sensitive and natural resource acquisition.
  5. Stafford Township will seek ways to acquire sites in key locations in imminent danger of development as a continuing goal from the last plan;
    - A key objective for the Township to complete this goal is to understand areas of the Township that can be developed under existing zoning through local, state, or federal regulations. Achieving this objective will identify areas under threat of development that should at least be considered for open space, particularly if that area is within the Township’s floodplain.

## **Open Space and Recreation Inventory**

The inventory of existing parks, open spaces, and recreational facilities in the Township as of 2007 identified twelve (12) Township-owned parks, one (1) County park, and one (1) existing high school with their associated recreational facilities. Currently, the Township has exactly the same number of parks but with a significant number of upgrades to its existing facilities. All of these upgraded facilities are listed within the inventory and breakdown of each individual park within Stafford Township. It should be noted the twelfth Township-owned park is Jennings Road Recreational Building which is not listed in the inventory. This is because the building is mostly used for storage and the land is all wooded open space that currently does not provide any passive or active recreational facilities to Township residents.

All of the identified parks and school sites within the Township have been observed and photographed, with an inventory of each facility. As the last Master Plan did, the Southern Regional High School was included in this inventory since many of their facilities are presently used by the residents of Stafford Township even if on a limited basis. Many of Stafford's open spaces are Federal, State, or County owned areas. About half of Stafford's land area is set aside and maintained as natural resources because of their environmental and wildlife value. The Pineland commission has designated significant lands in the southwest section of the township as 'forest area' to ensure the preservation of open undeveloped lands. The wetlands on the eastern side of the Township are preserved in an effort to maintain the important open space and natural characteristics they contribute.

The Federal and State governments combined own 16,688 acres of land invested in the Edwin B. Forsythe National Wildlife Refuge, the Manahawkin Wildlife Management Area, and in the Stafford Forge Wildlife Management Area. This is expected to increase as Federal, State, and Township governments propose to acquire more acreage to add to these existing lands. Stafford Township continues to strive for a balance between its growing suburban character and the elements of its surrounding environment. The figure below depicts the land distribution designated as open space or environmentally sensitive as of 2007. The table's statistics are still accurate since no major land acquisitions have occurred on the Federal, State, County, or local level.



**Existing Park Facilities**

This next section outlines Stafford Township’s open space, recreation, and park facilities as they currently exist now. In addition, an overview will be given of new areas of the Township that are proposed for open space and recreation.

## Beach Avenue Park

### Description

Beach Avenue Park is located on Block 235 Lots 8 & 9 adjacent to a cemetery and across from where Center Street intersects with Beach Avenue. It is approximately 1.44 acres in size. The Park was recently upgraded and provides residents with new recreational facilities in this neighborhood park.

### Existing Park Facilities

- Basketball Court with benches.
- Volleyball Court with bleachers.
- Children's Play Area with benches.
- 9/11 Memorial with benches.
- Trash and recycling.
- Dog Waste Bags.
- Horse Shoe Court.
- Picnic Tables/Area
- Parking for 12 vehicles

### Proposed Park Facilities

None. Park recently improved.



## Breakers Park

### Description

Breakers Park is located on Block 44.119 Lot 29.01 off of Route 72, adjacent to Breakers Drive and Forecastle Avenue. It is approximately 5.98 acres in size. The Park was recently upgraded and provides residents with a scenic aesthetic that offers fishing along a portion of the Mill Creek Tributary and will contain future walking trails.

### Existing Park Facilities

- Fishing.

### Proposed Park Facilities

- Walking Trail.
- Parking Area.



## Doc Cramer Park

### Description

Breakers Park is located on Block 86.01 Lots 1, 34, 37, 40, & 43, Block 88 Lots 78.02, 79.01, & 105, Block 108 Lot 1, Block 118 Lots 79.01 & 83, & Block 120.29 Lots 36.03, 36.04, 36.05, & 36.06. The park is located between McKinley Avenue and Oak Avenue. It is approximately 135 acres in size. The Park was recently expanded and upgraded with additional recreational fields that add to the Township's excellent recreation program.

### Existing Park Facilities

- 2 Baseball Fields (90').
- 5 Little League Fields.
- 8 T-ball Fields.
- 5 Softball Fields.
- 7 Soccer Fields.
- Football Field
- Multipurpose Field.
- 2 Street Hockey Courts.
- 3 Children's Play Areas.
- Multiple Parking Areas.
- Trash and Recycling.
- Picnic Tables/Area.
- Multiple Bleachers along Fields.
- Restrooms.

### Proposed Park Facilities

- Proposed Soccer Field.
- Proposed Baseball Field.
- Proposed Parking Lots.
- 4 Proposed Tennis Courts.
- 3 Proposed Basketball Courts.





## Heritage/Manahawkin Lake Park

### Description

Heritage and Manahawkin Lake Park lie adjacent to one another, but are considered two separate parks. Heritage Park is situated on Block 121.01 Lot 14 located between Route 72 and East Bay Avenue, across from A Paul King County Park. It is approximately 1.64 acres in size. Manahawkin Lake Park is situated on Block 60 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15.01, 16, and Block 65 Lot 20 located on Route 9 and West Bay Avenue. It is approximately 9.33 acres in size. The Manahawkin Lake Park was recently upgraded and provides residents with new recreational facilities in this neighborhood park. Heritage Park is an existing community park as it provides a special amenity of historic and cultural displays that services the entire Township. Recently the park was upgraded with added restrooms and additional parking.

### Existing Park Facilities

- Historic & Cultural Displays.
- Restroom Building.
- Parking Areas.
- Beach Area.
- Children's Play Area.
- Benches.
- Picnic Area.
- Trash and Recycling.
- Bus Stop Shelter.
- Walking/Jogging Trails.
- Fishing.
- Community Garden (Lake).

### Proposed Park Facilities

- Picnic Grove Area.



## Jennifer Bay Beach

### Description

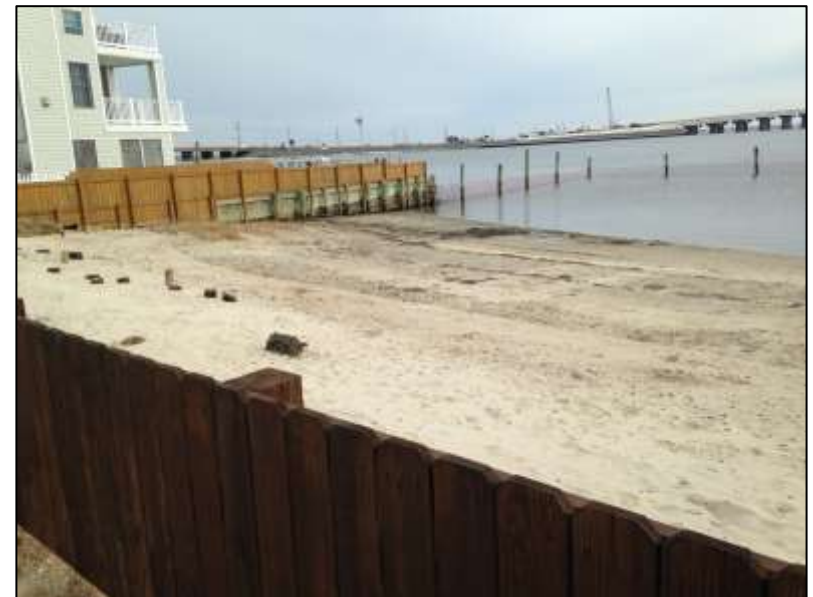
Jennifer Bay Beach is located on Block 167 Lots 1, 2, & 122 situated on Jennifer Lane across from Susan Lane. It is approximately 0.50 acres in size. The Park was recently upgraded and repaired after Sandy and provides residents a beach waterfront view and contains activities such as fishing.

### Existing Park Facilities

- Beach Area.
- Picnic Area.
- Benches.
- Fishing.
- Trash and Recycling.
- Storage Shed.

### Proposed Park Facilities

None. Park recently improved.



## Lighthouse Park

### Description

Lighthouse Park is situated on Block 44.33 Lots 24.01 located on Lighthouse Drive, between Rudder Avenue and Sandy Circle. It is approximately 20.15 acres in size. The Park was recently upgraded and provides residents with new recreational facilities in this neighborhood park.

### Existing Park Facilities

- 2 Basketball Courts.
- 2 Multi-Purpose Fields.
- 2 Hockey Courts.
- 1 Softball Field.
- Dog Waste Bags.
- 2 Children Play Areas.
- Jogging/Walking Path.
- 2 Parking Areas.

### Proposed Park Facilities

None. Park recently improved.



## Mill Creek Park

### Description

Mill Creek Park is situated on Block 147.11 Lots 407.02, 407.03, 407.04, & 407.05 located on Mill Creek Road adjacent to the Mill Creek. It is approximately 4.97 acres in size. The Park was heavily damaged from Superstorm Sandy including extensive flood damage to the old community building. The Park was rebuilt and provides residents with new recreational facilities.

### Existing Park Facilities

- Community Center.
- Community Garden.
- 2 Tennis Courts.
- 2 Fishing Piers.
- 1 Basketball Court.
- 1 Bocce Court.
- 2 Children's Areas.
- 2 Horse Shoe Courts.
- Picnic Area.
- Walking Paths.
- Parking Area.
- Benches.
- Trash and Recycling.

### Proposed Park Facilities

None. Park recently improved.



## Nautilus Park

### Description

Nautilus Park is situated on Block 44.160 Lots 18, 19.01, 19.02, & 20 and Block 44.213 Lot 8 located on Nautilus Avenue and Atlantis Avenue. It is approximately 30.95 acres in size. The Park was recently upgraded and provides residents with new recreational facilities in this community park.

### Existing Park Facilities

- 3 Basketball Courts.
- 5 Children Play Areas.
- Little League Field.
- Ocean Acres Community Center.
- Skate Park
- Parking Areas.
- Walking Path.
- 2 Soccer Fields.

### Proposed Park Facilities

- 2 Multi-Purpose Fields



## Newell Avenue Park

### Description

Newell Avenue Park is situated on Block 147 Lots 62.02 & 62.03 located on Newell Avenue across from Bernard Drive and Eileen Lane. It is approximately 0.38 acres in size. The Park was recently upgraded and provides residents with new recreational facilities in this neighborhood park.

### Existing Park Facilities

- Children's Play Area.
- Picnic Area.
- Benches.
- Trash and Recycling.

### Proposed Park Facilities

None. Park recently improved.



## Ocean Acres Lake Park

### Description

Ocean Acres Lake Park is situated on Block 44.61 Lots 24.03 located on Buccaneer Lane adjacent to Holiday Lake. It is approximately 8.30 acres in size. The Park was recently upgraded and provides residents with new recreational facilities in this neighborhood park.

### Existing Park Facilities

- 2 Basketball Courts.
- 2 Tennis Courts.
- Children's Play Area.
- Multi-purpose Field.
- Beach Area – No Swimming.
- Restroom Pavilion.
- Picnic Area.
- Benches.
- Community Garden.
- Trash and Recycling.
- Parking Area.
- Walking Path

### Proposed Park Facilities

None. Park recently improved.



## A Paul King County Park

### Description

A Paul King County Park is situated immediately west of Manahawkin Lake Park and north of Heritage Park on Manahawkin Lake's southern shore. The Park is on Block 73 Lots 3, 38, 39, 40, and 41 located off of West Bay Avenue. It is approximately 1.5 acres in size. The Park has not been upgraded recently but provides public access to Manahawkin Lake.

### Existing Park Facilities

- Beach.
- Parking.
- Restroom Facilities.
- Children's Play Area.
- Picnic Area.
- Basketball Half-Court.

### Proposed Park Facilities

None.



## Southern Regional Middle and High School

### Description

The Southern Regional Middle and High School provide the Township and its students many recreational facilities. The aerial delineates the many excellent recreational facilities.

### Existing Park Facilities

- Baseball Fields.
- Softball Fields.
- Soccer Fields.
- Football Fields.
- Multi-purpose Field.
- Tennis Courts.
- Field Hockey/Lacrosse Fields.
- Parking.
- Restroom Facilities.

### Proposed Park Facilities

The existing Four Branch Trail can be seen to the west. If the grant money is awarded to Township, the Trail will be restored.



## Proposed Park Facilities

### Ridge Avenue/Cedar Bridge Road Park

#### Description

Ridge Avenue/Cedar Bridge Road Park is a proposed park situated on Block 54 Lots 30.02 located on Cedar Bridge Road adjacent to the Garden State Parkway. It is approximately 20.57 acres in size. The Park would provide an open space area and trails.

#### Existing Park Facilities

- Unimproved Trails.
- Open Lawn Area.

#### Proposed Park Facilities

- Extended Trails.
- Multi-purpose Field.
- Picnic Area.
- Parking Area.
- Nursery.
- 3 Basketball Courts.
- Children's Play Area.



Proposed Improvements



Current Condition

## Saint Meena Park

### Description

Saint Meena Park is a proposed park situated on Block 51 Lots 6.01 located on (Southern Portion of Clayton Property) adjacent to Parkway North and St. Mary Avenue. It is approximately 48 acres in size.

### Existing Park Facilities

None. Park remains unfinished.

### Proposed Park Facilities

- Children's Play Area.
- Open Space.
- Parking Area.
- Walking Trails.



Above: Proposed Conditions;

Below: Existing Conditions.



## Four Mile Branch Trail

### Description

Existing Trail located on Block 54 Lots 30.01, 30.02, 30.03, 31, 32, & 33.

### Existing Facilities

None. Trail is not maintained or official.

### Proposed Facilities

- Active and Passive recreation;
- Mountain Biking;
- Hiking.

Stafford Township submitted an application under the 2016 Recreational Trails Program which is administered and funded through the New Jersey Department of Environmental Protection's Green Acres Program. The Township's application is requesting funding to restore the existing Four Mile Branch Trail near the Township's Middle and High Schools. The existing Four Mile Branch Trail starts at the Southern Regional Middle School Baseball Fields and runs through the existing forest near or adjacent to Four Mile Branch. The trail runs behind an existing pond west of Cedar Bridge Road, continues behind the High School's soccer and lacrosse fields along the Four Mile Branch, and terminates near the intersection of Ridge Avenue and Cedar Bridge Road. The trail provides for walking and mountain biking activities and is part of a larger trail system of approximately 5 miles in length where the grant would restore approximately a mile of the existing trails. A location map of the existing trail is shown below. The trail restoration would include installation of aggregate material to improve maintenance, erosion control, and better accessibility to its users.

Several parks were destroyed or experienced heavy damage from Superstorm Sandy which necessitated rebuilding and repairs. These parks include Mill Creek, Jennifer Bay, Manahawkin Lake, and Ocean Acres. Mill Creek Park experienced the most intense damage. Almost all of its facilities were damaged including the Basketball and Tennis Courts, Horseshoe pits, Bocce, benches, trash cans, and other similar facilities. In addition, major damage was experienced at the Mill Creek Community Center. The Park and its Community Center have been rebuilt with FEMA assistance to its original pre-Sandy condition and some additional improvements. Jennifer Bay experienced erosion and damage to amenities such as benches and trash cans that have since been repaired. Also Manahawkin Lake and Ocean Acres have been repaired and improved Post-Sandy.

Despite the setbacks of Superstorm Sandy, the Township has largely recovered in regards to the operation and use of its recreational facilities. Doc Cramer continues to provide the majority of the Township's sport and athletic fields and overall recreation program. The Township plans on expanding its recreational facilities and lands through improvements to existing parks, improvements to proposed parks such as Saint Meena and Ridge Avenue Park, and by restoring existing trails such as Four Mile Branch. An example of improvements to existing parks includes Nautilus Park with plans to construct additional athletic multi-purpose fields and possibly a dog park in the eastern section of the Park.

Participation in the Township's recreation program is high with youth sports and adult leagues. Statistics over the years show the success of Stafford Township's recreation programs and all indications show that enrollment will continue to increase in the coming years. This along with a growing township population illustrates a need for limited future expansion. The fields and gymnasiums of the Southern Regional School District are also utilized by Stafford Township recreation programs as venues for team practices and league games. The

proximity of Manahawkin Bay, Barnegat Bay and other coastal facilities continue to provide residents extensive opportunities for fishing and boating.

The GIS map on the following page delineates the locations of existing parks, proposed parks, and the High School recreational facilities.



## Facility Inventory

The following pages shall serve to illustrate the existing parks and school site and their facilities as of April 2007.

<b>Facility</b>	<b>Existing Rec Facilities 1994</b>	<b>Existing Rec Facilities 2001</b>	<b>Existing Rec Facilities 2007</b>	<b>Existing Rec Facilities 2017</b>	<b>Southern Regional H.S. Facilities 2007</b>	<b>Southern Regional H.S. Facilities 2017</b>
Baseball 90'	1	2	2	2	3	3
Baseball 60'	3	6	6	5	0	0
T-Ball	2	8	8	8	0	0
Softball	2	5	5	6	3	3
Soccer	3	8	7	6 (Full size)	3	3
Football	0	1	1	1	3	3
Multi-Purpose	4	4	5	5	0	1
Tennis Courts	1	4	4	4	5	10
Basketball Courts	1	9	9	9	0	0
Street Hockey	1	2	4	4	0	0
Field Hockey	0	0	0	0	2	3*
Lacrosse	0	0	0	0	1	3*
Skate Park	0	1	1	1	0	0
Volleyball Courts	0	1	1	1	2	0
Trails	2	5	5	5	0	0
Play Areas	9	12	14	17	0	0
Bocce	1	1	1	1	0	0
Community Center	1	2	3	3	0	0
Fishing Piers/Access	5	5	5	5	0	0
Shuffleboard	2	2	2	0	0	0
Historical/Cultural Displays	1	1	1	1	0	0
<b>Total</b>	<b>39</b>	<b>79</b>	<b>84</b>	<b>84</b>	<b>22</b>	<b>29</b>

\*The fields on the northwestern side of Cedar Bridge Road are both used for Lacrosse & Field Hockey

## Facility Distribution

Facility	Beach Avenue	Breakers	Doc Cramer	Heritage	Jennifer Bay	Jennings Road Rec.	Lighthouse	Manahawkin Lake	Mill Creek	Nautilus	Newell Avenue	Ocean Acres Lake	Southern Regional	Total TWP. Facilities	Total Facilities w/ High School
Baseball -90'			2										3	2	5
Baseball- 60'			4							1				5	5
T-Ball			8											8	8
Softball			5				1						3	6	9
Soccer			4							2			3	6	9
Football			1										3	1	4
Multi-Purpose			1				2					2	1	5	6
Tennis									2			2	10	4	14
Basketball	1						2		1	3		2		9	9
Street Hockey			2				2							4	4
Field Hockey													3	0	3
Lacrosse													3	0	3
Skate Park										1				1	1
Volleyball	1													1	1
Trails/Paths							1	1	1	1		1		5	5
Play Areas*	1		3				2	1	2	5	1	1		17	17
Bocce									1					1	1
Community Center						1			1			1		3	3
Fishing Piers/Access		1			1			1	2					5	5
Historic/Cultural Displays				1										1	1
<b>TOTAL</b>	<b>3</b>	<b>1</b>	<b>30</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>10</b>	<b>3</b>	<b>10</b>	<b>13</b>	<b>1</b>	<b>9</b>	<b>29</b>	<b>84</b>	<b>113</b>

\*County Park has a Play Area

## Open Space and Recreation Needs Analysis

The recreational needs of the Township were determined by comparing the current existing facilities to the National Recreation and Park Association (NRPA) standards. These standards suggest the minimum number of recreational facilities based on a municipality's population. These standards are both for individual facilities such as a softball field and entire recreational parks. For example, the NRPA has suggested minimum standards for certain park types such as Neighborhood Parks, Community Parks, and a standard for total park area in relation to a given population. The following two tables outline the NRPA's standards for individual recreational facilities and park types.

<b>NRPA Recreational Standards</b>	
<b>Activity/Facility</b>	<b>Standard</b>
Basketball	1 per 5,000 Residents
Tennis	1 per 2,000 Residents
Volleyball	1 per 5,000 Residents
Multi-Purpose	1 per 4,000 Residents
Baseball	1 per 5,000 Residents
Football	1 per 20,000 Residents
Soccer	1 per 10,000 Residents
Softball	1 per 5,000 Residents
Field Hockey	1 per 20,000 Residents
Play Areas	1 per 1,000 Residents
Trails	1 per 3,000 Residents
Community Centers	1 per 25,000 Residents

<b>NRPA Park Type Standards</b>	
<b>Park Type</b>	<b>Standard</b>
Neighborhood Parks	1-2 Acres per 1,000 Residents
Community Parks	5-8 Acres per 1,000 Residents
Total Park Area	10 Acres per 1,000 Residents

Based on these NRPA standards, a thorough analysis was conducted to determine if the Township has enough of each individual recreational facilities and overall open space for its residents. It should be noted that the population of Stafford is not estimated to grow above 30,000 residents due to the lack of buildable land remaining in Stafford Township even though population models predict growth beyond 30,000. These population models do not take into account local factors, physical limitations, or other realistic limitations that confines the Township of Stafford. Due to this fact, the analysis in the table below uses a build-out population of 30,000 residents by 2030 to determine if additional recreational facilities will be needed at that benchmark in time.

<b>Stafford Township Recreation &amp; Open Space Analysis</b>							
Facility	Facility Standards (Facility to Resident Ratio)	Existing Township Facilities	2010 Population Needs (26,535)	2015 Population Needs (26,766)	2030 Population Needs (30,000)	Township Deficit at Build-Out	Deficit including High School Facilities
Baseball-90'	1/5,000	2	5.3	5.35	6	4	1
Baseball-60'	1/5,000	5	5.3	5.35	6	1	1
T-Ball	1/5,000	8	5.3	5.35	6	None	None
Softball	1/5,000	6	5.3	5.35	6	None	None
Soccer	1/10,000	6	2.65	2.67	3	None	None
Football	1/20,000	1	1.34	1.34	1.5	0.5	None
Multi-Purpose	1/4,000	5	6.63	6.7	7.5	2.5	1.5
Tennis	1/2,000	4	13.27	13.4	15	11	1
Basketball	1/5,000	9	5.3	5.35	6	None	None
Street Hockey	No Requirement	4	-	-	-	None	None
Field Hockey	1/20,000	0	1.34	1.34	1.5	1.5	None
Lacrosse	No Requirement	0	-	-	-	None	None
Skate Park	No Requirement	1	-	-	-	None	None
Volleyball	1/5,000	1	5.3	5.35	6	5	5
Trails/Paths	1/3,000	5	8.8	8.9	10	5	5
Play Areas	1/1,000	17	26.5	26.7	30	13	13
Bocce	No Requirement	1	-	-	-	None	None
Community Centers	1/25,000	3	1	1.1	1.2	None	None
Fishing Piers	No Requirement	5	-	-	-	None	None
Historical/Cultural	No Requirement	1	-	-	-	None	None
Neighborhood Parks	1-2 Acres/1,000	7	40 acres	41 acres	45 acres	None	N/A
Community Parks	5-8 Acres/1,000	6	172 acres	174 acres	195 acres	21 acres	None
Total Park Area	10 Acres/1,000	13	265 acres	267 acres	300 acres	11.16 acres	None

In terms of individual recreational facilities, Stafford has several facilities that do not meet NRPA standards as of its 2015 population and also the estimated 2030 population. These facilities under NRPA standards include 60' and 90' baseball fields, multi-purpose fields, tennis courts, field hockey fields, volleyball, trails/paths, and play areas. For baseball fields, the Township currently meets the standard for 60' baseball fields but lacks larger 90' baseball fields. However, larger 90' baseball fields are mainly used by older baseball players in Middle School or High School. Taking Southern Regional's facilities into account puts Stafford's current baseball facilities within the NRPA standard with its current 2015 population. As the population grows the Township is recommended to build an additional baseball field for both 60' and 90' to properly service the community. The Township plans to add these fields in the coming years at Doc Cramer Park and potentially other existing park locations.

As for football, taking the high school facilities into account allows the Township to provide adequate football facilities to its residents. A similar argument can be made for multi-purpose fields, however there is still a deficiency between 1 and 2 multi-purpose fields for the current population and the 2030 population. This deficiency could be alleviated through the proposed parks at Saint Meena and Ridge Avenue/Cedar Bridge Avenue Parks. Also taking High School facilities into account dramatically reduces any deficiency for Tennis Courts. The 14 tennis courts in total is adequate to service the Township's current population. Adding a single tennis court to any of the existing park areas is recommended to provide that service for any additional population by 2030.

Accounting for all of the available recreational opportunities in the Township, there are only three actual deficiencies with volleyball courts, trails and paths, and play areas. Volleyball activities can be improved on the Township's parks with beaches such as Ocean Acres and working with the County to add courts at A Paul King Park. There is more than enough space to simply add volleyball nets on the beaches in the summer months to adequately service the community and Township. The Township may reduce the trails and paths deficiency through the Four Mile Branch trail restoration and added walking paths in its proposed parks. Additionally, further opportunities may arise to add trails to the current system to adequately service the Township. The Township already has 17 play areas which are utilized by the surrounding neighborhoods. NRPA standards call for an additional 13 play areas. The Township is recommended to add additional play areas, but 13 may be excessive given the low amount of additional land available for new recreational spaces and the land limitations of existing parks. There can be an increase to get closer to a total of 30 play areas such as finding smaller spaces for mini-parks or pocket parks in existing neighborhoods that may be utilized to add play areas to service the Township.

For purposes of analyzing the Township's park types, the different types should be defined. A neighborhood park primarily is within a quarter-mile radius or a half-mile radius from residential neighborhoods, provide easy access by foot or bicycle including children, and provide a break from the built environment. The size of a neighborhood park can range from very small such as a couple of acres to quite large around 20 to 30 acres. The size does not affect the classification of a neighborhood park so much as the location does. Based on this definition, Stafford Township has seven (7) neighborhood parks including Beach Avenue, Breakers Park, Manahawkin Lake Park, Jennifer Bay Beach, Light House Park, Newell Avenue, and Ocean Acres. All of these parks are located within residential neighborhoods and mainly service the residents within a half mile of the park. In total these 7 neighborhood parks provide 46.1 acres of recreational and open space to their respective neighborhood populations.

A community park usually serves multiple neighborhoods and includes special amenities that serve a larger population. Typically these parks can be 25 to 50 acres or even larger and serves an area within a half-mile to 3 mile radius. Stafford has six (6) parks that meet this standard including Doc Cramer Park with its extensive recreational facilities that service the entire community and its recreational program, Heritage Park that services the entire community with its historical and cultural displays, A Paul King County Park that services the community, Mill Creek Park which services all of Beach Haven West with its community garden and Community Center, Nautilus Park with its Ocean Acres Community Center that services the entire Ocean Acres Community, and Southern Regional Middle and High School recreational facilities supplements the Township's recreational programs which services the entire community even though it technically is not a park. However, it acts as a community park in some capacity, especially if the Four Mile Branch Trail is restored. In total the five community parks (excluding the High School) provide 174.14 acres of recreational and open space to their respective communities and the overall Township. Including the high school adds another 220 acres and eliminates any deficit from any requirement.

All of the Township's recreational facilities are readily accessible by bicycle and motor vehicle. However, some neighborhood parks lack pedestrian access through the lack of sidewalks in older neighborhoods such as Beach Haven West and Ocean Acres. It is recommended to add sidewalks in these older neighborhoods when possible to increase safe access to the Township's neighborhood and community parks.

Overall, Stafford Township is in an excellent position with regards to its open space and recreation facilities in that it supplies its residents with more than the recommended amount of facilities in most categories. There are some open space and recreation facility categories where the Township does not meet the recommended amount, however, the number of insufficiencies drastically reduces when taking the High School facilities into account and also the expansion of facilities planned into the future will provide enough facilities for the entire Township's population at full build-out. Therefore, the main recommendation for Stafford's recreational facilities is to continue to pursue and implement its plans for additional park lands and expanded or improved facilities. In total, there are 220 acres of existing park land as of mid-2017. Adding the high school acreage increases the overall existing parking land to 447 which well exceeds the recommended amount of parkland. Adding Saint Meena Park and Ridge Avenue would increase the overall park acreage in Stafford Township to 515.6 acres.

## **Recommendations**

### **Park Development**

There is a potential for the Township to acquire the 20.57 acre Ridge Avenue / Cedar Bridge Road parcel adjacent to the Southern Regional High School. Additionally, there is also an opportunity for Stafford Township to purchase the former Clayton Tract, consisting of nearly 147 acres. However, of the total 147 acres, nearly 99 acres have been dedicated as habitat for the endangered Northern Pine Snake and will need to be respected as such. There could be a net acreage of approximately 48 acres that could be developed as active recreation. It is recommended that the Township pursue both these courses of action, which would add 167.57 acres of open space.

### **Improved Amenities**

Acquire open space for greenways along stream corridors and other critical environmental areas to protect the streams and freshwater wetland areas, and maximize connectivity for pedestrians, hikers and bicyclists throughout the Township. The strategy should also include improved pedestrian and bicycle amenities, such as strategically located toilet facilities, bike racks, benches, and roadway markings for bike and/or pedestrian crossings.

### **Federal, State, and County Open Space Protection**

In the event, that federal, state or county open space lands become available, the Township will evaluate the desirability of acquiring as many of these properties that are of significant environmental importance. The Township will explore opportunities to partner with neighboring municipalities, state, county, federal, private sector, as well as the Ocean County Natural Lands Trust and the Trust for Public Lands, to acquire additional open space and recreation parcels and to protect and conserve shared natural environments, wildlife habitats, watersheds, waterways and properties of historic significance.

### **School Properties**

There are many potential ways for local governments to find creative, low-capital means to provide parks directly. The Township could use several of their school grounds for community recreation purposes after the schools are closed. Since the Township contains five (5) schools that all serve students from pre-kindergarten up to sixth grade the schools should not need the recreational open space areas for sporting needs since grades this young usually do not provide school sporting teams. Pre-schools and elementary schools also provide amenities such as playground equipment for the community. This is especially true for schools such as the Oxycocus pre-school situated on North Main Street and the Ronal L. Meinders Primary Learning Center located on McKinley Avenue.

### **Collaboration**

Collaborating with other groups and organizations is a great way to bring together a community and at the same time help parks and open space areas. Partnering with other neighborhood groups, churches, community agencies, interests groups, schools, etc. is an excellent way to use and maintain facilities. This also helps in making sure that the community's needs are not looked over while also gaining volunteers, and engaging in advocacy.

### **Wildlife Management Areas**

The Township should work with the United States Fish and Wildlife Service and the New Jersey Department of Environmental Protection to identify parcels, where appropriate, for expansion and acquisition purposes of Stafford Forge and Manahawkin Wildlife Management Areas and the Edwin B. Forsyth National Wildlife Refuge.

## **Additional Recommendations**

- Given the large amount of open space already existing, the Township is recommended to expand upon existing facilities and connect them with trails when possible to improve the overall recreational quality of the Township.
- As the population grows the Township is recommended to build an additional baseball field for both 60' and 90' to properly service the community. The Township plans to add these fields in the coming years at Doc Cramer Park and potentially other existing park locations.
- Adding a single tennis court to any of the existing park areas is recommended to provide that service for any additional population by 2030.
- The Township is recommended to add additional play areas, but 13 may be excessive given the low amount of additional land available for new recreational spaces and the land limitations of existing parks. There can be an increase to get closer to a total of 30 play areas such as finding smaller spaces for mini-parks or pocket parks in existing neighborhoods that may be utilized to add play areas to service the Township.
- It is recommended to add sidewalks in these older neighborhoods when possible to increase safe access to the Township's neighborhood and community parks.
- The main recommendation for Stafford's recreational facilities is to continue to pursue and implement its plans for additional park lands and expanded or improved facilities.



**STAFFORD TOWNSHIP**  
*New Jersey*

# Utilities Element

Township of Stafford  
Ocean County, New Jersey  
Prepared by:



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## Introduction

This section of the Master Plan addresses water and sanitary sewer, as well as the other Township studies that relate to the overall infrastructure system and planning efforts.

## Water

### WATER SYSTEM

The following table provides a summary of the wells within Stafford Township, along with the permitted capacity and general location. It should be noted that the existing water system has the physical water supply capacity to meet the Township's build out projections provided that the NJDEP, Bureau of Water Allocations approves the planned modifications to the Township's Water Allocation Permit. Additionally, aquifer tests show that Wells 8, 9 and 10 have the potential for increase capacity by changing the well pump equipment.

Well Number	Permitted Capacity Gallons Per Minute (GPM)	Location
Well 1	250	Fawn Lakes
Well 2	250	Fawn Lakes
Well 3	Abandoned in 2006 (Replaced by Well 12)	Beach Haven West
Well 4	1,000	Beach Haven West
Well 5	1,000	Stafford Avenue
Well 6	1,000	Stafford Avenue
Well 7	1,000	Stafford Avenue
Well 8	1,000	Ocean Acres
Well 9	1,000	Ocean Acres
Well 10	1,000	Ocean Acres
Well 11	1,000	Ocean Acres
Well 12	750	Beach Haven West

### WATER TREATMENT

The Township currently has four treatment facilities, as listed below:

1. Fawn Lakes Treatment Plant – Treatment Capacity: 0.72 Million Gallons per Day (MGD).
2. Beach Haven West Treatment Plant – Treatment Capacity: 2.16 MGD.
3. Stafford Avenue Treatment Plant – Treatment Capacity: 3.6 MGD.
4. Ocean Acres Treatment Plant – Treatment Capacity: 4.38 MGD

The current Peak Daily Demand is 5.27 MGD (for existing water customers and all previously allocated demands approved by the NJDEP, Bureau of Water Systems and Well Permitting including all permit applications submitted by the Township). The current Firm Capacity is 6.16 MGD (source capacity minus largest source or treatment component).

## **WATER STORAGE**

The Township currently has several different facilities for water storage, as listed below:

1. Fawn Lakes Standpipe – Storage Capacity: 0.25 MG (Effective Capacity: 0.10 MG) Effective capacity for a standpipe is the volume of water above the 20 psi level.
2. Beach Haven West Tower 1 – Storage Capacity: 0.25 MG.
3. Beach Haven West Tower 2 – Storage Capacity: 0.25 MG.
4. Stafford Avenue Tank – Storage Capacity: 0.5 MG.
5. Cedar Bridge Road Tank – Storage Capacity: 0.3 MG.
6. Business Park Tank – Storage Capacity: 1.0 MG.
7. Ocean Acres Tank – Storage Capacity: 0.4 MG.

The minimum required NJDEP storage capacity per 7:19-6.7 for a Stafford Township type of water system is “50% of the average daily demand.” The projected average daily demand at build out is 2.62 MGD (the required minimum estimated build out water storage capacity would be 1.31 MG). The projected maximum month average daily demand at build out is 4.45 MGD (the recommended build out water storage capacity is 2.23 MGD). The Township’s existing total effective storage capacity is 2.80 MGD.

## **PLANNED MAJOR WATER STORAGE PROJECTS**

**(1)** Currently the Township is completing the painting and rehabilitation of Beach Haven West Tower #2. This project will be complete in the summer of 2017.

**(2)** The water storage tank in the business park is slated for demolition and replacement. This project has been part of the business park redevelopment plan since its inception and is now slated to be completed. The Walters Group, our redevelopment partners in the business park, are responsible for both elements of the project demolition and reconstruction. We are currently working with them on plans for completion of the project. It is anticipated that the replacement tank will be in place by 2019.

**(3)** It is anticipated that over the next ten years The Stafford Avenue and the Ocean Acres water tower will be painted. Regular cleaning and evaluation will be the final determining factor as to when.

## **PLANNED MAJOR WATER DISTRIBUTION EXTENSIONS**

### **(1) NJ Garden State Parkway Crossing**

- From the Ocean Acres Water Treatment Plant through the Clayton Tract to Saint Meena Avenue in Island Woods Estates.

- Will provide a critical secondary crossing of the NJGSP (the only NJGSP water main crossing at this time is on Route 72).
- Will provide a second water main outlet for the Ocean Acres Water Treatment Plant should there be a water main break or required temporary water main shut down on Golf View Drive.
- Will provide more efficient use of the Ocean Acres Water Treatment Plant's energy usage and increases the plant's water production capability (currently water sent to the Beachview Avenue area must be pumped down Lighthouse Drive, along Route 72 and back up Route 9 to the Beachview Avenue area).
- Will provide a secondary critical feed to the Beachview Avenue area (currently the only feed to this area is on Route 9 to Cedar Bridge Road).
- Will provide more effective use of the Cedar Bridge Road water storage tank and therefore increased water pressure in the Beachview Avenue area.

**(2) Interconnections:**

- Existing Ship Bottom Borough Interconnection with Cedar Bonnet Island.
  - Provides water supply to Cedar Bonnet Island. There is a need to look at the replacement of the existing interconnection and replace it in the near future. The current connection is attached to the access bridge to Long Beach Island however the DOT would like the pipe system removed from the bridge and a new water main installed by direct drill between Cedar Bonnet Island and Ship Bottom.
- Future "Emergency" Interconnections with Barnegat Township (4 locations).
  - Honey Suckle Drive (Paramount Escapes at Ocean Breeze).
  - Barracuda Road (Ocean Acres).
  - Nautilus Drive (Ocean Acres).
  - Old Main Shore Road (Mary Bell Road next to the existing gas plant).

**(3) Water Main Replacement Millcreek Road**

It is anticipated that the 12" water mains in Millcreek Road from Paul Boulevard through to the Millcreek Water Plant will be complete by the end of 2018 including road paving for the entire project. Bids have been awarded for phase I with bidding for phase II to take place in the fall of 2017. The project will be funded by the NJEIT. This will conclude the water main replacement in the Beach Haven West section of the Township.

**(4) Water Main Replacement Newell and Jennings Road**

In the fall of 2017 approximately 2,700 ft. of water main will be replaced on Jeannie and Newell Drives to addresses significant deterioration in the existing 8" main. The new main will begin at Jeannie Drive and eventually continue to Jane Drive. Upon completion of the first phase of this project we will begin planning for the replacement of the entire water main along Newell and extending up Jennings. That phase of the project will constitute approximately 20,000 lineal feet of new 12" main ultimately connecting at Jane Drive. It is anticipated that this project will be carried out by in-house staff. With the completion of this project all existing mains in Beach Haven West and the Village Harbor section of the Township will have been replaced.

**(5) Water Plant Upgrades**

The Fawn lakes and the Ocean Acres plants have been fully upgraded in 2017. Over the next ten years we will continue to core filters on a regular basis and schedule media replacement as needed. In addition starting in 2018 we will expand the SCADA communication system until all water facilities are cover by this control and communication system. Additionally we will be completing alarm and camera systems at each of the water treatment facilities.

**Wastewater****WASTEWATER COLLECTION SYSTEM**

The Township currently has several proposed improvement to upgrade the gravity sanitary sewer system and the sewer pump stations.

- Beach Haven West 5-year AC sewer pipe repair and rehabilitation phasing program *is virtually complete.*
  - Phase 5 will be complete by early 2018 thereby completing the rehabilitation of the entire Beach Haven West Sewer System.
  - The Township is exploring its options for a full replacement of the Beach haven West Sewer system. Currently there are sewer pipes ranging from 4 to 15 feet underground and they will continue to deteriorate despite the rehabilitation program. The plan would be to elevate the gravity sewers through the construction of additional pump stations to allow ease of operations and access should repairs become necessary. This would also allow the current cementitious pipe to be replaced with a more durable system requiring less maintenance and potential for failure.

### **SEWAGE PUMP STATION FACILITIES**

- The Township owns, operates and maintains thirteen (13) conventional type sewage pump stations throughout the Township and twenty-four (24) cluster type duplex grinder pump stations in the Mallard Island, Bayside, and Cedar Bonnet Island areas. We are currently in the process of upgrading the pump systems as individual stations fail.
- Collection and pump station capacity issues are the attention of the Township. Currently, there are no capacity issues identified affecting the Township. Currently the Jane Drive and Tall Ships pump stations are slated for upgrades in the sewer and water master plan.

### **WASTEWATER TREATMENT**

The Southern Ocean County Water Pollution Control Facility, located north of Cedar Run Dock Road, in Stafford Township, treats all of the Township's wastewater. Treatment capacity issues are the attention of the OCUA and a treatment plant upgrade is currently undergoing construction. The following provides a summary of the interceptor sewers:

- Interceptor sewers are typically large diameter pipes conveying flow from a network of collection sewers directly to the treatment plant.
- The OCUA operates a number of interceptor sewers throughout the Township.
- Interceptor sewer capacity issues are the attention of the OCUA and they are currently rehabilitating existing interceptor sewers in the Township.

## **Stafford Planning Studies**

### **WASTEWATER MANAGEMENT PLAN**

Currently the Ocean County Planning Board has jurisdiction over the preparation of Wastewater Management Plans in the County. The original Wastewater Management Plan was prepared by the Stafford Municipal Utilities Authority and approved by the NJDEP in 1991 (which expired around 1997) formed the basis of the Township's current Sewer Master Plan.

### **SEWER MASTER PLAN**

The Township's Sewer Master Plan was updated in March 2007 to coincide with the NJDEP, Office of Smart Growth requirements regarding the Regional Center boundaries and the PA2 boundaries. The Sewer Master Plan will need to be updated to conform with any new Wastewater Management Plan.

**Recommendations**

- Review any updated Wastewater Management Plan annually, particularly with new regulations coming into play, to ensure sewer service area is consistent with designated growth areas. Amend as needed, with a comprehensive update ever six years, consistent with Master Plan updates.
- Consider revising Wastewater Management Plan's in coordination with the County to remove areas in the sewer service area that experienced land use impacts from Superstorm Sandy or other natural hazards to reduce density and development in those areas.
- In accordance with the Township's Septic Management Plan, establish the strategies and implementation measures necessary to ensure that septic systems are properly maintained and that new systems are located, designed, installed and maintained in accordance with State statute and regulation so as to protect ground water quality and to ensure the continuing viability of this means of wastewater management.

# Housing Element and Fair Share Plan

Adopted February 1, 2017

Prepared for:



## STAFFORD TOWNSHIP

*New Jersey*

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# Housing Plan Element

## Introduction

Stafford Township is located in the southern portion of Ocean County, New Jersey. The Township has a total land area of 54.882 square miles, included 45.849 square miles of land and 9.033 square miles of water. It is bordered by Barnegat Township to the north, Long Beach Island to the east, Eagleswood Township and Long Beach Township to the south, and Little Egg Harbor Township to the west.

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 to -136 (“MLUL”) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (“FHA”) require every municipal planning board to adopt a Housing Plan Element to its Master Plan and further require the governing body of each municipality to adopt a Fair Share Plan. More specifically, the FHA and MLUL require municipalities to adopt a Housing Element that addresses the municipality’s present and prospective housing needs, “with particular attention to low and moderate income housing.” In accordance with the Fair Housing Act at N.J.S.A. 52:27D-310, a Housing Element shall contain at least the following: The MLUL and the NJFHA require every municipal planning board to adopt a housing plan element to its master plan.

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

The preparation and submission of a Housing Element of a municipality's Master Plan, and a Fair Share Plan, is the first major step in the process for petitioning the New Jersey Courts for substantive certification.

Affordable Housing regulations define "Fair Share Plan" as follows:

"Fair Share Plan" means the plan that describes the mechanisms and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the housing element, includes the draft ordinances necessary to implement that plan, and addresses the requirements of N.J.A.C. 5:97-3.

This Housing Element and Fair Share Plan ("Plan") satisfies all of the applicable requirements set forth within the MLUL and FHA.

## History of Township's Affordable Housing Obligation and Fair Share Plan

The Township of Stafford has demonstrated a commitment to comply voluntarily with its Mount Laurel obligations. On June 28, 2000, the Stafford Township Planning Board adopted a Housing Element and Fair Share Plan ("2000 Plan") addressing the Township's 1987-1999 affordable housing obligations. The Township Council endorsed the 2000 Plan on June 29, 2000. Stafford petitioned COAH on June 30, 2000 for Substantive Certification, which included a "senior cap" waiver request.

Subsequent to said petition and prior to COAH action on the petition, development of an inclusionary site indicated in the plan became unrealistic as a result of the property owner's lack of interest in developing or selling the site for affordable housing purposes. As a result the 2000 Plan was amended on June 5, 2002 and July 2, 2002, respectively to remove inclusionary Site #3 and to add inclusionary Site #5. Stafford re-petitioned COAH with the 2002 amendment for substantive certification on July 15, 2004.

The 2002 Plan was then amended again in 2004 and was adopted by the Planning Board and Township Council on July 15, 2004 and July 20, 2004 respectively. Due to pending COAH rule changes, the 2004 Amendment was neither filed nor re-petitioned.

COAH adopted third round rules which went into effect on December 20, 2004. In 2005 the Township prepared a Housing Element and Fair Share Plan ("2005 Plan") consistent with the new regulations. On June 15, 2005, the Township Planning Board the 2005 Plan, and on June 21, 2005 the Township Council endorsed the 2005 Plan. The Township petitioned COAH for substantive certification on July 11, 2005. On December 23, 2005 COAH issued a Report Requesting Additional Information (RRAI) with the Township. In response to the RRAI the Township prepared an Addendum to the 2005 Plan. Since the addendum did not result in a change in site, substantial change in density, other zoning requirements that result in a change of housing type on a specific site or a fundamental change in approach to the plan included with the original petition, COAH did not deem the amended plan to be a re-petition. In this case, there was no objection period, but a formal adoption of the plan including a new public hearing was required. The

Township Planning Board adopted the Addendum to the 2005 Plan on March 23, 2006, and filed the addendum with COAH.

Prior to COAH action on the Township's petition, COAH's third round regulations were challenged by various parties and they were invalidated, in part, by the Appellate Divisions in In Re Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 72 (2007). On May 6, 2008 COAH adopted revised Third Round regulations in response to the Appellate Division Decision, and became effective on June 2, 2008.

On December 31, 2008 the Township petitioned COAH for substantive certification of a Housing Element and Fair Share Plan ("2008 Plan") addressing its total 1987- 2018 affordable housing obligations. The 2008 Plan **was granted third round substantive certification** by COAH on December 9, 2009.

Subsequently Stafford Township adopted three (3) ordinances in accordance with the certified 2008 Plan including:

Ordinance 2010-03 which revised the Township Code in connection with the mixed use zone and the requirement for affordable units to be included when a project has 5 or more residential units;

Ordinance 2010-04 which revised the Township Code using COAH's Affordable Housing Ordinance model. This related to affirmative marketing, bedroom distribution, controls on affordability, etc.

Ordinance 2010-05 which revised the Township Code in connection with the duties and responsibilities of the Municipal Housing Liaison.

In March of 2015 The New Jersey Supreme Court in Its Mount Laurel IV decision (In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1[2015]) cited COAH's inability to adopt constitutional rules for the "third round" (1999-2025) in order to guide municipal affordable housing compliance. Given the lack of regulatory guidance from COAH or the Legislature, the Supreme Court's decision directed the Trial Courts to assume the role of determining the constitutionality of municipal affordable housing plans. In response to the Mount Laurel IV decisions, the Township filed a declaratory judgement action and motion for temporary immunity on July 2, 2015. Ocean County Court granted temporary immunity on August 28, 2015, which was subsequently extended to November 20, 2016.

The Court invalidated two attempts by COAH to adopt third round rules, but left relatively intact COAH's second round rules (N.J.A.C. 5:93). Therefore, this Housing Plan relies on the second round rules to determine the Township's third round obligation. Additionally Stafford Township and the Fair Share Housing Center (FSHC) conducted discussions and negotiations over several months to determine the content of this Plan.

## Inventory of Housing Stock

### Age of Housing Stock

The age of a community’s housing stock is considered a means of determining its overall condition and identifying housing units in need of rehabilitation, especially those units constructed 50 or more years ago. Stafford’s housing stock was mostly constructed between 1960 and 2009 and construction rates steadily declined afterwards. This decline is most likely due to a lack of buildable land within the Township as more and more units were built. 1990 to 1999 saw the largest amount of units built at 3,413. Over 80% of the Township’s housing stock is less than 50 years old. This only leaves approximately 20% of Stafford’s housing stock that is greater than 50 years old. Given the age of its housing stock, many homes are in very favorable condition, with few in need of repairs and upgrades.

<b>Table 1</b>		
<b>Age of Housing Stock</b>		
<b>Time of Construction</b>	<b>Number of Units</b>	<b>Percent of Units</b>
<b>Prior to 1940</b>	255	1.9%
<b>1940- 1949</b>	105	0.8%
<b>1950-1959</b>	393	2.9%
<b>1960-1969</b>	1,799	13.1%
<b>1970-1979</b>	2,698	19.7%
<b>1980-1989</b>	2,115	15.4%
<b>1990-1999</b>	3,413	24.9%
<b>2000-2009</b>	2,670	19.5%
<b>2010-2013</b>	176	1.3%
<b>2014 or Later</b>	73	0.5%
<b>Total</b>	<b>13,591</b>	<b>100.00%</b>

Source: 2015 American Community Survey 5-year Plan

### Condition of Housing Stock

In addition to age, other factors are taken into consideration to determine the quality and condition of a municipality’s housing stock and whether units are substandard. 2015 ACS data is used to estimate the number of substandard housing units in Stafford using the following factors.

- Persons per room is an index of overcrowding. If 1.01 or more persons occupy one room than the unit is considered substandard.
- The adequacy of plumbing facilities is used to determine if a unit is substandard. Inadequate plumbing facilities are indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.
- The adequacy of kitchen facilities is also used to determine the quality of a unit and determine if it is substandard. Inadequate kitchen facilities are marked by shared use of a kitchen or the lack of a sink with piped water, a stove, or a refrigerator.

Using the above indicators, the table below shows the number of substandard occupied housing units in Stafford Township.

<b>Table 2 Housing Characteristics</b>		
	<b>Total</b>	<b>Percentage</b>
<b>Number of Persons per Room</b>		
1.00 or less	10,031	98.3%
1.01 to 1.50	78	0.8%
1.51 or more	91	0.9%
<b>Plumbing Facilities</b>		
Occupied Units with Complete Plumbing Facilities	10,121	99.2%
Units Lacking Complete Plumbing Facilities	79	0.8%
<b>Kitchen Equipment</b>		
Occupied Units with Complete Kitchen Facilities	10,084	98.9%
Lacking Complete Kitchen Facilities	116	1.1%
<b>Total</b>	<b>10,200</b>	<b>100%</b>
Source: 2015 American Community Survey 5-year Plan		

As indicated in the table above, Stafford has a total of 169 deficient units by overcrowding. 79 occupied housing units lack complete plumbing facilities and 116 units lack an adequate kitchen. In order to estimate the number of deficient units that are occupied by low or moderate income households, a ratio is applied to the total number of deficient units.

**Purchase or Rental Value of Housing Stock**

According to 2015 ACS 5-year estimates, the median value of housing sales in Stafford was \$269,500. A majority of the owner-occupied housing stock was valued between \$200,000 and \$299,999. The median value of housing sales in Ocean County in 2015 was \$262,700 which is only marginally lower than Stafford’s median housing value for owner-occupied units. A total of 1,583 occupied units were paying rent with only 168 not paying any rent. A majority of units paid \$1,000 to \$2,000 for rent each month. The following tables describe value of owner-occupied and renter-occupied units in the Borough according to 2015 ACS data.

<b>Table 3 Value of Owner-Occupied Units</b>		
<b>Value</b>	<b>Units</b>	<b>Percentage</b>
Less than \$50,000	295	3.5%
\$50,000 to \$99,999	153	1.8%
\$100,000 to \$149,999	438	5.2%
\$150,000 to \$199,999	1,228	14.5%
\$200,000 to \$299,999	3,123	37.0%
\$300,000 to \$499,999	2,593	30.7%
\$500,000 to \$999,999	619	7.3%
\$1,000,000 or more	0	0.0%
<b>Total</b>	<b>8,449</b>	<b>100.00%</b>
<b>Median (dollars)</b>	<b>\$269,500</b>	

Source: 2015 American Community Survey 5-year Plan

<b>Table 4 Cost of Rent</b>		
<b>Cost</b>	<b>Units</b>	<b>Percentage</b>
Less than \$500	77	4.9%
\$500 to \$999	261	16.5%
\$1,000 to \$1,499	439	27.7%
\$1,500 to \$1,999	557	35.2%
\$2,000 to \$2,499	226	14.3%
\$2,500 to \$2,999	23	1.5%
\$3,000 or more	0	0.0%
<b>Total Occupied Units Paying Rent</b>	<b>1,583</b>	<b>100.00%</b>
<b>Median (dollars)</b>	<b>\$1,513</b>	

Source: 2015 American Community Survey 5-year Plan

### Occupancy Characteristics and Types of Housing Units

According to the 2015 ACS 5-year estimates, Stafford Township had 10,200 occupied housing units, with 82% being owner-occupied and 18% being renter-occupied. There were 3,497 vacant units of the total 13,697 housing units in the Township of Stafford.

As depicted in Table 5 below, 89.0% of the housing stock consists of single-family detached housing. The balance of housing within the Township is comprised of 1-unit attached (2.8%), mobile home (2.6%), and multi-family units (5.5%).

<b>Table 5 Housing Units</b>		
<b>Total Housing Units</b>	13,697	
<b>Units in Structure</b>	Number of Structure	Percentage
<b>1-Unit detached</b>	12,186	89.0%
<b>1-Unit, attached</b>	384	2.8%
<b>2 units</b>	224	1.6%
<b>3 or 4 units</b>	57	0.4%
<b>5 to 9 units</b>	99	0.7%
<b>10 to 19 units</b>	196	1.4%
<b>20 or more units</b>	190	1.4%
<b>Mobile home</b>	361	2.6%
<b>Boat, RV, van, etc.</b>	0	0.0%
Source: 2015 American Community Survey 5-year Plan		

### Units Affordable to Low and Moderate Income Households

Low-income households are defined as those households earning less than or equal to 50 percent of a regional median income. Moderate-income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income. In addition, COAH has developed a sliding scale for income limits, which defines low- and moderate-income limits based on household size. COAH has determined separate incomes for households of one up to households of eight.

Similarly, housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current COAH regulations require that an efficiency unit be affordable to a household of one, as shown below within Table 6, 2016 New Jersey Housing and Mortgage Financing Agency (NJHMFA) Income Limits for Ocean County.

<b>Table 6 2016 NJHMFA Income Limits for Ocean County</b>					
<b>Median Income</b>	\$63,700				
	1 Person	2 Person	3 Person	4 Person	5 Person
<b>Moderate (80% of Median)</b>	\$50,960	\$58,240	\$65,520	\$72,720	\$78,560
<b>Low (50% of Median)</b>	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100
<b>Very Low (30% of Median)</b>	\$19,110	\$21,840	\$24,570	\$27,270	\$29,460

To be affordable, a household should not be paying more than 28 percent of its gross income on principal, interest, taxes and insurance, subsequent to a minimum down payment of 5 percent. A rental unit is affordable if the household is paying no more than 30 percent of its income on rent and utilities. The following tables display how many owners and renters are paying more than 30 percent of gross income on mortgages or rent.

<b>Table 7</b>		
<b>Monthly Owner Cost as a Percentage of Household Income in 2015 *ACS</b>		
Percentage of Income	Number	Percentage
Less than 20%	1,489	27.2%
20% to 24.9%	634	11.6%
25% to 29.9%	849	15.5%
30% to 34.9%	573	10.5%
35% or more	1,938	35.3%
<b>Total Housing Units with a Mortgage</b>	<b>5,483</b>	

Source: 2015 American Community Survey 5-year Plan

<b>Table 8</b>		
<b>Gross Rent as a Percentage of Household Income in 2015 *ACS</b>		
Percentage of Income	Number	Percentage
Less than 15%	148	9.6%
15% to 19.9%	60	3.9%
20% to 24.9%	154	9.9%
25% to 29.9 %	252	16.3%
30% to 34.9%	197	12.7%
35% or more	737	47.6%
<b>Total Occupied Units Paying Rent*</b>	<b>1,548</b>	
<b>* 203 units not computed</b>		

Source: 2015 American Community Survey 5-year Plan

## Projected Housing Stock

According to New Jersey Department of Community Affairs, Stafford Township has issued building permits for a total of 3,719 for single family housing units, two to four family housing units, and mixed use housing units during the time period from 2000-2016. It should be noted that the 2016 data is only current through September of 2016.

Using New Jersey Department of Community Affairs demolition data for the same period, Stafford Township approved 1,108 demolition permits. This brings the total number of housing units added between the year 2000 and 2016 to 3,719. The building and demolition permit information is depicted within Table 9 below.

<b>Table 9</b>			
<b>Dwelling Units Authorized</b>			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2000	325	11	314
2001	319	11	308
2002	357	10	347
2003	368	27	341
2004	340	28	312
2005	336	32	304
2006	119	26	93

<b>Table 9 Dwelling Units Authorized</b>			
<b>Year</b>	<b>Residential Building Permits Issued</b>	<b>Residential Demolitions</b>	<b>Total Added</b>
2007	151	30	121
2008	199	25	174
2009	47	21	26
2010	58	21	37
2011	168	17	151
2012	130	22	108
2013	255	471	-216
2014	322	206	116
2015	143	94	49
2016	108	73	35
<b>Total</b>	<b>3,827</b>	<b>1,181</b>	<b>2,646</b>

Source: Both Building Permit and Demolition data obtained from the New Jersey Department of Community Affairs, Division of Codes and Standards website; Accessed on January 3, 2017.  
\*DATA ONLY AVAILABLE THROUGH END OF September 2016

## Stafford Township’s Demographic Characteristics

As depicted in Table 10 below, the population of Stafford Township grew exponentially from 1960 to 1980, with its greatest percent change of 181.9 percent occurring during the time period between 1970 and 1980. The U.S. Census data demonstrates that the Township’s population for the year 2010 was 26,540 which is a 17.8% increase from 2000 population levels. The North Jersey Transportation Planning Authority (NJTPA) conducted population projections for its jurisdiction which included Stafford Township. The projected population for the Township in 2040 is 36,640. The projections show that the Borough will grow by 38% by 2040. Population density is a measure of the number of people residing within a given land area. As the table shows, Stafford is very high density given the amount of land area the Township occupies. The table below displays Stafford Township’s population characteristics and projections.

<b>Table 10 Population Characteristics</b>			
<b>Year</b>	<b>Population</b>	<b>Population Change</b>	<b>Percent Change</b>
1930	1,039	-	-
1940	1,253	214	20.6%
1950	1,347	94	7.5%
1960	1,930	583	43.3%
1970	3,684	1,754	90.9%
1980	10,385	6,701	181.9%
1990	13,325	2,940	28.3%
2000	22,532	9,207	69.1%
2010	26,540	4,008	17.8%
2040**	36,640	10,100	38.0%

\*Population Density displayed as residents per square mile  
\*\*Population Projections from North Jersey Transportation Planning Authority  
Sources: U.S. Census Bureau; North Jersey Transportation Planning Authority

As illustrated within Table 11, the age cohort breakdown of then Township is similar to Ocean County with the exception of the 45 to 64 and Over 65 age cohorts. In addition, the residents of the Township and the residents of Ocean County have the exact same median age. A breakdown of population by age for the Township and the County is provided below:

<b>Table 11 Population Comparison by Age</b>		
<b>Age</b>	<b>Stafford Township</b>	<b>Ocean County</b>
Under 5	4.5%	6.8%
5 to 19	18.4%	18.7%
20 to 24	5.9%	5.5%
25 to 44	22.6%	21.5%
45 to 64	29.9%	25.8%
Over 65	18.7%	21.7%
Total	100.0%	100.0%
<b>Median Age</b>	<b>44.4</b>	<b>42.8</b>

Source: 2015 American Community Survey 5-year Plan

As illustrated in Table 12 below, according to the 2015 ACS the median household income in Stafford was \$69,268. This was more than median income for Ocean County, which was \$61,994. A distribution of households by income for the Township and Ocean County is presented within Table 12, Households by Income (%) in 2015, below.

<b>Table 12 Households by Income</b>		
<b>Income</b>	<b>Stafford Township</b>	<b>Ocean County</b>
Less than \$10,000	4.8%	4.4%
\$10,000 to \$14,999	3.5%	4.1%
\$15,000 to \$24,999	7.0%	10.3%
\$25,000 to \$34,999	6.5%	9.5%
\$35,000 to \$49,999	12.6%	12.6%
\$50,000 to \$74,999	19.5%	17.9%
\$75,000 to \$99,999	13.9%	12.7%
\$100,000 to \$149,999	19.0%	16.5%
\$150,000 to \$199,999	7.9%	7.1%
\$200,000 or more	5.1%	5.0%
<b>Median Household Income</b>	<b>\$69,268</b>	<b>\$61,994</b>

Source: 2015 American Community Survey 5-year Plan

As per the 2015 ACS, the average household size in Stafford Township is 3.11 persons per household. As per the 2015 ACS, 10,200 individuals or 38.1 percent of the total population were householders. Of which, 70.2 percent or 7,160 individuals were a part of family households and 29.8 percent or 3,039 were a part of non-family households. The distribution of household types is illustrated within Table 13, Household by Types in 2015, below.

<b>Table 13 Households by Type</b>		
Household Type	Number	Percent
<b>Total Households</b>	10,200	100.0%
Family households (families)	7,160	70.2%
Married-couple family	5,671	55.6%
Female householder, no husband present	887	8.7%
Male householder, no wife present	601	5.9%
<b>Nonfamily households</b>	3,039	29.8%
Householder living alone	2,662	26.1%
Householder 65 years and over	1,213	11.9%

Source: 2015 American Community Survey 5-year Plan

## Employment Characteristics

The 2015 ACS reports on work activity of residents 16 years and older. A total of 12,232 residents were 16 years or older and employed. As indicated in Table 14, only 5.1 percent of workers are self-employed and the majority of workers (71.2%) work within the private sector.

<b>Table 14 Classification of Workers</b>		
Class	Number	Percentage
Private Wage and Salary	8,704	71.2%
Government Workers	2,886	23.6%
Self Employed	625	5.1%
Unpaid Family Workers	17	0.1%
<b>Civilian employed population 16 years and over</b>	12,232	

Source: 2015 American Community Survey 5-year Plan

An analysis of the employees (over the age of 16) by economic sector indicates that Stafford workers were involved in a broad array of economic sectors. As depicted in Table 15 below, the highest concentration of workers at 26.5 percent of the total workforce was in educational, health, and social services, which was followed by retail trade at 14.0 percent and arts, entertainment, recreation, accommodation, and food services at 12.7 percent of the work force as well.

<b>Table 15 Workforce by Sector</b>		
Sector	Employees	Percentage of Workforce
Agriculture, Forestry, Fisheries & Mining	77	0.6
Construction	1,155	9.4
Manufacturing	419	3.4
Wholesale Trade	254	2.1
Retail Trade	1,714	14.0
Transportation, Warehousing and Utilities	523	4.3
Information	312	2.6

<b>Table 15</b>		
<b>Workforce by Sector</b>		
<b>Sector</b>	<b>Employees</b>	<b>Percentage of Workforce</b>
<b>Finance, Insurance &amp; Real Estate</b>	704	5.8
<b>Professional, Scientific, Management, Administrative, and Waste Management Services</b>	954	7.8
<b>Educational, Health, and Social Services</b>	3,238	26.5
<b>Arts, Entertainment, Recreation, Accommodation and Food Services</b>	1,553	12.7
<b>Other Services</b>	536	4.4
<b>Public Administration</b>	793	6.5

Source: 2015 American Community Survey 5-year Plan

The workforce occupation characteristics in Stafford Township were compared with that of Ocean County. As indicated in Table 16, the occupation characteristics of the Township’s residents compare closely with that of workers residing in the County. The Township maintained a slightly higher percentage in Retail Trade and Educational, Health, and Social Services than that at the County level. The County however, had a higher percentage in Finance, Insurance, and Real Estate and Transportation, Warehousing, and Utilities than that of the Township. Both the Township and County Occupation Characteristics are summarized within Table 16, Occupation Characteristics.

<b>Table 16</b>		
<b>Occupation Characteristics</b>		
<b>Sector</b>	<b>Stafford Township</b>	<b>Ocean County</b>
<b>Agriculture, Forestry, Fisheries &amp; Mining</b>	0.6%	0.3%
<b>Construction</b>	9.4%	8.1%
<b>Manufacturing</b>	3.4%	5.2%
<b>Wholesale Trade</b>	2.1%	3.0%
<b>Retail Trade</b>	14.0%	13.8%
<b>Transportation, Warehousing, and Utilities</b>	4.3%	5.7%
<b>Information</b>	2.6%	2.4%
<b>Finance, Insurance &amp; Real Estate</b>	5.8%	6.6%
<b>Personal, Scientific, Management, Administrative, and Waste Management Services</b>	7.8%	9.9%
<b>Educational, Health, and Social Services</b>	26.5%	26.3%
<b>Arts, Entertainment, Recreation, Accommodation and Food Services</b>	12.7%	8.2%
<b>Other Services</b>	4.4%	5.0%
<b>Public Administration</b>	6.5%	5.6%

Source: 2015 American Community Survey 5-year Plan

In addition, in order to understand what implications this employment data has for the Borough and understand what the employment field and area trends are for Stafford Borough and Ocean

County, the New Jersey Department of Labor (“NJDOLE”) has prepared projections, which analyze the expected increase or decrease in a particular employment sector by the year 2022. This data has been summarized and is illustrated within Table 17, below.

<b>Table 17 Ocean County Projected Employment</b>				
<b>Industry</b>	<b>2012 Estimated Employment</b>	<b>2022 Projected Employment</b>	<b>Numeric Change</b>	<b>Outlook</b>
<b>Self-employed</b>	11,100	11,400	300	Stable
<b>Unpaid Family Workers</b>	100	100	0	Stable
<b>Goods Producing</b>	11,600	13,400	1,800	Growing
<b>Construction</b>	7,050	9,100	2,050	Growing
<b>Services Providing</b>	143,750	156,300	12,550	Growing
<b>Trade, Transportation, and Utilities</b>	33,250	35,250	2,000	Growing
<b>Information</b>	1,150	1,100	-50	Stable
<b>Financial Activities</b>	6,600	6,900	300	Stable
<b>Professional and Business Services</b>	12,050	13,500	1,450	Growing
<b>Education and Health Services</b>	50,100	57,750	7,650	Growing
<b>Leisure and Hospitality</b>	19,400	20,650	1,250	Growing
<b>Other Services (except Government)</b>	7,650	8,000	350	Stable
<b>Government</b>	13,500	13,150	-350	Declining
<b>Unclassified</b>	11,100	11,400	300	Stable
<b>Utilities</b>	1,150	1,050	-100	Stable
<b>Wholesale Trade</b>	3,200	3,550	350	Stable
<b>Natural Resources &amp; Mining</b>	100	100	0	Stable
<b>Total (All Industries)</b>	<b>166,450</b>	<b>181,100</b>	<b>14,700</b>	<b>Growing</b>

Source: New Jersey Department of Labor and Workforce Development, 2012

As indicated above in Table 17, it is projected that in 2022 employment will increase in almost all of the occupations and overall the economy will grow by 14,700 jobs. Education and Health Services and Services providing are anticipated to realize the largest growth increase during the 2012-2022 time period.

# FAIR SHARE PLAN

## Introduction

This Fair Share Plan is broken up into three (3) sections. First the Plan will identify the Township’s fair share obligation for all three (3) housing cycles and the basis for the determination. Second, the Plan will explain the limitations on how the Township may satisfy its remaining Cycle I/Cycle II responsibilities and how, within the confines of those limitations, the Township is satisfying that portion of its fair share attributable to the first two (2) housing cycles. Third, the plan will explain the limitations on how the Township may satisfy its remaining Cycle III responsibilities and how, within the confines of those limitations, the Township is satisfying that portion of its fair share attributable to the Third Round housing cycle.

## Cumulative Fair Share Obligation

The total cumulative affordable housing obligation consists of three components: the rehabilitation share, prior cycle obligation and the Third Round component.

<b>1987-2025 Fair Share Obligation</b>	
<b>Obligation Type</b>	<b>Units</b>
<b>Rehabilitation</b>	
Obligation as calculated by the Fair Share Housing Center	94 units
Rehabilitation Units Proposed	94
<b>Prior Rounds I/II Obligation</b>	
Prior Round Substantive Certification	555
Remaining Obligation 1987-1999	0
Total Prior Round Obligation	555
<b>Round III Obligation</b>	
Obligation as calculated by <i>New Jersey Low and Moderate Income Housing Obligations for 1999-2025, Calculated Using the NJ COAH Prior Round Methodology</i> , prepared by Dr. David Kinsey and dated July 2015	1,320
<b>Cumulative 1987-2025 Obligation</b>	
Rehabilitation Component	94
Prior Round Obligation 1987-1999	555
Third Round Obligation 1999-2025	792*
<b>Total Cumulative 1987-2025 Obligation</b>	<b>1,441</b>

\*Represents a 40% reduction from the Round III obligation calculated by Dr. David Kinsey, July 2015, as agreed upon by the Township of Stafford and the Fair Share Housing Center.

## Vacant Land Adjustment

Given the Township’s relative lack of vacant and developable land, the Township’s ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate the lack of vacant, developable land in the Township, Stafford identified all vacant parcels currently within the Township and listed each parcel on the vacant land inventory table in accordance with N.J.A.C. 5:93-4.2(b), included in Appendix C. An existing land use map for the Township has also been appended to this report in accordance with N.J.A.C. 5:93-4.2(a). Mapping is also provided of vacant and both undevelopable and developable properties within the Township and includes a calculation of unconstrained, developable area for each property, taking into account the permitted exclusions in accordance with N.J.A.C. 5:93 as outlined below.

CME Associates analyzed the realistic development potential (RDP) of the remaining vacant lands within the Township in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93. This analysis revealed that Stafford Township has limited acreage to accommodate its new construction obligation. After following the procedures for undertaking a vacant land analysis outlined in N.J.A.C. 5:93, and assuming 6 units to each developable acre, Stafford Township’s RDP, based on the Vacant Land Adjustment for the new construction obligation is 176 affordable units. Since the prior round, however, the Township has undertaken a large-scale redevelopment project at the Stafford Park Redevelopment Area. The conceptual plan for this area slated 154 acres for residential purposes. Although these properties were not analyzed as vacant in the VLA, the Township is including the 154 acres in the RDP for an additional 184 units. Therefore, the Township total RDP between the VLA and Stafford Park Redevelopment Area is **360** units.

## Rehabilitation Share

Fair Share Housing Center has calculated a 94-unit rehabilitation obligation for Stafford Township. On September 18, 2012 the Township passed Resolution 2012-235, included in Appendix D, authorizing the creation of the Stafford Township Home Improvement Program and the adoption of the Home Improvement Program policies and procedures manual. The Township retained Community Grants, Planning and Housing (CGP&H) to administer the rehabilitation program. The program is funded through development fees collected through the Affordable Housing Trust Fund. Stafford Township intends to continue with the program in order to satisfy its Rehabilitation Share.

## Prior Round Obligation Compliance

The following projects were used to satisfy the Township’s 555-unit prior round obligation.

<b>Round I/II Obligation</b>							
	<b>Obligation</b>	<b>Completed Units</b>	<b>Proposed Units</b>	<b>Low</b>	<b>Mod</b>	<b>Very Low</b>	<b>Total Units</b>
<b>1987-1999 Prior Round Obligation (1)</b>	555						
<b>Mechanisms (2)</b>							
Prior Cycle Credits (4/1/80-12/31/86)							
<b>Credits without Controls</b>		<b>243</b>					<b>243</b>
<b>Inclusionary Zoning</b>		<b>91</b>					<b>91</b>
Pine Crest Village		75		38	37		
Perry’s Lake		11		5	6		

Summerville Assisted Living		5		5			
<b>100% Affordable</b>		<b>143</b>					<b>143</b>
Presbyterian Homes		72		72			
Stafford Park Family Units		71		35	36		
<b>Rental Bonuses</b>		<b>78</b>					<b>78</b>
Presbyterian Homes		7					
Stafford Park Family Units		71					
<i>Total Prior Round Credits</i>							<i>555</i>
<b><i>Units Addressing 1987-1999 Prior Round</i></b>							<b><i>555</i></b>

*Credits without Controls*

In the preparation of the 2000 Housing Element and Fair Share Plan, the Township conducted the necessary survey and prepared the required documentation pursuant to N.J.A.C. 5:93-3.2, for the purposes of identifying affordable units eligible for crediting that were constructed between April 1, 1980 and December 15, 1986. COAH verified a total of 243 units that met this criteria. Therefore, Stafford Township requests 243 affordable housing credits towards the Prior Round Obligation.

*Perry's Lake (Block 120.30, Lot 51.01)*

Perry's Lake is an inclusionary age-restricted project, and includes 46 affordable units, consisting of 22 low and 24 moderate units, and 426 market rate units. The original agreement provided for the set aside of 95 low and moderate units within the development. At the request of the developer negotiations were conducted resulting in a new agreement, which was executed in October of 2003, whereby the remainder of the developer's set-aside obligation, after all affordable units already completed or under construction and subsequently completed and occupied, would be discharged in favor of funding 65 RCA units at \$25,000 per unit. A total of 46 age-restricted affordable modular for-sale units were completed within the development under the modified agreement. The developer paid \$1,625,000 per the agreement in October 2007. All 46 units were affirmatively marketed and are now occupied. The Township requests 11 credits towards the Prior Round Obligation.

*Pinecrest Mobile Home Park (Block 123, Lot 17)*

Pinecrest Village is an inclusionary mobile home park project which includes 75 affordable units, consisting of 38 low and 37 moderate, and approximately 32 market-rate units. Pursuant to bedroom mix requirements, provided by COAH at the time, the following bedroom mixture was provided: 15 one-bedroom units, 40 two-bedroom units, and 20 three-bedroom units. The Township agreed to pay Pinecrest Village Inc. the full amount of the monies contributed from The Landings site to buy down the cost of the 75 new affordable units within the park at \$29,866.00 per unit. The combination of pad rental and loan payment for the 75 affordable units was in accordance with the COAH affordability limits and will be deed-restricted for 30 years. The Township is requesting 75 affordable housing credits towards the Prior Round Obligation.

*Summerville Stafford (Block 13, Lot 35.05)*

Brookdale Stafford is an assisted living community located on Route 72. The complex is surrounded by similar uses including the proposed SOCH Health Village. The complex includes 77 one-bedroom or studio apartments with a kitchen, full bath, and amenities. 5 of these units are available to those with Medicare. The facility is licensed by the New Jersey Department of Health and Senior Services. The Township is requesting 5 affordable housing credits towards the Prior Round Obligation.

*Presbyterian Homes (Block 229, Lot 21)*

As part of its prior housing efforts, the Township collaborated with Presbyterian Homes and Services in the development of a 5.5 acre site for 84 age-restricted low-income rental units. The project received US Department of Housing and Urban Development Funding under the Section 202 program. The construction of the project is complete. Under Section 202 program requirements, the units have the requisite affordability controls and Presbyterian Homes and Services is an accepted administrator. The Township requests 79 affordable housing credits, specifically 72 credits and 7 bonus credits towards the Prior Round Obligation.

*Stafford Park Apartments (Block 25, Lot 33.02)*

The Stafford Park Apartments are part of the Stafford Business Park Redevelopment Area and are located at the interchange of Route 72 and the Garden State Parkway. In August 2005, the Stafford Municipal Council adopted a resolution directing the Planning Board to conduct a preliminary investigation into whether the Stafford Business Park site meets the statutory criteria for designating it as an “area in need of redevelopment” as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

In September of 2005, the Planning Board recommended to the governing body at a public hearing that the area meets the redevelopment criteria. The governing body adopted a resolution designating all of the proposed area as a redevelopment area on October 4, 2005. On October 5, the Redevelopment Plan was introduced to the Planning Board at a Public Hearing. The report was amended to reflect the comments provided by the Planning Board, and subsequent amendments in the course of the development process. On November 15, 2005, the Township adopted the Redevelopment Plan for the Stafford Business Park and amended its Zoning Map to reflect the Redevelopment Area.

The Redevelopment Plan included 650,000 square feet of retail and office space, 565 age-restricted residential units, and 112 affordable housing units. The Planning Board approved the site plan for the affordable housing component on July 16, 2008, and construction was completed in 2009. Stafford Park Apartments includes a mix of 1-, 2-, and 3- bedroom family units. The Township requests 71 credits and 71 bonus credits towards the Prior Round Obligation, and 41 credits and 41 bonus credits towards the Third Round Obligation.

### Third Round Obligation (1999-2025)

Third Round Compliance Mechanism Summary	Affordable Units	Potential Bonus Credits	Total Credits
<b>FOR SALE</b>	11	0	11
<i>Family For-Sale</i>	11	0	11
Scattered Site Program	11	0	11
<i>Age-Restricted For-Sale</i>	0	0	0
<b>RENTALS</b>	259	90	349
<i>FAMILY RENTAL</i>	153	90	243
Stafford Park Family Units	41	41	82
Stafford Mews	10	0	10
Manahawkin Family Apartments	72	49	121
SOCH Rentals	30	0	30
<i>AGE RESTRICTED RENTAL</i>	90	0	90
Stafford Park Age-Restricted Rentals	90	0	90
<i>SUPPORTIVE/SPECIAL NEEDS HOUSING</i>	16	0	16
Admiral Group Home	3	0	3
Stafford Park Age-Restricted	10	0	10
Starboard Group Home	3	0	3
<b>TOTALS</b>	270	90	360

#### *Community Options Incorporated- Admiral (Block 44.122, Lot 14)*

The Township requests credit for a group home located at 31 Admiral Avenue. A certificate of occupancy was issued on April 23, 1997. This three-bedroom facility serves four developmentally disabled adults. The New Jersey Department of Health and Senior Services has confirmed that its Division of Developmental Disabilities (DDD) provides the group home with capital finding which carries with it 20-year affordability controls with ability to renew every 10 years. Pursuant to N.J.A.C. 5:93-5.8(b), the unit of credit is the bedroom, therefore this group home is eligible for three credits. This group home is funded through DDD with an automatically renewable deed restriction for an additional 10 years at the end of the original 20-year restriction.

#### *Community Options Incorporated- Starboard (Block 44.07, Lot 7)*

Community Options, Incorporated converted an existing dwelling on 1000 Starboard Avenue into a three-bedroom group home. The site totals .25 acres and is within the R-90 zone. The Township entered into an agreement with Community Options to utilize \$30,000.—from the Affordable Housing Trust Fund to help defray the costs of the group home. The home will be deed restricted for at least 30 years.

#### *Stafford Park Redevelopment Area Age-Restricted Housing*

Walters Homes is expanding the Stafford Park Redevelopment Area to include 100 age-restricted affordable units for residents 55 years of age and older. This will be an HMFA project. A site plan for the project has yet to be submitted to the Planning Board. The Township requests 90 credits.

### *Stafford Park Apartments*

The Township requests 41 credits and 41 bonus credits towards the Third Round Obligation. See Prior Round Obligation for full narrative.

### *Southern Ocean County Hospital (SOCH) Health Village*

The SOCH Health Village project consists of approximately 80 acres located along Route 72 within the Highway Medical Commercial (HMC) district, with 21 acres in connection with the affordable housing component. A General Development Plan for the project was approved by the Stafford Township Planning Board, with the latest phasing plan approved on July 16, 2008. The project includes the expansion of the existing Southern Ocean County Hospital, realigning of surrounding roadways as well as the construction of 350,500 square feet of office space, 50,000 square feet of retail space, 239 market rate dwelling units, and 74 affordable dwelling units. Of the 74 units, 44 are affordable “for-sale” units and 30 are affordable “for rent” units. The total number of affordable housing units will be split, 37 low and 37 moderate units.

### *Manahawkin Family Apartments*

The proposed Walters project is located on Block 120.20, Lots 43, 44, and 45 and is approximately 7 acres. The project is currently in conceptual stages; however, it is expected to be a series of 2-story structures totaling 72 units.

### *Municipally-Sponsored Scattered Site Program- Ocean Acres*

The Township has implemented a scattered site program in Ocean Acres to develop vacant lots into affordable single-family units. The program is funded through available development fees. Since this program began, the Township has entered into agreements with Habitat for Humanity to construct (9) single-family units of which three (3) are completed, two (2) are under construction, with one additional lot purchased and in the permitting stage. Also, an agreement has been entered with Homes Now, Inc. to build up to ten (10) units, with two (2) single-family homes under construction and a group home in the funding and permitting stage. The Township plans on continuing implementation of this program and requests 11 credits towards the Third Round Obligation.

### *Affordable Housing Ordinance—Mixed Use Zone Overlay*

On January 19, 2010, through Ordinance 2010-03 (Appendix F), the Township revised the Mixed Use Zone to require a mandatory set aside of 20 percent affordable housing for projects consisting of 5 or more residential units with incentives including density bonuses, reduction in off-street parking, increase in maximum lot coverage, and reduction in common or open space requirements. The Mixed Use Zone is located in the Township’s business district on Bay Avenue and Hilliard Boulevard. Based on 2015 Tax Records there are approximately 28.4 acres of unconstrained vacant developable land in the MU Zone that may yield up to 371 residential units and with a 20% set aside 64 affordable housing units. The entire MU Zone is located in Planning Area 2, and within the Township’s Regional Center. The entire MU Zone is located within an existing sewer service area.

## Unmet Need

As presented above, the Township is providing 360 credits toward the established RDP, leaving an additional 432-unit unmet need to reach the 792 assigned new construction obligation. Consistent with the provisions of N.J.A.C. 5:97-5.3, this Plan includes credits and mechanisms to be implemented toward this unmet need and includes built projects, zoned properties, an inclusionary mixed-use zone, and a town-wide zoning amendment requiring a 20-percent set aside for any new development of five or more units (Appendix G). The following table summarizes potential crediting toward the Township’s unmet need:

<b>Unmet Need Compliance</b>	
<b>Mechanism</b>	<b>Credits</b>
Perry's Lake	35
Cedar Run	72
Stafford MEWS	3
SOCH For Sale Units	44
Presbyterian Homes	12
Mixed Use Zone	TBD
Town Wide Ordinance	TBD
<b>Total Hard Credits</b>	<b>166</b>

Appendix A: Planning Board Adopting Resolution

2017-11

**STAFFORD TOWNSHIP PLANNING BOARD**

**RESOLUTION**

**ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Planning Board of the Township of Stafford, County of Ocean, and State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on June 14, 2007; and

**WHEREAS**, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

**WHEREAS**, the Planning Board of the Township of Stafford adopted its last Housing Element and Fair Share Plan on December 3, 2008; and

**WHEREAS**, the Township Council of the Township of Stafford endorsed the Housing Element and Fair Share Plan on December 16, 2008; and

**WHEREAS**, the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 to -136 (“MLUL”) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (“FHA”), require every municipal planning board to adopt a Housing Plan Element to its Master Plan and further require the governing body of each municipality to adopt a Fair Housing Plan; and

**WHEREAS**, N.J.A.C. 5:94-2.2 requires the adoption of the Housing Element by the Planning Board and endorsement by the governing body; and

**WHEREAS**, N.J.A.C. 5:94-4.1 requires the preparation of a Fair Share Plan to address the total 1987-2025 fair share obligation of the Township of Stafford; and

**WHEREAS**, N.J.A.C. 5:94-4.1 requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the governing body; and


**WHEREAS**, the Planning Board of the Township of Stafford authorized CME Associates to prepare the Housing Element and Fair Share Plan; and

**WHEREAS**, Jennifer C. Beahm, PP, AICP, and Megan J. Stanley, PP, AICP, with CME Associates, have prepared and submitted the 2017 Housing Element and Fair Share Plan; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Stafford held a public hearing on the Housing Element and Fair Share Plan on February 1, 2017; and

**WHEREAS**, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Township of Stafford’s June 2007 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Township of Stafford, County of Ocean, and State of New Jersey, that the Planning Board hereby adopts the 2017 Housing Element and Fair Share Plan.



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PETER SLOMKOWSKI, Vice-Chairman  
Stafford Township Planning Board

I hereby certify that this is a true copy of the Resolution of the Stafford Township Planning Board, memorializing its adoption of the 2017 Housing Element and Fair Share Plan of the Township of Stafford, at its regularly scheduled meeting held on February 1, 2017.



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Annemarie Sillitoe, Secretary  
Stafford Township Planning Board

Appendix B: Governing Body Adopting Resolution

# Appendix C: Vacant Land Adjustment

# Vacant Land Inventory and Analysis Report

**Prepared for:**  
**Stafford Township, Ocean County, New Jersey**

July 2016

Prepared By:



1460 Route 9 South  
Howell, New Jersey 07731  
(732) 462-7400

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Jennifer C. Beahm PP, AICP  
License No. 05625

## **I. INTRODUCTION**

As noted in N.J.A.C. 5:93, “there may be instances where a municipality can exhaust an entire resource (land, water or sewer) and still not be able to provide a realistic opportunity for addressing the need for low and moderate income housing.” In recognition of the need to provide for the opportunity to adjust municipal affordable housing obligations, N.J.A.C. 5:93 outlines standards and procedures for municipalities to demonstrate that a municipal response to its housing obligation is limited by lack of land, water or sewer. This report outlines the vacant land analysis methodology and summarizes the results of the vacant land analysis prepared on behalf of the Township of Stafford by CME Associates.

The Township of Stafford is subject to a number of environmental constraints. Generally, west of the Garden State Parkway consists of land within the Pinelands jurisdiction while land east of the Parkway is either wetlands or is governed by CAFRA regulations. As such, there is limited vacant and unconstrained developable land upon which the Township is able to provide for affordable housing. Nevertheless, the Township has actively pursued opportunities to provide affordable housing to satisfy its constitutional obligation to do so. On December 31, 2008 Stafford Township petitioned the Council on Affordable Housing (COAH) for substantive certification of a Housing Element and Fair Share Plan addressing its total 1987-2018 affordable housing obligations. The Township was granted third round substantive certification by the Council on Affordable Housing on December 9, 2009. Subsequent to certification Stafford adopted three ordinances to facilitate affordable housing opportunities in the Township:

- a. Ordinance 2010-03 which revised the Township Code in connection with the mixed use zone and the requirement for affordable units to be included when a project has 5 or more residential units
- b. Ordinance 2010-04 which revised the Township Code using COAH’s Affordable Housing Ordinance model. This related to affirmative marketing, bedroom distribution, controls on affordability, etc.
- c. Ordinance 2010-05 which revised the Township Code in connection with the duties and responsibilities of the Municipal Housing Liaison.

Given the Township’s relative lack of vacant and developable land, the Township’s ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate the lack of vacant, developable land in the Township, Stafford has identified all vacant parcels currently within the Township and has listed each parcel on the vacant land inventory table in accordance with N.J.A.C. 5:93-4.2(b)(see Attachment A). An existing land use map for the Township has also been appended to this report as Attachment B in accordance with N.J.A.C. 5:93-4.2(a). Attachment C provides mapping of vacant and both undevelopable and developable properties within the Township and

includes a calculation of unconstrained, developable area for each property, taking into account the permitted exclusions in accordance with N.J.A.C. 5:93 as outlined below. Attachment D provides a list of developable parcels within the Township.

CME Associates has analyzed the realistic development potential (RDP) of the remaining vacant lands within the Township in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93. This analysis reveals that Stafford Township has limited acreage to accommodate its new construction obligation. After following the procedures for undertaking a vacant land analysis outlined in N.J.A.C. 5:93, and assuming 6 units to each developable acre, Stafford Township's RDP, based on the Vacant Land Adjustment for the new construction obligation is 176 affordable units. Since the prior round, however, the Township has undertaken a large-scale redevelopment project at the Stafford Park Redevelopment Area. The conceptual plan for this area slated 154 acres for residential purposes. Although these properties were not analyzed as vacant in the VLA, the Township is including the 154 acres in the RDP for an additional 184 units. Therefore, the Township total RDP between the VLA and Stafford Park Redevelopment Area is 360 units.

## **II. PERMITTED EXCLUSIONS**

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP. Environmentally sensitive areas, including flood hazard areas, areas within Environmentally Sensitive Planning Areas according to the State Plan Policy Map, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small, isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded. Vacant lots under development or properties for which site plan approval has been granted may also be excluded. Finally, landlocked parcels or sites with limited or no access may also be excluded from the calculation of the Township's RDP.

The vacant land inventory table in Attachment A provides a parcel-by-parcel description of exclusions that have been made pursuant to N.J.A.C. 5:93.

It should be noted that the Township is permitted to reserve up to three percent of its total developed and developable acreage, less existing active municipal recreation areas, for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing pursuant to N.J.A.C. 5:93-4.2(e)4. Any such site designated for active recreation in accordance with this section must be purchased and limited to active recreational purposes within one year of substantive certification. Although this calculation has not been completed as part of this analysis, the Township reserves the right to revise this analysis to complete this calculation.

### **III. Summary and Conclusion**

Based on the procedures for municipal adjustment provided in N.J.A.C. 5:93, the Township of Stafford's RDP has been determined to be 360 affordable units.

# **ATTACHMENT A: VACANT LAND INVENTORY** **TABLE**

## Constrained Vacant Lots

Block	Lot	Address	Additional Lots	Property Owner	Property Area	Reason for Exclusion
1	13	1481 MAIN STREET		OVERLAP LLC	6.30	Constrained by Wetlands
1	7				1.01	Outside of SSA
1	3	LITTLE EGG HARBOR LINE		HENRY, CRAIG E	43.29	Outside of SSA
2	6	CEDAR BRIDGE & 539		RAILROAD ROAD LLC	16.20	Outside of SSA
2	3.03	ROUTE 539 E/S		LEFEVRE, ROGER & KAREN	1.30	Outside of SSA
2	5	CEDAR BRIDGE & 539		RAINBOW ROD & GUN CLUB C/O D RAUTH	2.66	Outside of SSA
2	3.02	ROUTE 539 E/S		WITTMAN,I-EST OF % JOSEPH III	1.23	Outside of SSA
2	3	CEDAR BRIDGE ROAD W/S		SCHWAB, CHARLES W. & JULIA P.	1.99	Outside of SSA
2	3.01	ROUTE 539 E/S		LEX, DONALD C	0.98	Outside of SSA
3	2	MICAJAS ROAD E/S		CLYDE, WILLIAM J & MARILYN J	7.40	Outside of SSA
3	3	MICAJAS ROAD E/S		WITTMAN,I-EST OF % JOSEPH III	0.73	Less than .83 Acres
3	4	MICAJAS ROAD E/S		BENNETT, WM C JR & ETALS	0.49	Less than .83 Acres
3	6	MICAJAS ROAD E/S		DYER, D & PARKER, C & SYSOL, C	0.55	Less than .83 Acres
4	16	PANCOAST ROAD NORTH OF		SMITH, OWEN	0.57	Less than .83 Acres
4	20	PANCOAST ROAD N/S		JERATH, MEENA & KHOSLA, GEETA	1.15	Outside of SSA
4	24	ROUTE 539 E/S		TRUEX, LEROY	2.70	Outside of SSA
4	6	MICAJAS ROAD W/S		CORLISS, ROBT & GERALD & WATSON, J	82.38	Outside of SSA
4	3	MICAJAS & CEDAR BRDG		BUZBY, RICHARD J JR	20.09	Outside of SSA
4	2	MICAJAS ROAD W/S		CLYDE, WILLIAM J & MARILYN J	0.60	Less than .83 Acres
4	11	ROUTE 539 E/S		SMITH, OWEN	28.76	Outside of SSA
4	10	PANCOAST ROAD N/S		SMITH, OWEN	31.58	Outside of SSA
4	17	1436 ROUTE 539		SMITH, OWEN	2.46	Outside of SSA
7	5.01	1567 SIMM PLACE ROAD		MORRIS, SAMUEL M-PO BOX 4126	1.28	Outside of SSA
7	7.01	1579 MAIN STREET		MORRIS, SM & ME - PO BOX 4126	0.77	Outside of SSA
9	7	1478 CERVETTO ROAD		FLYNN, STEPHEN W & KAREN L	1.97	Outside of SSA
9	1.01	PANCOAST ROAD S/S		KELLER, FRANK W	0.38	Outside of SSA
9	1.02	PANCOAST & MIDDLE RD		KELLER, FRANK	0.65	Outside of SSA
9	1.06	1534 ROUTE 539	INC. LOT 1.7	O'MALLEY, MICHAEL J	1.87	Outside of SSA
11	8	1347 PANCOAST ROAD		HALBEISEN, JOHN & KIMBERLY	17.62	Outside of SSA
11	1	GRAYS ROAD S/S		WEIGLE, DOUGLAS R	1.02	Outside of SSA
11	11	PANCOAST ROAD S/S		DELIA, DIANE	38.72	Outside of SSA
11	18	GRAYS ROAD S & REAR OF		WEIGLE, DOUGLAS	2.73	Outside of SSA
11	5	GRAYS ROAD S/S		WHEAT, LEE & JOHN W	5.22	Outside of SSA
13	35.01	ROUTE 72 W/S		SOCH INC % MERIDIAN HOSP CORP	4.93	Approval for Development
13	60	200 STAFFORD PARK BLVD		STAFFORD PROP URBAN RNWL % WALTERS	0.51	Less than .83 Acres
13	42	ROUTE 72 W/S		DVORKIN, A & M&H INVESTMENT GRP LLC	8.28	Constrained by Wetlands
13	54	ROUTE 72 & RECOVERY ROAD		DVORKIN, A & M&H INVESTMENT GRP LLC	7.15	Constrained by Wetlands
13	57	ROUTE 72 W/S		CAP-1 LLC	9.25	Approval for Development
13	38.02	1105 ROUTE 72 WEST		DENAGEL, EUGENE	0.27	Less than .83 Acres
14	1	OLD MANAHAWKIN N/S		ROSS, DOMINICK JR & MARISA L	10.63	Outside of SSA
21	16	MICAJAS ROAD SW/S		PANAS, NICK & ELIOPOULOS, GUS	10.93	Outside of SSA
21	17	EVERGREEN HEIGHTS		WOLSON, MATTHEW & STACIA	0.02	Less than .83 Acres
22	22	PARKWAY W/S		MORRIS,BA; KALSCH,JL & SWENSEN,JM	19.84	Outside of SSA
23	10	STOCUMS ROAD S/S		LEARY, DOROTHEA JANE IRREVOC TRUST	8.43	Outside of SSA
23	12	STOCUMS ROAD S/S		CONKLIN, SAMUEL EST % CONKLIN, PJ	1.96	Outside of SSA
24	9	PARKWAY NW/S		HARDER, BENJAMIN A JR	28.85	Outside of SSA
24	5	UNNAMED ROAD E/S		CONKLIN, SAMUEL EST % CONKLIN, PJ	5.85	Outside of SSA
24	3	UNNAMED ROAD E/S		LEARY, DOROTHEA JANE IRREVOC TRUST	7.50	Outside of SSA
24	19	STOCUMS ROAD N/S		HARDER, BENJAMIN A JR	2.91	Outside of SSA

25	32.06	246 STAFFORD PARK BLVD		STAFFORD PROP URBAN RNWL % WALTERS	7.09	Developed
25	34.03	101 CAMPBELL BLVD		STAFFRD PROP APRTMT URB RNW%WALTERS	22.41	Developed
26	9	ROUTE 72 SW OF		SPADA, JAMES G. & GLORIA ETAL	15.99	Outside of SSA
26	23	ROUTE 72 SW/S		PROGRESS PLUS ASSOC	8.14	Outside of SSA
26	22	ROUTE 72 WEST OF		FRAZEE, HAROLD OSCAR & GERALDINE AN	12.47	Outside of SSA
26	11	ROUTE 72 SW/S		MILLER, WALTER	25.63	Outside of SSA
41	1	ROUTE 72 N/S		FAWN LAKES COMMUNITY ASSOC	1.60	Water/Wetlands
42.02	6	8 DUSTY MILLER DRIVE		PARAMOUNT HOMES @ FOREST HILLS LLC	0.19	Developed
42.02	1	OPEN SPACE		PARAMOUNT HOMES @ FOREST HILLS LLC	2.28	Developed
42.02	7	10 DUSTY MILLER DRIVE		PARAMOUNT HOMES @ FOREST HILLS LLC	0.22	Developed
43	4	ATLANTIC HILLS		ATL. HILLS H/O ASSOC INC % DPM INC	4.79	Outside of SSA
44.03	10	ROUTE 72 OCEAN ACRES LAKE		BONSANGUE, CHARLES TRUST	1.93	Water/Wetlands
44.03	9	955 WHISPERING OAK CIR		BONSANGUE, CHARLES TRUST	0.01	Outside of SSA
44.117	18	1424 ROUTE 72 WEST		RUTA, MODESTINO & JACQUELINE	0.28	Developed
44.117	10	1413 FORECASTLE AVENUE		RUTA, MODESTINO & JACQUELINE	0.31	Developed
44.117	17	1418 ROUTE 72 WEST		RUTA, MODESTINO & JACQUELINE	0.24	Developed
44.127	12	1636 ROUTE 72 WEST	INC LOTS 12-14	1636 ROUTE 72 WEST LLC	1.07	Outside of SSA
44.15	44	1188 BEACON AVENUE		MUELLER, MARIE	0.23	Less than .83 Acres
44.15	43	1182 BEACON AVENUE		MUELLER, MARIE	0.24	Less than .83 Acres
44.16	16.01	1157 BEACON AVENUE		SOCH % MERIDIAN HOSP CORP	0.42	Less than .83 Acres
44.16	15	1161 BEACON AVENUE		SOCH % MERIDIAN HOSP CORP	0.24	Less than .83 Acres
44.218	5	116 LAKEVIEW DRIVE		MELEGA, MICHAEL & JOAN M.	0.02	Less than .83 Acres
44.218	4	112 LAKEVIEW DRIVE		PAPPAS, EVANGELINE, GEO & ANTHONY	0.02	Less than .83 Acres
44.218	2	104 LAKEVIEW DRIVE		DAVIES, MARK W	0.02	Less than .83 Acres
44.218	7	124 LAKEVIEW DRIVE		BROWN, GERALD S & SUSAN J	0.01	Less than .83 Acres
44.218	1	100 LAKEVIEW DRIVE		DAVIES, MARK W	0.08	Less than .83 Acres
44.218	19	172 LAKEVIEW DRIVE		STAFFORD MEDICAL PA	0.01	Less than .83 Acres
44.218	6	120 LAKEVIEW DRIVE		REILLY, LORRAINE M	0.01	Less than .83 Acres
44.218	3	108 LAKEVIEW DRIVE		GIAMPICCOLO, GIOVANNA M	0.01	Less than .83 Acres
44.218	5	116 LAKEVIEW DRIVE		MELEGA, MICHAEL & JOAN M.	0.34	Less than .83 Acres
44.218	4	112 LAKEVIEW DRIVE		PAPPAS, EVANGELINE, GEO & ANTHONY	0.28	Less than .83 Acres
44.218	2	104 LAKEVIEW DRIVE		DAVIES, MARK W	0.35	Less than .83 Acres
44.218	7	124 LAKEVIEW DRIVE		BROWN, GERALD S & SUSAN J	0.40	Less than .83 Acres
44.218	1	100 LAKEVIEW DRIVE		DAVIES, MARK W	0.68	Less than .83 Acres
44.218	19	172 LAKEVIEW DRIVE		STAFFORD MEDICAL PA	0.59	Less than .83 Acres
44.218	6	120 LAKEVIEW DRIVE		REILLY, LORRAINE M	0.38	Less than .83 Acres
44.218	3	108 LAKEVIEW DRIVE		GIAMPICCOLO, GIOVANNA M	0.27	Less than .83 Acres
44.221	6	198 GAFF/116 NEPTUNE		REDDY, SAIBABA & DORASANI	0.28	Less than .83 Acres
44.221	11	117 MALLARD ROAD		JUST, EDWARD	0.29	Less than .83 Acres
44.221	10	113 MALLARD ROAD		JUST, EDWARD	0.25	Less than .83 Acres
44.221	4	108 NEPTUNE DRIVE		REDDY, SAIBABA B & DORASANI	0.25	Less than .83 Acres
44.221	5	112 NEPTUNE DRIVE		REDDY, SAIBABA & DORASANI	0.23	Less than .83 Acres
44.221	17	1728 ROUTE 72 W/141 MALL		YAMBAO, ALEXANDER & MARIA	0.34	Less than .83 Acres
44.222	2	232 GAFF ROAD		JENRICK FINANCIAL SERVICE INC ETAL	0.38	Lack of Access
44.222	3	228 GAFF ROAD		JENRICK FIN SERV INC & MELLOMIDA, J	0.24	Lack of Access
44.222	1	236 GAFF ROAD		JENRICK FINANCIAL SERVICE INC ETAL	0.34	Lack of Access
44.222	20	148 MALLARD ROAD		SANTERIAN, MERLE	0.00	Lack of Access
44.222	21	152 MALLARD ROAD		SANTERIAN, MERLE	0.00	Lack of Access
44.222	19	144 MALLARD ROAD		SANTERIAN, MERLE	0.00	Lack of Access
44.23	1	LIGHTHOUSE DRIVE E/S		LONG BEACH CORPORATION	4.32	Developed
44.25	7	127 BLUEJACKET AVENUE		AHDOUT, SHAROKH	0.22	Less than .83 Acres
44.25	8	131 BLUEJACKET AVENUE		AHDOUT, EDNA	0.22	Less than .83 Acres

44.49	28 1218 STEAMER AVENUE	ALLIKMAA,O SR.& AL EST%GILMAN, A	0.23 Less than .83 Acres
44.49	27 1214 STEAMER AVENUE	ALLIKMAA,O SR.& AL EST %GILMAN, A	0.23 Less than .83 Acres
44.52	10 1183 GALLEY AVENUE	COLLINS, MARTIN J & MARY E	0.20 Less than .83 Acres
44.52	9 1187 GALLEY AVENUE	COLLINS, MARTIN J & MARY E	0.21 Less than .83 Acres
44.59	37 447 GOLFVIEW DRIVE	LONG BEACH CORPORATION	0.28 Less than .83 Acres
44.93	24 1158 BEACH LANE	DEL BENE, GENE & CARMELLA	0.24 Less than .83 Acres
44.93	23 1154 BEACH LANE	DEL BENE, GENE & CARMELLA	0.25 Less than .83 Acres
46	1.06 186 MARY BELL ROAD	DEL ROSSO, RUSSELL & SHERRY	0.12 Less than .83 Acres
46	1.05 41 RANCH BLVD	ARIEMMA, ANTHONY	8.42 Outside of SSA
46	4.02 110 MARY BELL ROAD	CONROY, MICHAEL & JAQUELINE	2.44 Developed
46	14.03 9 HAZELTON COURT	MONTANEZ, WILLIAM	0.93 Developed
47	1 1 MARY BELL ROAD	CHURCH OF JESUS CHRIST OF LD SAINTS	6.37 Developed
50	4.03 80 SILO AVENUE	SILO REALTY LLC	2.22 Outside of SSA
50	4.02 40 SILO AVENUE	SILO REALTY LLC	1.16 Outside of SSA
50	7 ROUTE 9 & PROSPECT AVE	961 MAIN STREET LLC	8.03 Outside of SSA
51	18 CEDAR BRIDGE ROAD N/S	GREENE, GEORGE	1.86 Outside of SSA
51	12 LEVI'S ROAD E/S	SEIER, T JOSEPH	2.24 Outside of SSA
51	19 CEDAR BRIDGE RD NORTH OF	ANDERSON, MICHAEL E	2.17 Partially outside of SSA/lack of access
51	13 LEVI'S ROAD E/S	VICIDOMINI, NEIL	2.10 Outside of SSA
51	7 LEVI'S ROAD SE/S	VICIDOMINI, NEIL	1.10 Outside of SSA
51	17 CEDAR BRIDGE ROAD N/S	ANDERSON, MICHAEL E	1.62 Outside of SSA
51	15 OLD CEDAR BRIDGE N OF	ANDERSON, MICHAEL E	2.04 Outside of SSA
51	13.01 CEDAR BRIDGE ROAD S OF	ANDERSON, MICHAEL E	0.06 Outside of SSA
51	14 LEVI'S ROAD EAST OF	VICIDOMINI, NEIL	3.52 Outside of SSA
51	21 CEDAR BRIDGE ROAD N/S	ANDERSON, MICHAEL E	0.33 Less than .83 Acres
51	16 CEDAR BRIDGE ROAD N/S	CIRILLO, SABINO & DONNA	1.51 Outside of SSA
51	11 LEVI'S ROAD E/S	CIRILLO, SABINO & DONNA	2.25 Outside of SSA
51	29 6 TRENT COURT	STONEHILL AT STAFFORD LLC	0.59 Developed/Part of Subdivision
51	29 2 TRENT COURT	STONEHILL AT STAFFORD LLC	0.63 Developed/Part of Subdivision
51	29 17 STONE HILL ROAD	STONEHILL AT STAFFORD LLC	0.73 Developed/Part of Subdivision
51	29 21 STONE HILL ROAD	STONEHILL AT STAFFORD LLC	0.85 Developed/Part of Subdivision
51	29 16 STONE HILL ROAD	MASTROGIOVANNI, MARK & SHANNON LYNN	0.57 Less than .83 Acres
51	29 1 TRENT CT/8 STONE HILL	STONEHILL AT STAFFORD LLC	0.54 Developed/Part of Subdivision
51	29 12 STONE HILL ROAD	STONEHILL AT STAFFORD LLC	0.51 Developed/Part of Subdivision
51	29 18 TRENT COURT	STONEHILL AT STAFFORD LLC	0.55 Developed/Part of Subdivision
51	29 13 TRENT COURT	DI PIETRO, JOSEPH & KRISTIN	0.56 Less than .83 Acres
51	29 17 TRENT COURT	STONEHILL AT STAFFORD LLC	0.93 Developed/Part of Subdivision
51	29 14 TRENT COURT	O'CONNOR, ANTHONY J III & LYNDASAY C	0.55 Less than .83 Acres
51	29 10 TRENT COURT	STONEHILL AT STAFFORD LLC	0.57 Developed/Part of Subdivision
51	29 806 NORTH MAIN STREET	STONEHILL AT STAFFORD LLC	2.18 Developed/Part of Subdivision
51	29 STONE HILL RD E/S	STONEHILL AT STAFFORD LLC	1.30 Developed/Part of Subdivision
51	29 1 STONE HILL ROAD	MAUL, AARON S & KRISTINE H	0.57 Less than .83 Acres
51.1	4.03 45 SAINT MARY AVENUE	ISLAND WOODS ESTATES BY KARA HOMES	2.13 Developed/Part of Subdivision
52	8 PARKWAY EAST OF	OSIPOW, LORETTA M.	0.56 Less than .83 Acres
52	13 LEVI ROAD NW/S	LEDONNE, SAL M	4.36 Constrained by Wetlands
52	17 PARKWAY E/S	WON, CHAK L. & TERESA C.	1.54 Constrained by Wetlands
52	9 PARKWAY EAST OF	TSO, SHEA CHING	2.02 Constrained by Wetlands
52	18 PARKWAY EAST OF	IBRAHIM, SAM S.	2.01 Constrained by Wetlands
52	3 PARKWAY EAST OF	CAFIERO, ANGELA & DENNIS J JR	4.15 Outside of SSA
52	15 LEVI'S ROAD W/S	KRAI, PETER & BEVERLY	0.47 Less than .83 Acres
52	19 CEDAR BRIDGE ROAD N OF	EGBERT, EJ % EGBERT JA	4.05 Constrained by Wetlands
52	10 LEVI ROAD NW/S	GUNDERSEN, GARY & DIANA	0.97 Constrained by Wetlands

52	7 PARKWAY EAST OF	OSIPOW, LORETTA	4.00 Constrained by Wetlands
54	3 CEDAR BRIDGE ROAD S/S	CACCURO, FRANK	0.71 Less than .83 Acres
54	2 CEDAR BRIDGE ROAD S/S	ANDERSON, MICHAEL E	1.95 Outside of SSA/Wetlands
54	3.03 165 LITTLEWORTH MILL ROAD	VERGE, BRIAN & PATRICIA	0.93 Outside of SSA
54	18.03 104 OXYCOCUS ROAD	WILHELM, ERIC & CYNTHIA	0.62 Less than .83 Acres
55	6.05 56 LITTLEWORTH MILL ROAD	NILSEN, IAN & ANGELA	0.51 Less than .83 Acres
67	2 OXYCOCUS ROAD W/S	BD&P PTRSHIP % MAYO,JP-REMAX OF LBI	0.01 Less than .83 Acres
70	9 LAKE MANAHAWKIN EST	ROUTE 72 REALTY ASSOCIATES	1.46 Less than .83 Acres/ Constrained by Wetlands
73	5 LAKE MANAHAWKIN	ROBINSON, JULIUS & CLARA - EST OF	0.23 Less than .83 Acres
73	6 LAKE MANAHAWKIN	ROBINSON, JULIUS & CLARA - EST OF	0.21 Less than .83 Acres
77.02	1 302 DOC CRAMER BLVD	SP 72 LLC	8.38 Approval for Development
92.7	2 HARPOON DR WETLANDS	GET PARTNERS LLC	0.00 Less than .83 Acres
114	2.01		0.00 Less than .83 Acres
118	86 PARKWAY E/S	ATLANTIC ELEC ATT:REAL ESTATE DEPT	0.96 Infrastructure ROW
119	20 BARNEGAT GABLES	MACHINO, MARIA	0.05 Less than .83 Acres
119	19 BARNEGAT GABLES	WEBER, GJ	0.10 Less than .83 Acres
119	8 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	0.21 Infrastructure ROW
119	28 BARNEGAT GABLES	EHINGER, ALBERT	0.14 Less than .83 Acres
120	50.01 ROUTE 72 S/S PERRY'S LAKE	DAVIS & ASSOCIATES LLC	5.28 Stormwater Basin/Tree Retention
120	102 507 ROUTE 72 WEST	DAN-D INC	0.50 Less than .83 Acres
120.07	4 242 JUNCTION DRIVE	MOSS, ALBERT & JANE	0.44 Developed
120.07	3 236 JUNCTION DRIVE	MOSS, ALBERT & JANE	0.39 Developed
120.09	3 290 JUNCTION DRIVE	HAUG, NORMAN H JR & MERIANNE	0.37 Less than .83 Acres
120.1	4 42 ENO ROAD	PRESTIA, FRANCIS	0.37 Less than .83 Acres
120.1	5 48 ENO ROAD	PRESTIA, PETER	0.40 Less than .83 Acres
120.21	11 ROUTE 72 W/S	DAVLOUROS, ANDREW & MARIA	0.15 Less than .83 Acres
120.21	12 ROUTE 72 W/S	DAVLOUROS, ANDREW & MARIA	0.28 Less than .83 Acres
121	9 LANGE DRIVE NORTH OF	GIBERSON, THOMAS P & RUTH	0.21 Less than .83 Acres
123	18 314 SOUTH MAIN STREET	DAVIS & ASSOCIATES LLC	2.00 Developed/Part of Perry's Lake & Open Space Plan
123	12.02 BOLTON LANE N/S	JONRIE HOLDINGS LLC	0.62 Less than .83 Acres
123.01	29.09 10 PERKINS LANE	PERKINS, MITCHELL & KERRY	0.66 Less than .83 Acres and non-contiguous
123.01	29.11 PERKINS LA & OAK AVE	PERKINS, MITCHELL & KERRY	0.61 Less than .83 Acres and non-contiguous
123.01	18.02 364 SO MAIN ST/PERRY'S LK	DAVIS & ASSOCIATES LLC	2.56 Part of Perry's Lake & Open Space Plan
124	98 86 LAMSON ROAD	DAVIS & HEM HOMES LLC	0.99 Outside of SSA
124	81 LAMSON ROAD NORTH OF	HARDER, ARTHUR N & JACQUELINE	3.14 Outside of SSA
124	69 CEDAR RUN BROOK	ATLANTIC CITY ELECTRIC CO	8.93 Constrained by Wetlands
124	114.01 LAMSON ROAD E/S	CLEARY, JOSEPH M JR & AUDREY J	8.67 Outside of SSA
124	113 LAMSON RD NE/S	VITALE, FREDERICK R & ANNA M	12.63 Outside of SSA
124	86 LAMSON ROAD NORTH OF	ESTELLE, JAMES	1.09 Outside of SSA
124	114 LAMSON RD E/S	LAMSON PROPERTIES LLC	7.48 Outside of SSA
124	75 CEDAR RUN S/S	ATLANTIC CITY ELECTRIC CO	6.12 Infrastructure ROW
124	74 CEDAR RUN BROOK	CONKLIN, SAMUEL B % CONKLIN, PJ	4.13 Constrained by Wetlands
124	63 CEDAR RUN NORTH OF	ATLANTIC CITY ELECTRIC CO	4.25 Infrastructure ROW
124	78.01 CEDAR RUN S/S	ATLANTIC CITY ELECTRIC CO	3.95 Infrastructure ROW
124	112 LAMSON ROAD NE OF	LAMSON PROPERTIES LLC	17.74 Outside of SSA
124	65 CEDAR RUN NORTH OF	UNKNOWN	0.38 Less than .83 Acres
124	62 OAK AVENUE SOUTH OF	ATLANTIC CITY ELECTRIC CO	4.42 Infrastructure ROW
124	101 LAMSON ROAD N/S	HARDER, ARTHUR NOEL & JACQUELINE	4.09 Outside of SSA
124	72 CEDAR RUN BROOK	ATLANTIC CITY ELECTRIC CO	5.64 Infrastructure ROW
124	110 LAMSON ROAD NE OF	VITALE, FREDERICK R & ANNA M	13.26 Outside of SSA
124	78 CEDAR RUN S/S	ATLANTIC CITY ELECTRIC CO	1.30 Infrastructure ROW
124	71 CEDAR RUN	CONKLIN, SAMUEL B % CONKLIN, PJ	2.34 Constrained by Wetlands

124	77 CEDAR RUN BROOK	CONKLIN, SAMUEL B % CONKLIN, PJ	2.18 Constrained by Wetlands
124	76 CEDAR RUN BROOK	CONKLIN, SAMUEL B % CONKLIN, PJ	1.76 Constrained by Wetlands
124	70 CEDAR RUN CREEK S OF	ATLANTIC CITY ELECTRIC CO	3.82 Infrastructure ROW
124	73 CEDAR RUN BROOK	SANGER, TONI E	3.40 Constrained by Wetlands
124	64 CEDAR RUN NORTH OF	TREADWELL INVESTMENT CO LLC	8.59 Constrained by Wetlands
124	106 LAMSON ROAD NORTH OF	MEYERS, J & R AND TRUEX, M. & L.	7.71 Outside of SSA
124	66 CEDAR RUN N/S	ATLANTIC CITY ELECTRIC CO	1.80 Infrastructure ROW
124	127 CRANBERRY BOG CEDAR RN	JERMAN, JEFFREY R	15.60 Constrained by Wetlands
124	67 CEDAR RUN N/S	ATLANTIC CITY ELECTRIC CO	6.54 Infrastructure ROW
124	79 CEDAR RUN BROOK	ATLANTIC CITY ELECTRIC CO	4.19 Infrastructure ROW
124	45 OAK AVE S OF W OF RT 9	PUZZIFERRO, ARTHUR	4.26 Constrained by Wetlands
124	125 CRANBERRY BOGS CEDAR RUN	ATLANTIC ELEC ATT:REAL ESTATE DEPT	1.09 Infrastructure ROW
124	42.02 91 OAK AVENUE	JORGENSEN, HALDOR JR. & LINEA	0.37 Less than .83 Acres
124	63 CEDAR RUN NORTH OF	ATLANTIC CITY ELECTRIC CO	0.61 Less than .83 Acres
124.01	136 BARNEGAT GABLES	O'BRIEN, JOHN J.	0.02 Less than .83 Acres
124.01	138 BARNEGAT GABLES	MACHINO, MARIA	0.07 Less than .83 Acres
124.01	137 BARNEGAT GABLES	PALAZZI, PAUL & LENA	0.07 Less than .83 Acres
124.01	243 BARNEGAT GABLES	VANDERHOOF, ROBERT J. & MAY	0.07 Less than .83 Acres
124.01	267 BARNEGAT GABLES	BUCHER, ANTON & MAGGIE	0.06 Less than .83 Acres
124.01	122 BARNEGAT GABLES	SWAN, MYRON J. & SUSIE V.	0.09 Less than .83 Acres
124.01	135 BARNEGAT GABLES	COWE, ANNIE	0.07 Less than .83 Acres
124.01	64 BARNEGAT GABLES	NICKRASZ, ALBERT	0.05 Less than .83 Acres
124.01	2 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	0.05 Less than .83 Acres
124.01	28 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	3.05 Infrastructure ROW
124.01	60 BARNEGAT GABLES	MACHINO, MARIA	0.12 Less than .83 Acres
124.01	31 BARNEGAT GABLES	BOEHM, GW & K % ROBERT & MARY	0.09 Less than .83 Acres
124.01	140 BARNEGAT GABLES	DITZEL, EDWARD J. & LOUISE	0.09 Less than .83 Acres
124.01	1 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	0.09 Less than .83 Acres
124.01	258 BARNEGAT GABLES	WHITEHOUSE, CHARLES J.	0.11 Less than .83 Acres
124.01	121 BARNEGAT GABLES	HEDSTROM, ERIC	0.08 Less than .83 Acres
124.01	271 BARNEGAT GABLES	RIESSNER, MARGARET E.	0.17 Less than .83 Acres
124.01	111 BARNEGAT GABLES	COLEHAMER, KITTIE M.	0.18 Less than .83 Acres
124.01	28 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	42.50 Infrastructure ROW
124.06	16 19 ROYAL OAK COURT	MADORE, KEITH A & VALERIE T	1.07 Developed/Included in Subdivision
124.06	7 10 ROYAL OAK COURT	ASARO, THOMAS & GINAMARIE	1.42 Developed/Included in Subdivision
124.06	15 23 ROYAL OAK COURT	ANDEV CORPORATION	1.15 Developed/Included in Subdivision
125	6 796 SOUTH MAIN STREET	VOGELMAN, PATRICK J & HELYN M	0.04 Less than .83 Acres
125	11 LAMSON ROAD N/S	TRUEX, MARTIN	0.79 Less than .83 Acres
125	9 POLLYPOD ROAD N/S	SALMONS, BYRAM H JR & ELENA A	1.16 Outside of SSA
128.03	8 DETENTION BASIN	ROYCE RUN ASSOCIATES LLC	1.25 Developed, Detension Basin
128.04	1 DETENSION BASIN	ROYCE RUN ASSOCIATES LLC	2.51 Developed, Detension Basin
129	9 ROUTE 9 W/S	LAMSON PROPERTIES LLC	8.53 Outside of SSA
129	10.01 POLLYPOD ROAD S/S	LAMSON PROPERTIES LLC	2.48 Outside of SSA
129	8 930 SOUTH MAIN STREET	LAMSON PROPERTIES LLC	1.18 Outside of SSA
130.01	1 ROUTE 9 W/S	LAMSON PROPERTIES LLC	2.29 Outside of SSA
130.02	8 CEDAR LANE N/S	DAY, CR-EST % DAY, DANIEL TTEE	0.41 Outside of SSA
130.02	7 1176 SOUTH MAIN STREET	DAY, CR-EST % DAY, DANIEL TTEE	0.76 Outside of SSA
130.02	9 CEDAR LANE N/S	DAY, CR-EST % DAY, DANIEL TTEE	1.15 Outside of SSA
131	9 S/S CEDAR LANE	JARCZYNSKI, FRANCIS J III & CAROL J	0.28 Less than .83 Acres
131	3 17 CEDAR LANE	FILON, JOSEPH JR	0.69 Less than .83 Acres
131	1 CEDAR LANE S/S	DAY, CR-EST % DAY, DANIEL TTEE	0.52 Less than .83 Acres
132	2 ROUTE 9 W/S	DAY, CR-EST % DAY, DANIEL TTEE	0.20 Less than .83 Acres

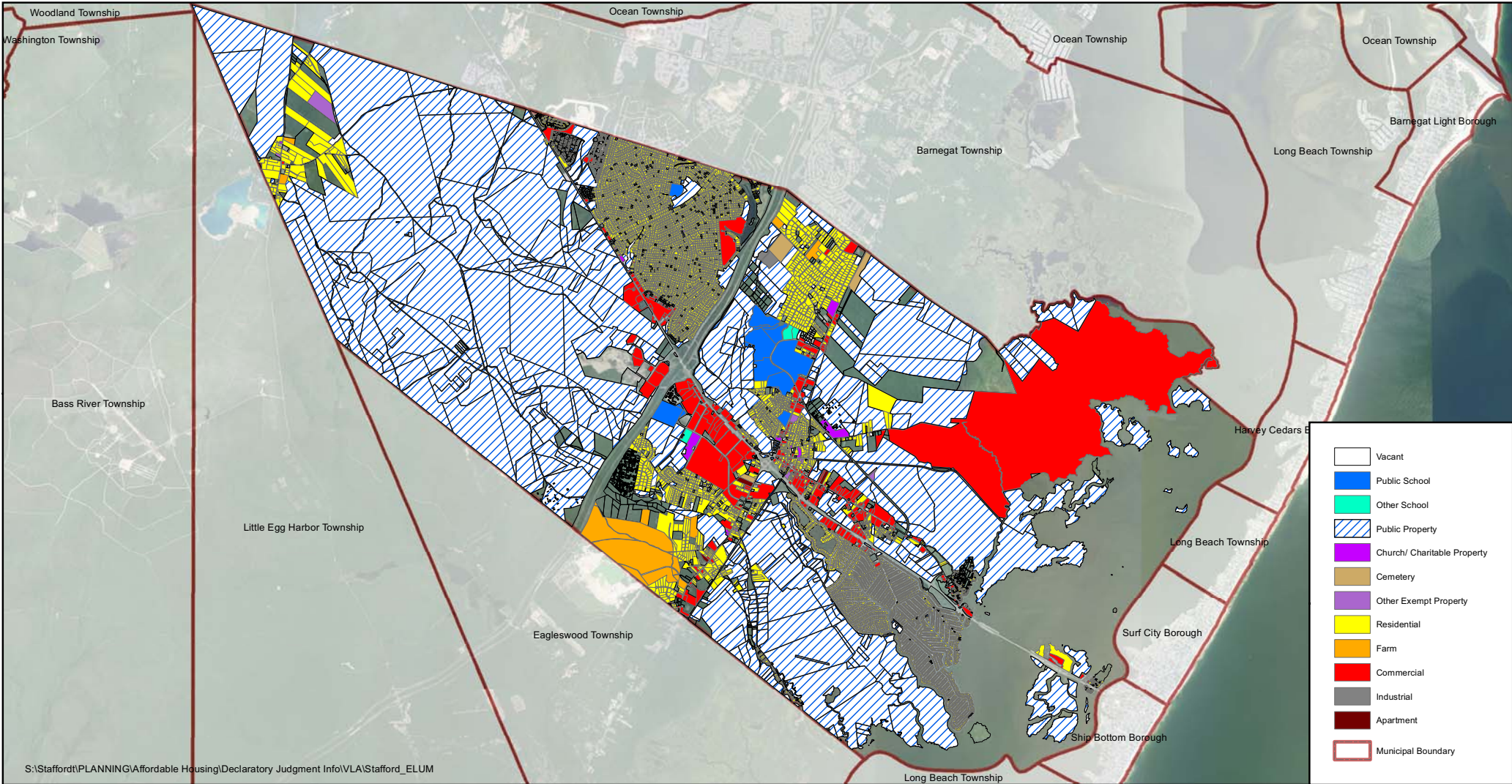
132	1	ROUTE 9 W/S		DAY, CR-EST % DAY, DANIEL TTEE	0.20	Less than .83 Acres
133	28.01	ROUTE 9 E OF AT TWP LINE		MERESHON, GEORGE W	0.62	Less than .83 Acres
133	30	TUCK RR AT EGLS E/S		KRASINSKI,THOMAS M & GAIL GROGAN	2.78	Outside of SSA
133	41	ROUTE 9 EAST OF		THOMAS, MICHELE E	13.33	Constrained by Wetlands
133	35.02	MAYETTA LANDING SW		DAVECO INDUSTRIAL LLC	2.15	Outside of SSA
133	26	ROUTE 9 E/S		TRUEX, LEROY & MARTIN & MEYERS, J.	9.85	Outside of SSA
133	33	OLD TUCKERTON RR		RAIMO, ROBERT & THOMAS	4.37	Outside of SSA
133	15	ROUTE 9 E/S		DAVECO INDUSTRIAL LLC	10.96	Outside of SSA
133	18	ROUTE 9 E OF, S OF ALLEN		HENSHAW, JAMES	0.94	Outside of SSA
133	27	1103 SOUTH MAIN STREET		TRUEX, LE & MEYERS, J & TRUEX, ML	0.74	Less than .83 Acres
133	22	983 SOUTH MAIN STREET		DAVECO INDUSTRIAL LLC	6.78	Outside of SSA
133	8	67 ALLEN LANE		MEYERS, JAMES	0.98	Developed
133	35.01	MAYETTA LANDING SW		DAVECO INDUSTRIAL LLC	0.93	Outside of SSA
134	17	MAYETTA LANDING ROAD N/S		LACOSTA, PAUL F JR,JOHN & PAULA	0.88	Outside of SSA/ Wetland Constraints
134	1	CEDAR RUN NORTH OF		WES OUTDOOR ADV. CO.	0.80	Less than .83 Acres
135	17	CEDAR RUN DOCK		WILSON, LEONARD & DAWN	0.93	Developed
135	2.01	OLD TUCKERTON RR		WILSON, LEONARD & DAWN	1.60	Developed
135	4	OLD TUCKERTON RD W/S		LEARY, DENNIS E & DIANNE V	0.56	Less than .83 Acres
137	5	GREEN BRIAR ROAD NORTH OF		BROOKER,MARTIN C & TROILO,CAMERON	0.39	Less than .83 Acres
139	10	79 RIDGEWAY AVENUE		GIBERSON, RANDALL & JEANETTE	1.48	Developed
143	1	365 SOUTH MAIN STREET		TAFF, ROBERT H	2.91	Approval for Development
144	30	211 SOUTH MAIN STREET	INC. LOT 31	ATLANTIC CITY ELECTRIC COMPANY	1.31	Infrastructure ROW
144	32	233 SOUTH MAIN STREET		ABBOTT, HERSCHEL W JR & LINDA	1.08	Developed
144.02	22.02	27 PARK AVENUE		RAYLMAN, JAMES E & MARGARET M	0.26	Less than .83 Acres
144.02	1	EAST BAY AVENUE S/S		ATLANTIC ELEC ATT:REAL ESTATE DEPT.	0.01	Less than .83 Acres
145	49	JENNINGS ROAD		GARDNER, JOHN R FAMILY LTD PRTNRSHP	0.75	Less than .83 Acres
145.01	32.01	ROUTE 72 S/S NEW		SHAPIRO, HERBERT	1.96	Constrained by Wetlands
146	61	MILL CREEK ROAD W/S		JOHNSON, WALTER L III & SUSAN C	0.62	Less than .83 Acres
146	36	ROUTE 72 NORTH OF		CAMPBELL, RICHARD C	2.18	Constrained by Wetlands
146	37.03	529 MILL CREEK ROAD		TRACY, BRUCE	1.11	Constrained by Wetlands
146	45.02	579 MILL CREEK ROAD		GORSKI, LEONARD P	0.64	Less than .83 Acres
146.01	53	46 INDIAN ROAD		7 G'S PROPERTIES LLC	0.34	Less than .83 Acres
146.01	3	13 JENNINGS ROAD		ATTIC THREE A PARTNERSHIP	0.12	Less than .83 Acres
146.01	2	INDIAN W/S JENNINGS E/S		ATTIC THREE	0.58	Less than .83 Acres
146.01	50	INDIAN ROAD W/S		EISMANN, LAWRENCE K & BARBARA I	0.64	Less than .83 Acres
147	41.03	CEDAR RUN DOCK ROAD E/S		NELSON, BRUCE & BONNIE	0.97	Outside of SSA
147.105	4	MILL CREEK S OF RR W/S		PEARCE, FC - %CRANMER, C. EUGENE JR	7.03	Constrained by Wetlands/ Outside of SSA
147.105	55.03	JENNINGS ROAD W OF		UNKNOWN	1.45	Constrained by Wetlands
147.105	1	BAY AVENUE S/S		ATLANTIC ELEC ATT:REAL ESTATE DEPT	1.09	Infrastructure ROW
147.105	2	JENNINGS ROAD		ATLANTIC ELEC ATT:REAL ESTATE DEPT	11.18	Infrastructure ROW
147.107	56.02	MILL CREEK RD SW		BOISCLAIR,M(TTEE-FRASCA)%PCF MGMT	3.61	Constrained by Wetlands
147.107	56.03				1.50	Developed
147.11	142.08	539 ROUTE 72 EAST		HIMMELSTEIN, ROBERT A & STEPHANIE L	2.31	Developed
147.11	30				0.65	Less than .83 Acres
147.11	31	335 ROUTE 72 EAST		BERLAND, JUDY L	0.65	Less than .83 Acres
150.01	14	STAFFORD PARK		SHAPIRO, MARK L	0.69	Less than .83 Acres
150.01	3	69 HOLLY STREET		GIBSON, BRAD W. & JANNALEE	0.79	Less than .83 Acres
153	9	STAFFORD PARK		KLINE, JEFFREY J & JOSHUA	1.03	Constrained by Wetlands
157	1	STAFFORD PARK		SCHMID, O. ROBERT	3.92	Constrained by Wetlands
158	5.01	583 EAST BAY AVENUE		DAVECO INDUSTRIAL LLC	1.07	Developed
158	17	BAY AVENUE S/S		TOOKER, JEFFREY A	0.58	Less than .83 Acres
158.01	29	BAY AVENUE W/S		CHAPMAN, WALTER H JR	0.67	Less than .83 Acres

158.01	21.03	ROUTE 72 /BAY/MARSHA		WES OUTDOOR ADVERTISING CO	1.90	Constrained by Wetlands
158.01	114	ROUTE 72 N/S		CBS OUTDOOR INC	1.31	Constrained by Wetlands
158.01	27	BAY AVENUE S/S		HANCE, WALTER N. & AVIS B.	0.55	Less than .83 Acres
158.01	119	ROUTE 72 N/S		RAUPP, LOUIS H	0.61	Less than .83 Acres
158.01	26	BAY AVENUE SW CORNER		HANCE, WALTER N. & AVIS B.	0.56	Less than .83 Acres
158.01	114.01	1355 EAST BAY AVENUE		TOOKER, JEFFREY	0.21	Less than .83 Acres
185	50.01				0.26	Less than .83 Acres
185	47	BAY AVENUE E/S		TONNESEN, EDWARD L	0.17	Constrained by Wetlands
185	18	HILLIARDS SEC A		TONNESEN, EDWARD L	0.79	Constrained by Wetlands
185	53.01				0.31	Less than .83 Acres
185	21	HILLIARDS		MALLARD ISLAND YACHT CLUB LLC	0.14	Less than .83 Acres
185	49.01				0.11	Less than .83 Acres
185	22	FOX ISLAND CREEK E/S		TONNESEN, EDWARD L	0.08	Less than .83 Acres
188.01	1.01				0.07	Less than .83 Acres
189.01	2.01				0.03	Less than .83 Acres
190	8	BAYSIDE		BISAQUINO, LOUIS % GARAGE CLOTHING	0.13	Less than .83 Acres
190	11	BAYSIDE		CHAPMAN, WALTER H JR	0.06	Less than .83 Acres
190	21	1294 AVENUE A		SPRINGSTEAD, WAYNE D	0.12	Less than .83 Acres
190	9	BAYSIDE		ZARRILLO, MARK	0.14	Less than .83 Acres
190	13	AVENUE C EAST END		CHAPMAN, WALTER H JR	0.07	Less than .83 Acres
190	20	1292 AVENUE A		SPRINGSTEAD, WAYNE D	0.06	Less than .83 Acres
190	10	BAYSIDE		CHAPMAN, WALTER H JR	0.09	Less than .83 Acres
190	14	MANAHAWKIN CREEK S/S		ZARRILLO, MARK	0.12	Less than .83 Acres
191	12	17 AVENUE F		LONGMORE, JL & L & L; GOLOFF, L	0.06	Less than .83 Acres
192	5	BAYSIDE		HANCE, WALTER M & AVIS	0.40	Less than .83 Acres and non-contiguous
194	1	BAYSIDE		HANCE, WALTER M. & AVIS B.	0.72	Developed
195	1	BAYSIDE		HANCE, WALTER M. & AVIS B.	0.78	Constrained by Wetlands
196	3	BAYSIDE		HANCE, WALTER M & AVIS B	0.22	Constrained by Wetlands
199	1	BAYSIDE		HANCE, WALTER M & AVIS B	0.46	Less than .83 Acres and non-contiguous
200	150	1205 WEST MALLARD DRIVE	INC. 150-152	RAUPP, LOUIS	0.11	Less than .83 Acres
200	143	1225 WEST MALLARD DRIVE		GARTMANN, MARILYN SENIOR	0.10	Less than .83 Acres
200	145	MALLARD ISLAND		KRAFT, JEFFREY & LISA	0.06	Less than .83 Acres
200	142	1229 WEST MALLARD DRIVE		GARTMANN, MARILYN SENIOR	0.10	Less than .83 Acres
200	146	MALLARD ISLAND		KRAFT, JEFFREY & LISA	0.05	Less than .83 Acres
200	116	1283 WEST MALLARD DRIVE		EASTON, SEAN	0.09	Less than .83 Acres
200	125	1261 WEST MALLARD DRIVE		WILLIE, JAY & LYNETTE	0.05	Less than .83 Acres
202	26	MALLARD ISLAND		ROE, MARIAN A	0.43	Less than .83 Acres
203	14	MALLARD ISLAND		LONGMORE, ROBERT & MARLENE	0.05	Less than .83 Acres
203	13	MALLARD ISLAND		GARTMANN, RUSSELL JOHN	0.36	Less than .83 Acres
204	30	MALLARD ISLAND		LONGMORE, ROBERT & MARLENE	0.04	Less than .83 Acres
206	22	MALLARD ISLAND		TANIS, NEAL M	0.10	Less than .83 Acres
207	1	MALLARD ISLAND		POPE, RONALD R & JANE E	0.06	Less than .83 Acres
209	175	1153 WEST MALLARD DRIVE		GENDRON, JOSEPH R & NANCY L	0.06	Less than .83 Acres
209	166	1173 WEST MALLARD DRIVE		ARNOLD, CHARLES & MARY	0.03	Less than .83 Acres
209	28	MALLARD ISLAND		BAKKE, ZOSIA LORETTA	0.04	Less than .83 Acres
209	172	1161 WEST MALLARD DRIVE		MOON, G,MARGARET,STEPHEN & DENISE	0.13	Less than .83 Acres
209	180	MALLARD ISLAND		BATOFF, MICHAEL A	0.08	Less than .83 Acres
209	48	29 TEAL BEND		HOEY, LILLIAN C	0.05	Less than .83 Acres
209	29	1447 EAST MALLARD DRIVE		WALDRON, JJ JR.-EST OF %WILLIAM J	0.04	Less than .83 Acres
209	46	33 TEAL BEND		HOEY, LILLIAN C	0.05	Less than .83 Acres
209	160	1183 WEST MALLARD DRIVE		ROBERTS, STEPHEN D	0.11	Less than .83 Acres
209	178	MALLARD ISLAND		GARTMANN, RUSSELL JOHN	0.11	Less than .83 Acres

209	174	1157 WEST MALLARD DRIVE		MCDONALD, ROBERT A & ADELE M	0.12	Less than .83 Acres
209	176	1149 WEST MALLARD DRIVE		EPPLER, JANE % YANNETT, SUSANN	0.07	Less than .83 Acres
209	61	MALLARD ISLAND		CIALONE, ANNISIA	0.09	Less than .83 Acres
209	47	31 TEAL BEND		HOEY, LILLIAN C	0.05	Less than .83 Acres
209	70	1379 EAST MALLARD DRIVE	INC. LOT 69	DEMPSEY, MICHELE	0.13	Less than .83 Acres
211	3	MALLARD ISLAND		CYBURT, RICHARD & DALE	0.08	Less than .83 Acres
211	1	MALLARD ISLAND		EGNAK, ALBERT-EST % EGNAC, SHAWN	0.11	Less than .83 Acres
211	14	MALLARD ISLAND		GARTMANN, MARILYN TRUST	0.06	Less than .83 Acres
211	15	MALLARD ISLAND		PFEIFFER, JOHN	0.04	Less than .83 Acres
216	25	MALLARD ISLAND	INC.26	STOUGHTON, III LEONARD A. & EDNA M.	0.11	Less than .83 Acres
216	29	MALLARD ISLAND		BREESE, WILLIAM & ARLENE	0.06	Less than .83 Acres
224	2	BAY & HILLIARD NW CORNER		JERSEY SHORE CNCL, INC. BOY SCOUTS	5.56	Constrained by Wetlands
226	1	HENRY PAUL PLAN		PAUL, HENRY D	2.14	Constrained by Wetlands
227	1	HENRY PAUL PLAN		PAUL, HENRY D	1.80	Constrained by Wetlands
229	13	212 EAST BAY AVENUE		SCHULTZ, THEODORE J	0.54	Less than .83 Acres
229	8	23 PARKER STREET		OSTROWSKI, RICHARD E & SANDRA L	0.54	Less than .83 Acres
229	31	BAY AVENUE NORTH OF		KALSCH, MARLENE J TRUST	6.86	Constained by Weteands
229	39	532 WALNUT STREET		ROSSELL, G, HAMBEL, EJ & RUSSELL, M	0.88	Developed
229.01	1.03	199 BEACH AVENUE		MONTGOMERY, JOEL R	0.74	Less than .83 Acres
229.01	3.02	PARKER E OF S OF BEACH		ZARRILLO, LOUIS J	0.24	Less than .83 Acres
230	16.01	22 PARKER STREET		SCHOVANEC, LOUIS C & CHARLES M	0.63	Less than .83 Acres
231	19				1.26	Developed
232	2	12 EAST BAY AVENUE		OTAMA REAL ESTATE LLC	0.35	Less than .83 Acres
235	34	STAFFORD AVENUE N/S		SUTTER, JAMES JR	0.44	Less than .83 Acres
242	1.03	HILLIARD BLVD E/S RT 9		DPH GRP LP C/O 84 LUMBER TAX DEPT	0.37	Developed
242	1.02	377 NORTH MAIN STREET		DPH GRP LP C/O 84 LUMBER TAX DEPT	0.35	Developed
242	1.04	HILLIARD BLVD E/S RT 9		DPH GRP LP C/O 84 LUMBER TAX DEPT	0.51	Developed
243	10	PARKER STREET E/S		JONES, EVAN & HOOVEN, C - TRUSTEE	1.72	Developed
257	1	MANAHAWKIN TERRACE	7-Jan	MANAHAWKIN BAPTIST CHURCH	0.20	Developed
259	1	MANAHAWKIN TERRACE	Jan-40	MANAHAWKIN BAPTIST CHURCH	2.46	Developed
260	1	MANAHAWKIN TERRACE	Jan-54	MANAHAWKIN BAPTIST CHURCH	2.85	Developed
261	46	MANAHAWKIN TERRACE	51-56	MANAHAWKIN BAPTIST CHURCH	0.12	Developed
261	28	MANAHAWKIN TERRACE	27,28,45,49,50	UNKNOWN	0.19	Developed
261	1	MANAHAWKIN TERRACE	1-11,13-17,21,23-24,26,29-44	MANAHAWKIN BAPTIST CHURCH	2.12	Developed
261	48	MANAHAWKIN TERRACE	47&48	MANAHAWKIN BAPTIST CHURCH	0.04	Developed
262	21	MANAHAWKIN TERRACE	21,22,40-42	MANAHAWKIN BAPTIST CHURCH	0.29	Developed
262	44	MANAHAWKIN TERRACE	27,43-45	MANAHAWKIN BAPTIST CHURCH	0.23	Developed
262	49	MANAHAWKIN TERRACE	28&49	UNKNOWN	0.06	Developed
262	47	MANAHAWKIN TERRACE	47,48	MANAHAWKIN BAPTIST CHURCH	0.02	Developed
262	1	MANAHAWKIN TERRACE	1-15,19-20,29-39	MANAHAWKIN BAPTIST CHURCH	1.69	Developed
262	52	MANAHAWKIN TERRACE	46,51,52	UNKNOWN	0.08	Developed
262	50	MANAHAWKIN TERRACE		MANAHAWKIN BAPTIST CHURCH	0.01	Developed
263	2	MANAHAWKIN TERRACE	2-3,5-7,9-23,26,29- 44	MANAHAWKIN BAPTIST CHURCH	2.17	Developed
263	45	MANAHAWKIN TERRACE	27,28,45,46	MANAHAWKIN BAPTIST CHURCH	0.23	Developed
264	44	MANAHAWKIN TERRACE	26,28,43-46	UNKNOWN	0.31	Developed
265	15	MANAHAWKIN TERRACE	12-16,31,32	UNKNOWN	0.40	Developed
265.01	20	MANAHAWKIN TERRACE	18-20,36,38	UNKNOWN	0.29	Developed
265.02	26	MANAHAWKIN TERRACE	26&27	DROTAR, SR., JOHN C/O A. DROTAR	0.13	Less than .83 Acres
265.02	45	MANAHAWKIN TERRACE		UNKNOWN	0.05	Less than .83 Acres
277	1	MANAHAWKIN TERRACE	Jan-56	MANAHAWKIN BAPTIST CHURCH	3.35	Developed
296	3.04	1053 NORTH MAIN STREET		CAMPAGNOLO, WILLIAM	1.53	Const ained by Wethands
296	2	ROUTE 9 E/S		GS REALTY CORP	8.21	Developed

296	3.03	1021 NORTH MAIN STREET		CREATED LLC	1.10	Developed
296	64.01	BEACH AVENUE S/S		JERSEY SHORE BROADCASTING CORP	1.02	Developed
296	13	HILLIARDS NORTH OF		BAEBI, JOSEPH FRANCIS	3.14	Constrained by Wet ands
296	74	316 HILLIARD BLVD		HAGGAS, BRUCE AND MARY	0.02	Less than .83 Acres
296	65	637 BEACH AVENUE		PRINS, KENNETH J & CORAZON D	12.53	Constbained by Wetlands
296	111	OLD TUCKERTON RR		GS REALTY CORP	3.54	Developed
296	15	OLD TUCKERTON RR		MANAHAWKIN BAPTIST CHURCH	0.90	Developed
296	75	HILLIARD BLVD EAST OF	INC. LOT 70	HAGGAS, BRUCE & MARY	14.24	Constrained by Wetlands
296	66	BEACH AVENUE S/S		PRINS, KENNETH J & CORAZON D	0.41	Less than .83 Acres
296	64.02	BEACH AVENUE S/S		JERSEY SHORE BROADCASTING CORP	1.04	Developed
296	43	BEACH AVENUE N/S		PRINS, KENNETH J & CORAZON	0.73	Less than .83 Acres
296	72	298 HILLIARD BLVD	INC. LOT 73	SEAMAN, NOAH & KATHERINE ARENA	0.51	Less than .83 Acres
296	73	298 HILLIARD BLVD		SEAMAN, NOAH & KATHERINE ARENA	0.26	Less than .83 Acres
296	74	316 HILLIARD BLVD		HAGGAS, BRUCE AND MARY	0.63	Less than .83 Acres

## **ATTACHMENT B: EXISTING LAND USE MAP**



S:\Stafford\PLANNING\Affordable Housing\Declaratory Judgment Info\LA\Stafford\_ELUM

**Existing Land Use Map  
Township of Stafford  
Ocean County, New Jersey**

N

0 0.5 1 2 Miles

**CME  
ASSOCIATES**

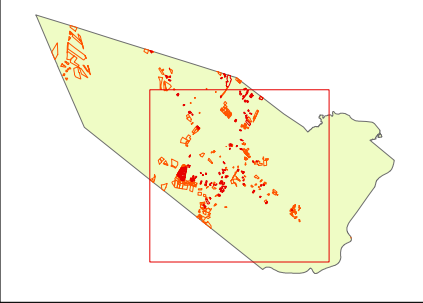
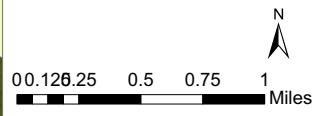
1460 US Highway 9 South  
Howell, New Jersey 07731

## **ATTACHMENT C: VACANT LAND MAPPING**





- Legend**
- Municipal Boundaries
  - Wetlands
  - Sewer Service Area
  - Vacant Developable Parcels
  - Vacant Constrained Parcels
  - All Parcels



# **ATTACHMENT D: DEVELOPABLE PARCEL INVENTORY**

## Developable Properties: Stafford Township

Block	Lot	Address	Additional Lots	Owner	Property Acreage
	13	38.02 1105 ROUTE 72 WEST		DENAGEL, EUGENE	1.73
	43	2 ROUTE 72 E/S		OCEAN ACRES INC % THE WALTERS GROUP	1.60
	44.03	5 17 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.30
	44.03	6 21 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.37
	44.03	3 9 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.26
	44.03	2 5 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.25
	44.03	4 13 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.26
	44.03	7 25 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.38
	44.03	1 1 ANCHOR/11 LIGHTHOUSE		BONSANGUE, CHARLES TRUST	0.29
	44.125	15 54 ATLANTIS AVENUE		SHREM, LESLIE	0.49
	44.125	11 1564 ROUTE 72/42 ATLANTIS		SHREM, VIVIAN - EST OF %LESLIE	0.36
	44.125	12 46 ATLANTIS AVENUE		SHREM, VIVIAN - EST OF %LESLIE	0.57
	44.125	16 58 ATLANTIS AVENUE		SHREM, VIVIAN - EST OF %LESLIE	0.39
	44.125	14 50 ATLANTIS AVENUE		SHREM, VIVIAN - EST OF %LESLIE	0.73
	44.16	3 1213 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.31
	44.16	5 1205 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.25
	44.16	6 1197 BEACON/1201 BARNACLE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.25
	44.16	4 1209 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.26
	44.16	8.01 1187 BEACON AVENUE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	1.11
	44.16	2 1217 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.39
	44.221	19 149 MALLARD ROAD		LEONG, HENRY & MARY	0.36
	44.221	18 1732 ROUTE 72 W/145 MALL		LEONG, HENRY & MARY	0.44
	44.229	1 OCEAN ACRES GOLF COURSE	44.228/2	LONG BEACH CORP	36.00
	44.61	13 825 BUCCANEER LANE		MINNIG, CARLOS & MARIA G	0.52
	44.61	14 829 BUCCANEER LANE		MINNIG, CARLOS & MARIA	0.51
	46	1.1 166 MARY BELL ROAD		JIMMERSON, GIFFORD & ANNETTE	1.02
	46	1.13 158 MARY BELL ROAD		PARISE, MARJORIE & ROBERT	1.77
	46	12.04 160 BEACHVIEW AVENUE		DIORIO, DONALD A & MARY A	0.91
	46	12.05 156 BEACHVIEW AVENUE		KASTANIS, JOHN & CHRIS	0.98
	46	15 188 BEACHVIEW AVENUE		ADANATZIAN, DENNIS	4.04
	46	4.03 118 MARY BELL ROAD		STAFFORD MEDICAL PA	2.53
	46	12.07 170 BEACHVIEW AVENUE		ADANATZIAN, DENNIS	0.95
	46	12.06 174 BEACHVIEW AVENUE		ADANATZIAN, DENNIS	1.18
	46	4.03 114 MARY BELL ROAD		PINENO, JOSEPH A	1.51
	46.01	15 10 COLTS NECK ROAD		LITTLE, LLOYD & BEVIS, JOYCE	1.03
	46.01	20 21 COLTS NECK ROAD		GARDNER, ROBERT & CARMELA	2.35
	50	1.08 1069 PROSPECT AVENUE		PASCALE, LESLIE & YVONNE	1.39
	51	52.01 878 NORTH MAIN STREET		PLAZA 10 ASSOC C/O ONSY I YOUSEF	8.64
	51	1.16 6 HEARTHWOOD COURT		TARABOCCHIA, DOMINICK	1.19
	51.02	22.06 2 KELLY CT/104 SILO AVE		MB PROPERTIES NJ3 LLC	0.99
	51.02	22.04 1 KELLY CT/108 SILO AVE		MB PROPERTIES NJ3 LLC	0.97
	51.02	22.07 100 SILO AVENUE		MB PROPERTIES NJ3 LLC	0.93
	51.02	22.01 120 SILO AVENUE		MB PROPERTIES NJ3 LLC	1.14
	51.14	36.03 56 FAIRVIEW TERRACE		STEADMAN, NORMAN T & ROSE MARIE	1.33
	51.14	48 540 NORTH MAIN STREET		VOGELMAN, PATRICK	1.53
	54	3.01 175 LITTLEWORTH MILL RD		ATKINSON, MARK & AMY	3.03
	54	3.02 171 LITTLEWORTH MILL ROAD		ATKINSON, MARK & AMY	1.43
	74	6.02 160 ROUTE 72 WEST		YAHN, URSULA & JOHNSON, CAROL	0.72
	74	6.01 140 ROUTE 72 WEST		YAHN, URSULA & JOHNSON, CAROL	0.56
	118.01	82 490 OAK AVENUE		PDB ENTERPRISES LLC	1.03
	118.01	82 478 OAK AVENUE		PDB ENTERPRISES LLC	1.24
	120.2	43 UNNAMED ROAD NW/S		SUNSET PARTNERS LLC	2.16
	120.2	42 GRASSY HOLLOW SOUTH OF		SOUTHERN ASSOCIATES INC	2.11
	123	9 151 BACK ROAD		MATTHEWS, MICHAEL J % SHORE WEED	0.90
	123	1 LANGE DRIVE & BACK ROAD		LANGE, EDMUND PAUL & JOAN N.	0.65
	123.01	32 OAK AVENUE N/S		GRIFFITHS, BARRY & CAROL	1.03
	124	86 LAMSON ROAD NORTH OF		ESTELLE, JAMES	1.12
	124	40.08 18 BOG HOLLOW COURT		SPRAGUE, JAMES W JR & MARYLOU	1.74
	124	38 OAK AVENUE S/S		BREWSTER, JAMES A	4.32
	124	35 269 OAK AVENUE		HOLLINGSHEAD, ROY J JR & BRENDA J	2.49
	124	40.06 10 BOG HOLLOW COURT		SPRAGUE, JAMES JR & MARY LOU	0.47
	124.06	10 22 ROYAL OAK COURT		ANDERSON, ALLAN G	1.46
	124.06	12 30 ROYAL OAK COURT		TAYLOR, DANIEL J & TERRY G	1.31
	124.06	9 18 ROYAL OAK COURT		ANDEV CORPORATION	1.30
	124.06	3 337 OAK AVENUE		TRUOX, DOLORES F	1.66

125	6 796 SOUTH MAIN STREET		VOGELMAN, PATRICK J & HELYN M	6.87
129	9 ROUTE 9 W/S		LAMSON PROPERTIES LLC	8.50
129	6 880 SOUTH MAIN STREET		RICCIO, V CHARLES & GENE TRUST	2.09
137	2 475 SOUTH MAIN STREET		TROILO, CAMERON C. & OLGA JEAN	1.05
137	6 ROUTE 9 EAST OF	INC. LOT 7	TROILO, CAMERON C & OLGA JEAN	6.44
137	1 465 SOUTH MAIN STREET		TROILO, CAMERON C & OLGA JEAN	1.65
138	20 PFEIFFER AVE W/S		ABBOTT, HERSCHEL W JR & LINDA J	1.38
147.107	56.07 ROUTE 72 S OF N JANE DR		LITTLE, LLOYD R & BEVIS, JOYCE	1.21
228	1 610 EAST BAY AVENUE		PAUL, HENRY D	1.26
296	70.02 449 BEACH AVENUE		KISS, ROBERT J	0.97
			<b>Total Developable Acreage:</b>	<b>146.90</b>
			<b>Affordable Units:</b>	<b>176.28</b>

Appendix D: Resolution 2012-235, Rehabilitation Program



**RESOLUTION 2012-235**

**RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE  
OF NEW JERSEY, AUTHORIZING THE CREATION OF THE STAFFORD  
TOWNSHIP HOME IMPROVEMENT PROGRAM AND THE ADOPTION OF THE  
HOME IMPROVEMENT PROGRAM POLICIES AND PROCEDURES MANUAL**

**WHEREAS**, Stafford Township desires to implement its Housing Element, Fair Share Plan and Spending Plan, as approved by the New Jersey Council on Affordable Housing (COAH); and

**WHEREAS**, the Township has a remaining housing rehabilitation obligation of twenty-one (21) units; and

**WHEREAS**, the Township has retained Community Grants, Planning and Housing (CGP&H) to administer a rehabilitation program that complies with applicable law, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

**WHEREAS**, CGP&H has prepared all the documents necessary to implement a fully compliant rehabilitation program of up to 21-units including the Policies and Procedures Manual attached as Exhibit A; and

**WHEREAS**, the Township has reviewed the housing rehabilitation documents CGP&H has prepared, finds them to be appropriate and wishes for CGP&H to commence implementation immediately; and

**WHEREAS**, the Township will fund the rehabilitation program through development fees collected; and

**WHEREAS**, applicants for the program and the anticipated work done on a unit must meet State requirements as provided in the Manual;

**NOW, THEREFORE BE IT RESOLVED**, by the Stafford Township Council, that:

1. The Township shall start a local rehabilitation program to be funded by Affordable Housing Trust Fund monies. The program will be administered by the Township's Administrative Agent, Community Grants, Planning and Housing.
2. The Township adopts the attached Policies and Procedures Manual for its implementation.

I, **BERNADETTE M. PARK**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing Resolution was duly adopted by the Stafford Township Council at a meeting held on the 18<sup>th</sup> day of September, 2012.

  
**BERNADETTE M. PARK, RMC, CMC**  
Township Clerk, Township of Stafford

Appendix E: Stafford Township Spending Plan

# **Stafford Township**

## **Affordable Housing Trust Fund Spending Plan**

Stafford Township has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq), the Fair Housing Act (N.J.S.A. 52:27D-301) and all other applicable State regulations.

A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on April 9, 2001 with subsequent approvals on September 30, 2002 and June 18, 2009. The ordinance establishes the affordable housing trust fund for which this spending plan is prepared.

As of December 31, 2016, the Township has collected \$6,484,976.02 and expended \$4,898,858.20, resulting in a balance of \$1,586,117.82. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in the Fulton Bank of New Jersey for the purposes of affordable housing. These funds shall be spent in accordance with State regulations and as described in the sections that follow.

### **1. REVENUES FOR CERTIFICATION PERIOD**

To calculate a projection of revenue anticipated during the period of third round substantive certification, Stafford Township considered the following:

(a) Development fees:

1. Residential and non-residential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development and availability of land.

(b) Payments in Lieu: Actual and committed payments in lieu (PIL) of construction from developers as follows: The Landings at Manahawkin – The Township expects an additional \$586,250 in payments in lieu.

(c) Other funding sources: The Township intends to bond, as needed, in order to comply with its obligation.

(d) Projected interest: Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

**2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Stafford Township:

- (a) Collection of development fee revenues:  
Collection of development fee revenues shall be consistent with the Township’s development fee ordinance for both residential and non-residential developments in accordance with State regulations and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).
- (b) Distribution of development fee revenues:  
Distribution of all affordable housing funds is by the Township Finance Department at the direction of the Chief Financial Officer.

**3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**

**(a) Rehabilitation and new construction programs/projects**

The Township will dedicate \$2,512,588.00 to rehabilitation or new construction programs (see detailed descriptions in Fair Share Plan) as follows:

**Rehabilitation program:** \$1,720,000.00  
(remaining 86 unit obligation @ approx. \$20,000 each)

**New construction projects/programs:**  
\$537,588.00 to Pine Crest Village (18 remaining units)  
\$255,000.00 for the Ocean Acres municipally sponsored program

**(b) Affordability Assistance**

Projected minimum affordability assistance requirement:

Actual development fees through 12/31/2016		\$2,791,313.63
Actual interest earned through 12/31/2016	+	\$272,686.79
Development fees projected (2017-2025)	+	\$680,000.00
Interest projected (2017-2025)	+	\$900.00
<b>Total</b>		<b>\$3,744,900.42</b>
Less housing activity expenditures through 6/2/08	-	\$1,164,774.00
	=	\$2,580,126.42
30% requirement	x 0.30 =	\$774,037.93
Less Affordability assistance expenditures through 12/31/16	-	\$229,321.15
<b>PROJECTED MINIMUM Affordability Assistance requirement through 12/31/2025</b>	=	<b>\$544,716.78</b>
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement through 12/31/2025</b>	÷ 3 =	<b>\$181,572.26</b>

**(c) Administrative Expenses**

Stafford Township intends to utilize 20% of the existing trust account funds and 20% of those funds collected in the future to cover administrative expenditures. The Township anticipates spending an average of \$45,000 per year or a total of \$405,000.00 through 2025 on the cost of its Administrative Agent, attorney and advertising/marketing.

**4. EXCESS OR SHORTFALL OF FUNDS**

Pursuant to the Housing Element and Fair Share Plan, the governing body of Stafford Township has adopted a resolution agreeing to fund any shortfall of revenue required for implementing its Fair Share Plan. In the event that a shortfall of anticipated revenues occurs, the Township will appropriate the necessary funds at the time that the need arises.

Any shortfall of funds will be offset by a municipal bond. The municipality will dedicate any excess funds toward additional affordability assistance or any new projects or programs which the Township may request credit for. The appropriate approvals will be sought for such additional affordable housing activity.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used for additional affordability assistance.

**SUMMARY**

Stafford Township intends to spend affordable housing trust fund revenues pursuant to State regulations and consistent with the housing programs outlined in the Housing Element and Fair Share Plan dated February 1, 2017 and in accordance with the tables in Appendix A.



Appendix F: Mixed Use Overlay Ordinance

ORDINANCE 2010-03

**ORDINANCE OF THE TOWNSHIP OF STAFFORD,  
COUNTY OF OCEAN AND STATE OF NEW JERSEY,  
AMENDING AND SUPPLEMENTING CHAPTER 211 OF  
THE TOWNSHIP CODE OF THE TOWNSHIP OF  
STAFFORD, ENTITLED "ZONING"**

**BE IT ORDAINED**, by the governing body of the Township of Stafford, County of Ocean and State of New Jersey, as follows:

**SECTION 1.** The Township Code of the Township of Stafford is hereby amended and supplemented, in Subchapter 211-25.2 entitled "Mixed Use Zone (MU)," so as to add the following to section 211-25.2 A.:

"(9) Encourage the provision of affordable housing through inclusionary zoning."

**SECTION 2.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to add the following to section 211-25.2 B(19)(a) regarding mixed use buildings:

"In those circumstances where a developer seeks to develop a mixed use residential building where the residential component of the mixed use building contains five (5) or more residential units, said developer shall provide and develop on-site, one (1) affordable housing unit for every four (4) market-rate residential units constructed. Said affordable unit(s) shall be compliant with COAH and UHAC regulations."

**SECTION 3.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to add the following to section 211-25.2 H.(2) regarding townhouses:

"In those circumstances where a developer seeks to develop a townhouse development of five (5) or more housing units, said developer shall provide and develop on-site, one (1) affordable housing unit for every four (4) market-rate townhouse units constructed. Said affordable unit(s) shall be compliant with COAH and UHAC regulations."

**SECTION 4.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to add the following to section 211-25.2 H.(3) regarding multi-family dwellings:

“In those circumstances where a developer seeks to develop a multi-family development of five (5) or more housing units, said developer shall provide and develop on-site, one (1) affordable housing unit for every four (4) market-rate multi-family units constructed. Said affordable unit(s) shall be compliant with COAH and UHAC regulations.”

**SECTION 5.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to omit the contents of section 211-25.2 M. regarding affordable housing, and replace with the following:

M. Affordable Housing Incentive. The Planning Board shall consider the incentives listed in K(1) above for proposed townhouse and multi-family development and mixed use residential buildings that contain five (5) or more residential units and that are required to provide a twenty percent (20%) affordable housing set-aside. The Planning Board shall also consider the following incentives in connection with density for all townhouse and multi-family development and mixed use residential buildings that contain five (5) or more residential units that are required to provide a twenty percent (20%) affordable housing set-aside:

- (1) The maximum residential density for mixed use residential buildings for properties with frontage on Route 9 and Bay Avenue shall not exceed thirteen (13) dwelling units per acre, calculated based on the developable area of land devoted exclusively to a mixed use building and associated improvements.
- (2) The maximum density for townhouses shall not exceed eight (8) dwelling units per acre.
- (3) The maximum density for multi-family projects shall not exceed ten (10) dwelling units per acre.

**SECTION 6.** The Township Code of the Township of Stafford is hereby amended so as to omit section 211-35.1, entitled “Affordable accessory apartments” in its entirety and replace with “(Reserved).”

**SECTION 7.** The Township Code of the Township of Stafford is hereby amended so as to omit section 211-35.2, entitled "Affordable housing requirement" in its entirety and replace with "(Reserved)."

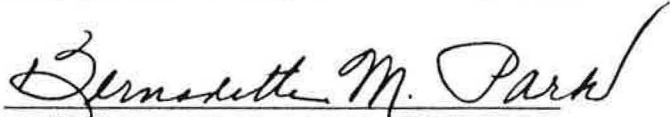
**SECTION 8.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 9.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 10.** This ordinance shall become effective after second reading and publication as required by Law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the **5th** day of **January, 2010**, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the **19th** day of **January, 2010** at 7:00PM, at the Municipal Building located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

  
**BERNADETTE M. PARK, RMC, CMC**  
**Township Clerk, Township of Stafford**

**CERTIFICATION**

I, **BERNADETTE M. PARK**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing ordinance was duly adopted on second reading by the Stafford Township Council at a meeting held on the 19 day of January, 2010.

  
**BERNADETTE M. PARK, RMC, CMC**  
**Township Clerk, Township of Stafford**

Appendix G: Town-Wide Housing Ordinance

**ORDINANCE NO. 2017-\_\_\_\_\_**

**ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, TO AMEND CHAPTER 130 (LAND USE) OF THE TOWNSHIP CODE TO REQUIRE AFFORDABLE HOUSING UNITS IN CERTAIN DEVELOPMENTS**

**WHEREAS**, the Township of Stafford recognizes the continued need to provide affordable housing opportunities within the Township and to comply with State regulations; and

**WHEREAS**, the Township of Stafford recognizes that opportunities for the development of multi-family housing should include affordable housing units; and

**NOW, THEREFORE, BE IT ORDAINED**, by the governing body of the Township of Stafford, County of Ocean and State of New Jersey, as follows:

**SECTION 1.** The Township Code of the Township of Stafford is hereby amended so as to replace, in its entirety, Chapter 130, Section 109, *Affordable Units and Programs*, Section B, *Inclusionary – Mixed Use Zone*, paragraphs 1 through 4, with the following:

“B. Inclusionary Affordable Housing. To ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing, inclusionary zoning allows minimum presumptive densities and presumptive maximum affordable housing set-asides as follows:

(1) A developer of for sale or rental housing with five (5) or more units, whether included in a mixed-use development, provided as townhouses, multi-family buildings, supportive/special needs housing or other configuration, and whether age-restricted or non-age-restricted, shall be required to provide for a twenty percent (20%) set-aside for restricted affordable units. Densities for such development shall be permitted at a minimum six (6) units per acre and not to exceed densities as listed in Section 211-25.2 *Mixed Use Zone* Section M, paragraphs 1 through 3.

(2) The Planning Board or Zoning Board, with the advice of its Board Engineer, Traffic Engineer or Landscape Architect, may approve a reduction in the parking required for each project, may approve the increase in maximum lot coverage of up to ten-percent additional coverage or may approve the reduction in common and/or private open space requirements of up to ten-percent decreased coverage.

(3) Utilities. Affordable units shall utilize the same type of heating source as market units within the affordable development.”

**SECTION 2.** The Township Code of the Township of Stafford is hereby amended so as to replace, in its entirety, Chapter 130, Section 110, *Very Low/Low/Moderate Mix in Fair Share Plan*, with the following:

“The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit. The low-income category of units contains both very-low-income units as well as low-income units. The developer shall provide for thirteen percent (13%) of the units to be very-low income units.”

**SECTION 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 4.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 5.** This ordinance shall become effective after second reading and publication as required by Law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the \_\_\_\_ day of \_\_\_\_\_, 2017, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the \_\_\_\_ day of \_\_\_\_\_, 2017 at 7:00 PM, at the Municipal Building located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

\_\_\_\_\_  
Township Clerk, Township of Stafford

**CERTIFICATION**

I, \_\_\_\_\_, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing ordinance was duly adopted on second reading by the Stafford Township Council at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_

Township Clerk, Township of Stafford



**STAFFORD TOWNSHIP**  
*New Jersey*

# Community Facilities Element

Township of Stafford  
Ocean County, New Jersey  
Prepared by:



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## **Introduction**

Community facilities and services such as the schools, parks, libraries, emergency services and municipal services are the backbone of the community and establish the quality of life available to its residents. Stafford Township offers a wide range of community facilities, as shown on the Existing Community Facilities Map, which blend together and offer diverse opportunities to support its residents. The sources of information for the following chapter include the official Township website, interviews with the Stafford Township Board of Education, Southern Regional Board of Education District, Township Fire Prevention, Township Emergency Medical Services, Police, Fire and Emergency Services.

## **Public Buildings and Facilities**

The following provides a description of the Township's public buildings and facilities.

### **Municipal Complex**

The Municipal Complex is located at 260 East Bay Avenue, and houses the Administration, Animal Control, Building Inspection, Community Development (Zoning, Code Enforcement, Planning Board, Zoning Board, Environmental Commission, Affordable Housing, Floodplain Management, Census Information & local demographics & certain Pinelands Commission development approvals), Tax Collector, Tax Assessment, Recreation Department, and Police Department. The Township does not have any plans to expand any existing buildings and/or construct any new township buildings over the next six years.

### **Public Works**

The Stafford Township Department of Public Works (DPW) is responsible for roadway and building maintenance as well as waste and recyclable collection in the Township. A component of the roadway maintenance responsibility includes preparation and cleanup for winter storms. It is also the responsibility of the Public Works department to maintain the safety of roadway infrastructure. In order to fulfill its duties during winter storms, the Stafford DPW has constructed a brine distribution system adjacent to the existing salt silo located at their main facility on Hay Road. This facility services not only Stafford but the Township has shared services agreements with Barnegat Township and Little Egg Harbor Township for the supplying of brine. Ocean County has an additional salt silo on

Hay Road, and a third salt silo is located at a New Jersey Department of Transportation facility on Grassy Hollow Road.

The Public Works facility also houses the gas dock for the entire municipal operation including police operation. The gas dock is being replaced and upgraded as part of the 2017 capital plan. The Township also has a shared services agreement with the Stafford School District for the supplying of gas and diesel to their fleet. In addition to the Township's salt facility the Township is planning the addition of a Truck Wash facility in the public works yard.

### **Waste Collection**

The waste collection effort in Stafford Township operates four days a week (Monday through Thursday). Residents have their waste picked up once each week. The current waste collection schedule is as follows: Monday – all of Beach Haven West, Village Harbor, Colony Lakes, Cedar Bonnet Island, Mallard Island, and Bayside; Tuesday – Town Area north and south on Route 9, Cedar Run, Mayetta, and the Downtown Manahawkin area; Wednesday – the portion of Ocean Acres east of Nautilus Drive (including Nautilus Drive) and north of Neptune Drive; Thursday – the remainder of Ocean Acres consisting of the areas west of Nautilus Drive and south of Neptune Drive, as well as Fawn Lakes, Atlantic Hills, and Warren Grove. For the year 2016, there were a total of 16,129 tons of household (Type 10) waste and 1,816 tons of bulk (Type 13) waste collected by the Township.

### **Recycling**

The recycling effort in Stafford Township operates four days a week (Tuesday through Friday). Residents have their recyclables picked up once each week. The current recycling schedule is as follows: Tuesday – all of Beach Haven West, Village Harbor, Colony Lakes, Cedar Bonnet Island, Mallard Island, and Bayside; Wednesday – Town Area north and south on Route 9, Cedar Run, Mayetta, and the Downtown Manahawkin area; Thursday – the portion of Ocean Acres east of Nautilus Drive (including Nautilus Drive) and north of Neptune Drive; Friday – the remainder of Ocean Acres consisting of the areas west of Nautilus Drive and south of Neptune Drive, as well as Fawn Lakes, Atlantic Hills, and Warren Grove. For the year 2016, there was a total of 24,716.6 tons of recyclables collected by the Township.

**Police**

An important part of any community is law enforcement and protection. The Stafford Township Police Department therefore plays a vital role in the Stafford Township Community. Currently, the Department employs 52 sworn officers, 2 “special officers,” and 19 full-time civilian staff. For the year 2016, the Police Department responded to 33,967 calls. The Stafford Police Department currently has many vehicles at its disposal to successfully negotiate the varied types of geography in the Township. Among these are multiple marked patrol cruisers, unmarked patrol cruisers, marked patrol motorcycles, off-road patrol motorcycles, and 4-wheel-drive vehicles. All of these vehicles are based out of the Police Station at 260 East Bay Avenue, in the municipal complex. Currently, the Police Department has identified a few concerns regarding facility needs. Among these is a Police firearms range and an additional parking area. It is recommended to consider these facilities and consider updating the cell block to bring into compliance with new state regulations.

**Fire Protection**

Fire protection and prevention is provided throughout the Township by volunteers. These volunteers are based out of three stations. The Stafford Township Volunteer Fire Company is responsible for the majority of the Township and is based out of stations in Manahawkin on Stafford Avenue and Ocean Acres on Nautilus Drive. The Warren Grove Volunteer Fire Company is based out of a station on CR-539 in the Warren Grove section of the Township, and is responsible solely for Warren Grove. The Department consists of 9 officers and 60 active members. The breakdown of officers is as follows: 1 Chief; 1 Deputy Chief; 1 Assistant Chief; 2 Captains; 2 Lieutenants; 1 Safety Officer; and 1 Fire Police Officer. The average response time to emergency calls in the Township is between 3 and 7 minutes, which is within NFPA (National Fire Protection Association) guidelines. For 2016, 684 emergency calls were answered. The Department has several key pieces of equipment with which to do their duty. These consist of one (1) 3,000 gallon pumper/tanker, one (1) 105’ aerial platform, one (1) 75’ Meanstick truck, one (1) 2,000 GPM (gallons per minute) pumper, three (3) 1,500 GPM pumpers, and one rescue unit. The Department continues to work with the Township to address both facility & equipment needs. Currently we are working on a redesign & renovation of the Warren Grove facility to include an additional truck storage facility. The plans are being prepared for submittal to the Pinelands Commission & construction is anticipated in 2018. We are

addressing expansion of parking facilities at the Ocean Acres Firehouse with completion near the end of 2017.

### **Emergency Medical Services**

The Stafford Township Emergency Medical Services (EMS) consists of a corps of volunteers. Stafford EMS operates out of two stations in the Township. The main station is located in Manahawkin on East Bay Avenue while the substation is located in Ocean Acres on Nautilus Drive. Together, with additional help from Emergency Medical Technicians (EMTs) out of Southern Ocean County Hospital, Stafford EMS is able to service the entire Township. The average response time for Stafford EMS is between 8 and 10 minutes from the time of the call to arrival on the scene. In 2016, they responded to 1,814 emergency calls. Stafford EMS currently has about 68 volunteers, including officers. The structure includes three different types of officers. The Corporate Officers consist of 1 President, 1 Vice President, 1 Treasurer, and 1 Secretary. The next set of officers is the Staff Officers. These officers include 1 Financial Secretary, 1 Chaplain, and 3 Trustees. The final set of officers is the Operational Officers. These include 1 Captain, 1 First Lieutenant, 1 Second Lieutenant, 1 Sergeant, 1 Engineer, and 1 Assistant Engineer. Stafford EMS has several pieces of equipment with which to work. All but three of these apparatus are owned by the Township while other are owned independently by EMS. The Township-owned vehicles consist of box-type ambulances and one heavy rescue truck. The Equipment owned by EMS consists of one four-wheel-drive van ambulance, one four-wheel-drive command vehicle (non-transport), and one mass-casualty trailer. The only concern reported by the Stafford Township EMS is that any new development in the Township will generate a higher call volume, which may or may not strain resources.

### **Public Library**

A local branch of the Ocean County Library is currently located in the Manahawkin section of Stafford on Main Street, making it accessible to most residents, students, and businesses. The facility totals 11,900 square feet. The collection includes around 54,688 volumes of printed books and periodicals, and 10,252 non-print items, such as videos and books on tape. For nine months out of the year (September through May), the library is open seven days a week for a total of 64 hours per week. The Ocean County Library "Stafford branch" typically employs 4 full-time and 1 part-time librarians, 6 full-

time and 6 part-time library assistants, and 10 library shelvers or Tech Lab monitors. The Stafford branch also offers year-round volunteer opportunities, though these volunteers are not involved with the day-to-day operations of the library. The main goal of both the Ocean County Library System and the Stafford Branch in particular is to “Connect People and Build Community.” With this in mind it is important to the Stafford Branch that they are able to continue expanding in order to serve the variety of people in the Stafford Township and Ocean County community. In addition to the large amounts of information on hand in the various types of media, Stafford Branch also offers access to technology, cultural resources, and various entertainments. Through working with outside sources the Stafford branch is able to offer ESL (English as a Second Language) classes for new immigrants in order to allow for smoother assimilation into the Stafford and Ocean County community. The Stafford branch offers many training programs such as how to use the internet at various levels and training for the use of Microsoft programs.

### **Community Centers**

Stafford has several community centers located throughout the Town. These include the Township Community Center (also known as the Bay Avenue Community Center), located on Bay Avenue, the Ocean Acres Community Center located on Nautilus Drive, the rebuilt Mill Creek Road Community Center, and the Jennings Road Recreation Center all of which serve as meeting halls for local clubs and committees, and host several different programs geared towards children, adults, and seniors including playgroups, arts and crafts, exercise and adult fitness. In addition, the Stafford Township Arts Center/Ocean First Theater, located at the McKinley Avenue School Campus, hosts several events including plays and performances, art exhibits, concerts, and dance recitals. The former site of the Township library, located at 94 Stafford Avenue, currently serves as a meeting hall for local organizations including the American Legion, the Disabled American Veterans Chapter 35, the Pine Shore Art Association, and the Barnegat Baytone Barber Shop Chorus. The Township has also acquired the former MUA building located on Pine Street immediately adjacent to the Bay Avenue Community Center. The facility is the subject of a FEMA grant to fund its renovation. The Township has received preliminary approval from FEMA and is awaiting final approval so construction can commence.

## Senior Services

Stafford offers a variety of programs and activities for its senior population. The Stafford Township Community Center hosts the Senior Squares Social Club, the Stafford Garden Club, and the Senior Advisory Committee. The Township maintains a senior forum on the web site and various paper publications that highlight activities and programs for seniors.

## Parks

Municipal and County parkland combined accounts for approximately 265 acres in Stafford Township. All of this parkland provides a host of active and passive recreation facilities and areas for Stafford residents. The Township Recreation Department offers many programs for children, adults, and seniors such as basketball, little league, roller hockey, soccer, and adult/senior softball to name but a few. A full inventory and analysis of the Township's parks can be found in the Open Space and Recreation Element of this Master Plan.

## Schools

The Stafford Township school system is organized into two districts – Stafford Township and Southern Regional. For grades pre-kindergarten through six, students attend the Stafford Township School District. This includes the Ronald L. Meinders Primary Learning Center, Ocean Acres School, Oxycocus School, McKinley Avenue School, and Stafford Intermediate School. For grades seven through 12, students attend the Southern Regional Middle and High Schools. In addition, Stafford hosts two private schools – All Saints Regional Catholic School and Lighthouse Christian Academy. The Ocean County Vocational Technical School District, and the Southern Education Center at Ocean County College are located in Stafford on the same campus off Cedar Bridge Road. The Marine Academy of Technical and Environmental Science (MATES), also part of the Ocean County Vocational Technical School District, is a career high school. Stafford School Facilities are listed in the table below.

Name	Street Address	Level	District
Ronald L. Meinders Primary Learning Center	1000 McKinley Avenue	(PK-K)	Local
Ocean Acres School	489 Nautilus Drive	(1-2)	Local
Oxycocus School	250 Main Street	(1-2 and sp. ed.)	Local
McKinley Avenue School	1000 McKinley Avenue	(3-4)	Local
Stafford Intermediate School	1000 McKinley Avenue	(5-6)	Local
Southern Regional Middle School	75 Cedar Bridge Road	(7-8)	Regional
Southern Regional High School	90 Cedar Bridge Road	(9-12)	Regional

All Saints Regional Catholic School	400 Doc Cramer Blvd	(PK-8)	Private
Lighthouse Christian Academy	400 Beach Ave # A	(PK-7)	Private
<b>Ocean County School Facilities</b>			
Ocean County Voc. Tech. School, Marine Academy of Technology and Environmental Science (MATES)	195 Cedar Bridge Road		Ocean County
Southern Education Center at Ocean County College	195 Cedar Bridge Road		Ocean County

### **Stafford Township School District**

The Stafford Township School District currently consists of one preschool, three elementary schools, and one intermediate school. The Ocean Acres School, located on Nautilus Drive, and Oxycocus School, located on Main Street, both serve first to second grade. The Primary Learning Center, McKinley Avenue Elementary School, and the Stafford Intermediate School are located at the McKinley Avenue Campus, and serve children pre-kindergarten to kindergarten, grades 3 to 4, and grades 5 to 6, respectively. According to the District's Superintendent, current facilities are sufficient for current facility needs. There are no plans for expansions at any school at this time.

#### **Improvements**

The Stafford Township School District is currently in the process of implementing a Long- Range Grounds Plan for the McKinley Avenue Campus, Oxycocus School, and Ocean Acres Elementary School. Issues to be addressed in the Plan include pedestrian safety enhancements, pedestrian inner-connections on-site and within the surrounding area, and minimization of pedestrian/vehicular conflicts. Most notable of the proposed improvements to the McKinley Avenue Campus includes the relocation of Doc Cramer Boulevard to no longer go through Doc Cramer Park. This circulation improvement will eliminate the use of Doc Cramer Boulevard as a cut-through street and increase pedestrian and vehicular safety. Presentations of concepts to the District's Building and Grounds sub-committee are currently being held. Upon adoption of the Plan, the estimated time of completion is five years. The concept plans below show planned improvements for Oxycocus School, the Mckinley Avenue Campus, and Ocean Acres Elementary School.







The following table displays enrollment for all schools in the Stafford Township School District.

#### **Enrollment Trends for Stafford Township School District, 2008-2017**

<b>School Year</b>	<b>Total Enrollment</b>	<b>Total Enrollment Change</b>	<b>Total Enrollment Change (%)</b>
2008-2009	2508		
2009-2010	2471	37	1.5
2010-2011	2386	85	3.5
2011-2012	2223	163.	6.9
2012-2013	2249	26	1.2
2013-2014	2161	88	4.0
2014-2015	2243	170	7.9
2015-2016	2199	44	2.0
2016-2017	2198	1	.1

Source: Long Range Facilities Plan for Stafford Township School District

#### **Long Range Facility Action Plan**

The Stafford School District has embarked on an aggressive renovation program across all of its schools. In December of 2016 a referendum was passed for \$10,137,834.50 to fund these plans. This program will take several years to complete and will encompass renovations to Heating and cooling systems, security systems emergency generators and electrical renovations among other projects

#### **Southern Regional School District**

The Southern Regional School District currently consists of one intermediate school and one high school both located in the Manahawkin section of Stafford on Cedar Bridge Road. The Southern Regional Middle School serves grades seven through eight. The Southern Regional High School accommodates grades nine through 12. In addition to serving residents of Stafford, the Regional District serves students from Beach Haven, Long Beach Township, Barnegat Light, Harvey Cedars, Ship Bottom, Surf City, and the sending district of Waretown.

#### **Major Improvements**

The Southern Regional High School 9-10 building is scheduled for a roof replacement. This is an extensive project with the entire roof deck being torn off and replaced and then re-roofed. This is the only major capital project planned at this time. The table below displays enrollment for all schools in the Southern Regional School District.

### Enrollment Trends for Southern Regional School District, 2007-2016

School Year	Total Enrollment	Total Enrollment Change	Total Enrollment Change (%)
2007/2008	3,416	-	-
2008/2009	3,250	166	4.9
2009/2010	3,150	100	3.1
2010/2011	3,000	150	4.8
2011/2012	2,980	20	0.7
2012/2013	2950	30	1.0
2013/2014	2925	25	0.9
2014/2015	2900	25	0.9
2015/2016	2,890	10	0.4

Source: Southern Regional School District Enrollment 2007-2016

### Southern Ocean County Hospital

The Southern Ocean Medical Center (SOMC) is located on Route 72 in Stafford Township. The Hospital is a privately owned not-for-profit entity. Since initial construction in 1972, the Hospital has been expanded several times, most recently completed was a complete renovation of the emergency room and a doubling of its capacity. The Land Use Element of the Master Plan recommends the expansion of the Medical Commercial District to support any future expansion of the SOMC Medical Village. SOMC currently employs approximately 983 staff members, including over 343 doctors and surgeons. The Hospital, in order to offer their patients the best care possible, currently offers 134 medical/surgical beds, 10 OB/GYN beds, 12 Acute ICU/CCU (Intensive Care Unit/Critical Care Unit) beds, 20 transitional care beds (sub-acute), 4 mixed Operating Rooms, Acute Hemodialysis Service, and sleep lab services. The Hospital also has many state-of-the-art pieces of medical technology at their disposal. Among these are 2 fixed MRI (magnetic resonance imaging) unit, 3 CT (computed tomography) unit, and 1 mobile CT scan unit, 1 mobile Lithotripter (for pulverizing kidney/gall stones), 1 PET (positron emission tomography) scanner, and 2 hyperbaric chambers. In addition to the SOMC, there are a number of other private health care facilities in Stafford, including, but not limited to the Ocean Club which is a state-of-the-art fitness center and affiliated with the SOMC, assisted living facilities including Summerville at Stafford, and long-term health care facilities including the Southern

Ocean Center, and the Manahawkin Nursing Home and Rehabilitation Center.

## **County Facilities**

Stafford is home to many other Ocean County facilities including:

- Southern Water Pollution Control Facility and pumping station. The Ocean County Utilities Authority (OCUA) currently operates one wastewater treatment facility and one pumping station in Stafford.
- Ocean County Vocational Technical School/MATES (Marine Academy of Technology and Environmental Sciences).
- Southern Education Center at Ocean County College.
- Comfort Station (restroom facility) at A. Paul King Park.
- Southern Ocean County Resource Center. As part of the Stafford Business Park Redevelopment Plan, the resource center will be relocated on Route 9 North at the site of the old Saint Mary's Church.
- Ocean County Transportation Services (Ocean Ride)
- Probation Department
- Alcoholism and Drug Abuse Council of Ocean County
- Rutgers Cooperative Extension
- Office of the County Clerk
- Ocean County Board of Health (Clinic)
- Juvenile Conferences
- Ocean County Security
- Office of the County Surrogate
- Ocean County Board of Social Services
- Ocean County Animal Facility (South)
- Maintenance Garage
- Recycling Facility

## **State Facilities**

As part of the Stafford Business Park Redevelopment Plan, the New Jersey Division of Motor Vehicles and Inspection Station is now located in the Business Park.

## **Capital Improvement Program**

The Capital Improvement Program (CIP) is a listing of existing and future municipal capital improvement projects generally over a six-year horizon. The first year of the CIP constitutes the municipality's capital budget. The total cost and time of completion is estimated for each project. Stafford adopted their capital budget and CIP for 2017 to 2021, which can be found at the end of this document.

## **Recommendations**

### **Municipal Facilities**

- Continue to evaluate and upgrade facilities as outlined in the Capital Improvement Plan and also as needed.

### **Schools**

- Continue to cooperate with the Stafford Township Board of Education and the Southern Regional School District in long-range facility planning for schools.
- Maintain quality and quantity of schools.
- Improve pedestrian friendly access surrounding the school sites, as well as the municipal core, including municipal complex, libraries, schools, and parks.
- Improve linkages along and near school routes to encourage more walking, bicycling and safe pedestrian activity.

### **Emergency Services**

- Maintain and improve existing facilities as needed.
- Plan for adequate first aid service and coverage through recruiting of volunteers, coordination with police and fire departments, and improving response times.
- Comply with all recommendations in the All Hazard Mitigation Plan to be best prepared for natural disasters.





**STAFFORD TOWNSHIP**  
*New Jersey*

# Environmental Element

Township of Stafford  
Ocean County, New Jersey  
Prepared by:



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## **Introduction**

The Environmental Element discusses the preservation, conservation and utilization of natural resources of Stafford Township, including energy, open space, water supply, forests, soil, wetlands, streams and rivers, fisheries, and threatened or endangered species and wildlife. It lays a blueprint for the protection and conservation of these resources.

## **Environmental Resource Inventory**

Stafford Township prepared an Environmental Resource Inventory (ERI) in August 2006. The ERI is an objective inventory and mapping of the physical features of the Township including its topography, climate and soils, historically significant sites, types of vegetation, groundwater and surface water resources, wetlands, existing land use and zoning, transportation improvement projects, and existing and proposed water and sewer systems. Critical environmental areas including wetlands, 100-year floodplains, threatened or endangered species habitat, trout-associated waters, publicly-held land, and developed land were mapped to indicate the Township's remaining non-constrained, developable land, and determine appropriate zoning to protect these resources. This ERI has not been updated, with exception of floodplains and wetlands that were updated through the Township's Floodplain Management Plan in 2013. As a result of the critical environmental area mapping and thorough floodplain mapping, the Township identified and recommended parcels of environmentally constrained land that should be rezoned for preservation purposes, and/or low density residential uses, and rezoned selected lots as Preservation Areas. The Floodplain Management Plan, discussed further below, recognizes that the strictly enforced development regulations on floodplains limit additional zoning that would prevent future flooding. According to Chapter 211, Section 32 of the Township's Land Use and Development Ordinance, land within the Preservation Zone is recognized as pristine, delicate, and environmentally sensitive, and special care must be taken to be certain that the freshwater or saltwater wetlands are not unduly impacted upon or affected. Any development to occur in these zones must take appropriate steps to minimize harm to the environmentally sensitive areas. The Township will continue to recommend environmentally constrained land or land with important natural resources to be zoned for preservation as appropriate.

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## Water Resources and Regulations

### Regulated Waterways and Buffers

The New Jersey Surface Water Quality Standards (N.J.A.C. 7:9B-1 et seq.) established three levels of anti-degradation protection. The highest tier is assigned to waterbodies that qualify as Outstanding National Resource Waters (ONRW). ONRW include freshwater in preserved open space (FW1) and Pinelands waters (PL). The next tier is Category 1. These waters are protected from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value; exceptional ecological, recreational and water supply significance or exceptional fisheries resources. The lowest tier is Category 2 and is the anti-degradation designation for all other waterbodies in Stafford, unless specifically identified in the Surface Water Quality Standards as ONRW or Category 1. In Stafford, all waters in the Pinelands are classified as ONRW. The following list identifies the Township's C-1 waters:

- Cedar Run sub-watershed.
- Mill Creek (below Garden State Parkway)/Manahawkin Creek sub-watershed including Cedar Run, Mill Creek, and Manahawkin Creek.
- Barnegat South Tributaries (below Lochiel Creek) sub-watershed.
- Manahawkin Bay/Little Egg Harbor Bay (to Westecunk Creek) sub-watershed.

In addition to the C-1 waterbodies, every tributary in Stafford (except for the Four Mile Branch (Mill Creek) sub-watershed) is subject to a 300-foot buffer because it is upstream from a C-1 waterbody and therefore located in the same HUC-14 sub-watershed. It should also be noted that under the Flood Hazard Area Control Act rules, the Four Mile Branch (Mill Creek) sub-watershed is subject to a 150-foot buffer due to the presence of threatened and endangered species habitat. In relation to protect Stafford's waterways, in 2007 the Township amended its stormwater rules to include post development impervious coverage and in 2010 Stafford created a fertilizer application process for commercial applicators in an effort regulate non-point source pollution in the watershed.

### FLOOD HAZARD AREA CONTROL ACT RULES

On August 22, 2006, Governor Jon Corzine announced a comprehensive rule package, which proposed to repeal the State's existing Flood Hazard Area Control Act rules. However, the Flood Hazard Area Control Act Rules were not repealed and are still in effect. Amendments to the rules have regulated methods for delineating the extent of flood hazard area and permitting for the construction of wind turbines on land. As outlined below, the 2013 Floodplain Management Plan comprehensively reviewed all of the Township's flood hazard areas and assessed vulnerable flood areas including critical infrastructure, businesses, and homes, and also identified actions to enhance regulations through building codes and zoning to protect infrastructure in flood hazard areas.

**WELLHEAD PROTECTION PLAN**

There are 12 Public Community Water Supply wells in Stafford; some are protected by a Wellhead Protection Overlay Zone as per Chapter 211, Section 25.1 of the Township Zoning Ordinance. A Wellhead Protection Overlay Area is a zone around a Public Community and Non-Community Water Supply (PCWS) well. The Wellhead Protection Overlay Zone corresponds to areas containing an existing or future well. The zone maps the horizontal extent of ground water captured by a well over a two-, five-, and twelve-year period of time. Activities prohibited in the Wellhead Protection Overlay Zone are as follows:

- Permanent storage or disposal of hazardous wastes, industrial or municipal sludge or radioactive materials, including solid waste landfills;
- Collection and transfer facilities for hazardous wastes, solid wastes that contain hazardous materials, and radioactive materials; and
- Any use or activity requiring the underground storage of hazardous material or waste in excess of an aggregate total of 300 gallons.

Accessory uses are permitted only after the Township Planning Board has determined that best management practices are employed to minimize any threat to groundwater quality. An Environmental Impact Assessment is required for any activity regulated pursuant to Chapter 211, Section 25.1B, site plan or major subdivision applications in a Wellhead Protection Overlay Zone.

**STREAM CORRIDOR PROTECTION PLAN**

As per Section 130-76D(7)(h)[4] of Stafford's Stormwater Control regulations, a municipal stormwater management plan may include a stream corridor protection plan. A Stream Corridor Protection Plan provides goals and objectives for the restoration, conservation, disturbance, and management of areas adjacent to municipally designated surface waters and any State-required stream setback, wetland transition area, and riparian buffer. The plan provides information on mitigation/stream bank restoration plans and techniques, open space preservation, and conservation easements.

As part of a plan,

- A comprehensive waterways map is prepared to denote the standard limits of construction disturbance for each waterway based upon the best currently available information;
- Areas are identified where existing or proposed development patterns conflict with and any State required stream setback, wetlands transition area, and riparian buffer;

- A systematic procedure is established to allow for alternative stream corridor construction setbacks based on an evaluation of the specific stream corridors in the study area to determine the extent of the features critical to supporting the functions of a healthy riparian buffer for the stream corridors in question and the requirements of applicable State statutes and regulations; and
- Locations are identified and prioritized for rehabilitation of areas with disturbed stream corridors.

While all streams and wetlands in Stafford are currently protected through State legislation, the Township also has a Riparian Buffer Conservation Zone to protect stream corridors for effective and enhanced stream corridor management. The ordinance designates “conservation zones,” “buffer strips,” or “preservation areas” adjacent to municipally designated surface waters.

## **Flood Control**

### **FLOODPLAIN MANAGEMENT PLAN**

A Floodplain Management Plan is a mandated component of the Community Rating System (CRS) application of the National Flood Insurance Program (NFIP). Stafford Township’s efforts have classified the Township with a Class 6 rating, which provides for up to a 20% discount for policyholders. In 2013, Stafford revised its Floodplain Management Plan to retain its status as a Class C Repetitive Loss Community, indicating that at least 10 properties are designated Repetitive Loss Properties. The Floodplain Management Plan serves as a planning guide to the Township’s hazard mitigation efforts for the next five years. Such efforts may include ordinance modifications and implementation; grant applications to Federal and State agencies; assistance to local homeowners and outreach efforts; and development of Township policies to mitigate flooding hazards. The impetus for action comes especially in the aftermath of Hurricane Sandy, where almost the entire Special Flood Hazard Area (SFHA) was inundated, and thousands of homes were affected, in some cases with up to 5-6 feet of water. The goals of the Floodplain Management Plan are to:

- Protect human life and health;
- Minimize expenditure of public money for costly flood control projects;
- Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- Minimize prolonged business interruptions;
- Minimize damage to critical infrastructure, public facilities, and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard;

- Help maintain a stable tax base by providing for the mitigation of substantially damaged homes and the regulation of new homes and other development of the SFHA so as to minimize future flood blight areas;
- Ensure that potential buyers are notified that property is in a SFHA; and

Ensure that those who occupy the SFHA assume responsibility for their actions. To that end, the Plan identified short and long-range activities to carry out those goals. The short-range activities included:

- Continue to expand the scope of the Floodplain Management Plan;
- Continue to expand flood hazard mitigation activities under CRS to increase credits;
- Examine the Township's current floodplain regulations and building and zoning codes to determine the appropriate addition of higher standards;
- Monitor the progress on the Action Plan items: Prepare progress reports for submission to the Township council;
- Continue to explore grant funding opportunities for action plan items;
- Continue to explore grant funding opportunities to assist homeowners with elevating their substantially damaged homes or acquiring those properties for open space;
- Promotion of flood hazard awareness, flood insurance protection and flood damage prevention through a public outreach strategy;
- Install new flood elevation markers in prominent locations showing the height of floodwaters during Hurricane Sandy;
- Installation of additional retention basin and infrastructure under Route 72 near Ocean Acres near Neptune Drive.

Long-range plans include:

- Increase CRS rating to a Category 5 community;
- Expand drainage system maintenance activities by obtaining access easements from private property owners, purchase of adequate equipment and hiring of sufficient personnel;
- Continue training of Township personnel, particularly in floodplain management;
- Upgrading mapping, using Geographic Information Systems (GIS), of the entire SFHA including but not limited to flood zones, developed and undeveloped parcels, ownership of parcels, acreage of open space or other development limiting tenure, drainage and stormwater infrastructure;
- Examine updated mapping to identify parcels in the floodplain appropriate for preservation or acquisition; and
- Upgrade storm outfalls – increase inlet sizes, install tidal valves. Each street will require an evaluation and outfall modification will require state permits.

## **Sustainable Concepts and Building Design**

This section highlights a number of programs and building design alternatives which Stafford can incorporate into its zoning code or general design standards in order to promote and encourage sustainability and green building concepts.

### **LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)**

The United States Green Building Council (USGBC) has developed LEED in an effort to provide a national standard for green building design. The pilot version of these guidelines was introduced in 2000 and has continually been expanded and revised. The current version, LEED v4, was most recently updated in 2014 and breaks down 4 different rating systems which include various land use requirements and specific credit requirements:

**LEED Building Design and Construction** includes new construction and major renovation, core and shell development, schools, retail, hospitality, data centers, warehouses and distribution centers, healthcare, homes and multifamily low-rises, and multifamily mid-rises.

**LEED Interior Design and Construction** includes commercial interiors, retail, and hospitality.

**LEED Building Operations and Maintenance** include existing buildings, schools, retail, hospitality, data centers, and warehouses and distribution centers.

**LEED Neighborhood Development** which specifically focuses on the sustainable design of new and existing neighborhoods.

The LEED rating system includes six sections that target specific design criteria: Location and Transportation, Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources and Indoor Environmental Quality. Based on design choices defined within the standard, the building can attain points towards certification, specifically Platinum (80 points and above), Gold (60-79 points), Silver (50-59 points) or LEED certified (40-49 points) status. The intent of the LEED standard is to provide a design guideline and third-party certification tool for green buildings. Following is a description of the six sections of the LEED rating system:

Location and Transportation: This category intends to foster compact development, alternative transportation, and interconnectivity among features in a given area. Strategies include offering a diversity of transportation modes, reducing the parking footprint and expanding access to a bicycle network.

Sustainable Sites: The purpose of the sustainable sites is to protect natural and agricultural areas by developing only appropriate sites and preserving ecosystem relationships in the

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natural environment. Strategies include working with conservation organizations to find support for habitat protection off-site, implementing rainwater management techniques, and reducing heat islands and light pollution.

Water Efficiency: This category seeks to optimize water conservation practices. Strategies include using captured or recycled rainwater, using the WaterSense Water Budget Tool, treating wastewater onsite, using waterless urinals and aerated faucets.

Energy and Atmosphere: Intended to optimize energy efficiency by establishing efficiency and system performance standards, supporting ozone protection protocols, and encouraging the use of renewable and alternative energy sources. Strategies include non-mechanical, all natural ventilation, eliminating CFC-based refrigerants, using grid-source renewable energy, and purchasing energy from renewable sources.

Materials and Resources: The intended outcome of the materials and resources section is to reduce the environmental impact of materials needed for construction, using materials with less environmental impact, and reducing and managing waste. Strategies include rehabilitating an existing building over new construction, re-using salvaged and recycled materials, using rapidly renewable materials and locally-produced materials.

Indoor Environmental Quality: The goals of the indoor environmental quality section are to establish good indoor air quality for the building's inhabitants by eliminating indoor pollutants, enhancing thermal and acoustic comfort and system controllability, and linking the occupant to the outdoor environment. Strategies include using low-emitting material, controlling tobacco smoke, monitoring indoor air, and providing daylight and views to occupants.

Stafford Township maintains an incentives program for proposed new development in the Mixed Use Zone that commits to obtaining a minimum of silver-level certification under LEED. These incentives, offered at the discretion of the Planning Board or Board Traffic Engineer, include:

- Reduction in required parking for a mixed-used project;
- Increase in maximum total sign area, up to a maximum to 20;
- Increase in maximum lot coverage, up to a maximum of 10%;
- Reduction in common and/or private open space requirements, up to a maximum of 10%.

It is recommended that Stafford incorporate a Green Building Incentive Program into its Land Development Ordinance for all major subdivisions and site plans, and redevelopment projects. Such a program can strengthen Stafford Township's commitment to sustainable communities and green buildings. The following elements are recommended for inclusion in the incentive program:

- Include a LEED accredited professional on all major subdivisions and site plans;
- Amend zoning ordinance to require the submission of a LEED Scorecard as part of a development application for all major subdivisions and site plans.
- Major subdivisions should meet U.S. EPA's Energy Star Standards for appliances and fixtures.
- Offer a density bonus for achieving one of the four LEED green building certifications.
- Establish a Green Building Fund with a contribution from subdivision and site plan projects.

The funds collected from the Green Building Fund could be used for green building education and community outreach. The contribution from subdivision and site plan projects could be refunded if the project achieves certification from the USGBC.

Many towns including Cranford Township, located in Union County, New Jersey, require Township-funded projects and Township-owned facilities to meet a minimum LEED-Silver rating. These sustainable building standards further the Township's goals of (1) encouraging resource conservation; (2) reducing the waste generated by construction projects; (3) increasing energy efficiency; and (4) promoting the health and productivity of residents, workers, and visitors to the Township.

#### **GREEN DESIGN AND SITE PLAN DESIGN ALTERNATIVES**

Alternatives in site plan design can reduce the amount of impervious cover, increase natural lands to be set aside for conservation, reduce pervious areas for more effective stormwater treatment, and improve local economic opportunities. One source for the following strategies is "Development, Redevelopment and the Protection of Critical Environmental Areas: Opportunities for Watershed Protection and Economic Growth in New Jersey's Urban and Suburban Watersheds," prepared by New Jersey Water Supply Authority and The Louis Berger Group, dated March 21, 2007. In subdivision and site plan design, street impacts and impervious cover can be reduced through narrower residential street widths, reduced ROW widths and street lengths, reduced number of cul-de-sacs, reduced size of parking stall dimensions, shared parking for a site with two or more different parking demand requirements, and narrowed sidewalks or a sidewalk restricted to one side of street. Pervious pavement and porous pavers are encouraged in spillover parking areas. Construction site mitigation strategies include clearing and grading limited to the minimum area required for building footprints, construction access, and safety setbacks; and stormwater runoff from construction can be minimized through the use of siltation fences, swales, planting vegetation to prevent soil loss, diversion ditches, dry wells and sediment control ponds. Alternative green subdivision design techniques include

clustered development with shared open space, smaller lot sizes, and reduced side-and front-yard setbacks, driveway lengths, and reduced impervious cover. Rooftop runoff capture strategies such as vegetated or “green” roofs absorb rainfall, and filter particulates before the rainwater is washed away into the waterways. In addition to “green” roofs, rooftop runoff could be directed to pervious areas such as yards, open channels or vegetated areas instead of the roadway and the stormwater conveyance system. Re-directing rooftop runoff to pervious areas would reduce nuisance ponding, basement flooding or ice formation on driveways or sidewalks. Increased daylighting improves quality working and living environment while conserving the use of energy for light. How buildings are oriented and massed, windows arranged, and use of skylights are all ways to maximize solar energy and daylighting opportunities. Building orientation is the primary method for solar heating. For the highest winter gains and lowest summer gains of solar heat, the long side of a building should be oriented east-west.

Stafford Township established a Green Team Advisory Council in Ordinance No. 2016-16, which works on making the Township’s operations more environmentally friendly. The Township’s Environmental Commission reviews all development applications that come before the Planning or Zoning Boards. The Commission also makes ordinance recommendations that protect and enhance environmental quality in the Township.

### **SUSTAINABILITY PLAN**

Through the New Jersey Department of Environmental Protection (NJDEP) Environmentally Sustainable Communities Programs, a Sustainable Development Plan can be prepared. This Plan is intended to describe the Township’s vision of sustainability, and serve as a guide to become a more livable, affordable and inclusive community. Elements of a strategy for sustainability include:

- Community Life.
- Smart Growth Redevelopment.
- Clean Water/Clean Community.
- Affordable/Inclusive Living.
- Conservation/Renewable Energy.
- Transportation and Mobility.
- Community Consensus, Education and Example.
- Promoting Plan Objectives/Measuring Progress.

Stafford should consider preparing a Sustainability Plan which incorporates smart growth strategies, and design and planning techniques to make the community more walkable, reduce dependence on the car, enable residents to work and shop in town, and encourage social sustainability.

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## **ENERGY CONSERVATION**

Some of the following renewable energy source applications, such as the Atlantic County Utilities Authority's Windfarm and the New Jersey Clean Energy Program, can serve as useful examples to Stafford Township.

### **Wind Generation Facility**

Stafford Township should consider alternative designs for a wind turbine that are compact, stackable, bird- and environmentally-friendly. Stafford Township adopted Ordinance No. 2008-94 to facilitate the permitting of small wind energy systems in the following zones: Medical/Medical Commercial, Highway Commercial, Stafford Business Park, Highway Medical Commercial, and Mixed Use.

### **New Jersey Clean Energy Program**

The New Jersey Clean Energy Program was created as part of the New Jersey Electric Discount and Energy Competition Act "with the objective of transforming to energy marketplace in New Jersey for energy efficient and renewable energy technologies in a deregulated environment." The New Jersey Clean Energy Program sponsors education, training, & financial incentives in the following areas: Residential, Commercial, Industrial, and Renewable Energy. The Renewable Energy program area includes:

- Solar Renewable Energy Certificates (SRECs). A SREC is a tradable certificate which represents electricity generated from a solar electric system. Each time a solar electric system generates 1000kWh (1MWh) of electricity, an SREC is issued which can then be sold or traded separately from the power. The SREC website facilitates the sale of certificates to electric suppliers who are required to invest in solar energy under New Jersey's Renewable Portfolio Standards (RPS). All solar system owners in New Jersey with grid-connected generators can participate in the New Jersey SREC Program.
- Biopower, under the Combined Heat & Power Program, provides incentives for 100% renewable or mixed-fuel systems, including microturbines, fuel cells with heat recovery, gas combustion turbine, and gas internal combustion engines.
- Electric Storage. This program offers incentives for financial energy storage systems that are installed behind-the-meter at non-residential customer sites and are integrated with Class 1 renewable energy projects.
- Utility Financing. Through this program, electrical utility companies issue RFPs to identify solar projects to contract for the purchase of SRECs.

It is recommended that Stafford take advantage of the above-referenced grants and rebates and incorporate renewable energy systems and energy-efficient equipment into its municipal operations and general development.

## **Tree Conservation**

Stafford's Ordinance includes a chapter on trees and a subsection on their protection. The ordinance controls tree removal as land is developed for commercial or residential uses. As tree removal is controlled, surface water runoff and soil erosion can be reduced, thereby, reducing municipal costs to control drainage in the Township. The Township Zoning Officer or Engineer will study the land on which a tree or trees are to be removed, and with input from the Environmental Commission, a permit may be issued to the developer. Minimum standards have been established for the reforestation of residential lots that are 20,000 square feet or less including a minimum of one deciduous tree for every 1,500 square feet. The replacement tree should be approved by the appropriate entity. As identified by the U.S. Fish and Wildlife Service, nonindigenous invasive plant species are degrading natural areas throughout the United States, including the Edwin B. Forsythe National Wildlife Refuge. To control the invasive plant problem, it is recommended that as trees are replaced in accordance with the tree ordinance, nonindigenous species should be avoided. The National Park Service, the U.S. Fish and Wildlife Service, the NJDEP, and the Nature Conservancy maintain invasive plant websites and/or released publications that provide an overview of invasive plants and suggest native alternatives.

## **Habitat Conservation**

The following planning documents have been prepared in an effort to better manage habitat conservation and identify state-listed endangered or threatened species:

- 1990 Threatened and Endangered Plant and Animal Species Survey.
- Update of the 1990 survey in 1996 entitled "Threatened and Endangered Species in Stafford Township."
- 1997 Threatened and Endangered Plant and Animal Species Survey.
- 2006 Environmental Resource Inventory.

In 2016, the National Fish and Wildlife Service (FWS) adopted a Habitat Conservation Planning and Incidental Take Permit Processing Handbook. It is recommended that the Township prepare a Habitat Conservation Plan that builds from the above-referenced planning documents to create, enhance, restore, purchase, and/or preserve plant and animal species habitat in Stafford. For example, Morris Township amended its Environmental Impact Statements ordinance to require the submission of a Threatened and Endangered Species Analysis (TESA) to document the existence or nonexistence of any threatened and endangered species on the project site.

## Recommendations

The following sets forth the action items recommended in order to fulfill the goals and objectives of the Environmental Element of the Master Plan:

- Update the Environmental Resource Inventory;
- The Township should enhance its green building incentive program for all major subdivisions and site plans, and redevelopment projects to strengthen Stafford's commitment to sustainable communities and green buildings;
- Prepare a Sustainability Plan that uses smart growth strategies, design & planning techniques to make the community more enjoyable, reduce car dependence, enable residents to work and shop local, & improve social sustainability;
- Incorporate renewable energy systems and energy-efficient equipment into municipal operations, and utilize grants offered via the NJ Clean Energy Program;
- As replacement trees are selected as per the Township's Tree ordinance, consider native and indigenous plants to control the invasive plant problem;
- Upon further guidance in crafting such a Plan, it is recommended that the Township prepare a Habitat Conservation Plan that builds from its existing planning documents to create, enhance, restore, purchase, and/or preserve plant and animal species habitat in Stafford; and
- Continue to address natural resource protection and coastal management demonstrating consistency of local plans and ordinances with the goals of the Coastal Zone Management Program.



**STAFFORD TOWNSHIP**  
*New Jersey*

# Historic Preservation Element

Township of Stafford  
Ocean County, New Jersey  
Prepared by:



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## Introduction

The Historic Preservation Plan Element of the Stafford Township Master Plan is prepared pursuant to N.J.S.A. 40:55D-28b(10) for the purposes of “(a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the Master Plan on the preservation of historic sites and districts”. Historic sites include buildings, structures, and archaeological sites.

Stafford’s Historic Preservation Element is organized according to the requirements of the Municipal Land Use Law for a historic preservation plan. This element:

- Provides an overview of the historic trends in the Township’s development.
- Describes the initiatives that would be undertaken by the Stafford Township Historic Preservation Commission.
- Identifies the location of historically significant sites and districts listed on the National and New Jersey Historic Registers.
- Identifies those properties and districts that **may be eligible** for listing on the National and New Jersey Historic Registers.
- Describes strategies to encourage future preservation of historic resources within the Township.

The information in this element is based on Ocean County’s 1981 survey of historic structures and places, discussions with the Historic Preservation Society, and review of the sites identified on the National and New Jersey Register of Historic Places. The Historic Preservation Commission has updated the 1981 survey in 2003 and again in 2016

The designation of a property in this local Historic Preservation Plan element and on the New Jersey and National Registers of Historic Places publicly acknowledges that property’s historical or cultural significance. Inclusion on the New Jersey and National Registers of Historic Places has little effect on actions that are privately funded by the property owner. Designation does provide a measure of protection of the property if public funds are utilized.

## Township History

Located in southern Ocean County, Stafford Township was first inhabited by the Lenni Lenape Indians, who referred to Stafford as “Manahawkin” which means “good corn land.” In 1735, three Englishmen purchased the first few tracts of land in what is now Stafford. Stafford Township was chartered on March 3, 1749. Early commerce included sawmills, boat building, farming, oyster harvesting and clamming. The first water sawmills in the area were in Manahawkin, Wells Mills and Cedar Bridge. By 1880, cranberry harvesting had become an important industry.<sup>1</sup>

The Township’s four historic settlements include Manahawkin, Cedar Run, Mayetta and much of Warren Grove. Additionally, there are large residential sections like Ocean Acres, Fawn Lakes, and Beach Haven West.

## Stafford Township Historical Society

The Stafford Township Historical Society (Historical Society) is an independent non-profit organization established to address historic preservation in the Township. The Historical Society is based in the old Manahawkin Baptist Church located at the corner of North Main Street (U.S. Route 9)

and North Lakeshore Drive.



Manahawkin Baptist Church / Heritage Cultural Center  
Source: Stafford Township Historical Society

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<sup>1</sup> Adapted from the “History” webpage of the Stafford Township website.

Since the Historical Society acquired this site, it serves as the Township's heritage cultural center and is also used as a meeting place and a depository for artifacts.

The Historical Society's main initiatives are as follows:

- Battle of Cedar Bridge – There is an annual event in late December remembering the battle of Cedar Bridge. The event is held at the Cedar Bridge Tavern in the Warren Grove section of the Township
- Summer concert series – free concerts held on Monday nights in July and August at the Manahawkin Lake Pavilion
- Monthly meetings at the Old Baptist Church featuring speakers on historically significant topics.
- Maintain historic cemetery on Beach Avenue as well as the Old Stone Store and the Tuckerton Railroad Train Station and Train Car

The Historical Society transported a 1922 Central Jersey railroad car to Heritage Park to add to the authenticity of the Manahawkin Train Station. The Historical Society has converted the train station building into a museum. The railroad car has been restored and is open for visitation.



1922 Central Jersey railroad car, Heritage Park  
Source: Asbury Park Press Tim McCarthy

The Historical Society received an annual operating support grant from the New Jersey Historical Commission, a division of Cultural Affairs in the Department of State, administered by the Ocean County Cultural & Heritage Commission.

## **Properties Listed on State and National Historic Registers**

The National Register of Historic Places is the official list of the nation's historic resources worthy of preservation, and the New Jersey Register is the official list of New Jersey's historic resources of local, state and national interest. The New Jersey Register is maintained by the State Historic Preservation Office (SHPO) within the New Jersey Department of Environmental Protection. Both Registers have the same eligibility criteria, nomination forms, and review process.

Inclusion in the National Register enables an owner of the property to take advantage of a 20 percent income tax credit for a substantial rehabilitation of an income-producing building. The rehabilitated building must be a certified historic structure that is subject to depreciation and the rehabilitation must be certified as meeting standards established by the National Park Service. For those properties listed on the State's Register of Historic Places, the New Jersey Historic Trust offers matching grants and low interest loans for rehabilitation and restoration to state, county and municipal agencies and non-profit organizations.

**The Manahawkin Baptist Church, North Main Street (U.S. Route 9)** is listed on the State and National Register of Historic Places. This church was originally built in 1759. The church was used as an old meeting house in the early 1800's. Its architectural elements combine several styles including Greek Revival, Italianate, and the Wren- Gibbs idiom. The New Jersey Historical Trust notes these grounds as the site of a Revolutionary War skirmish in 1781, and a mass burial ground for numerous shipwreck victims. Today, the church serves as the Stafford Township Heritage Cultural Center

Through the efforts of the Township and the Township Historical Society, **the Cavalry Cottage, located at 100 Stafford Avenue**, was entered on the State and National Register of Historic Places as of September 22, 2006. The Cavalry Cottage was the first property acquired by the Township under the Open Space Natural Lands Trust Fund Program. The Historical Society has obtained funding for the restoration of the property which has been matched by local funds



Cavalry Cottage

Source: Stafford Township Historical Society

## Designated State Historic Preservation Office (SHPO) Opinion Letters and Designated Sites

The State Historic Preservation Office (SHPO) has issued Opinion Letters for each of the following areas. An opinion letter indicates that these properties are potentially eligible to be listed on the New Jersey Register of Historic Places:

- **Garden State Parkway Historic District-** The Garden State Parkway Historic District contains the entire GSP Right-of-Way. SHPO's Opinion Letter was issued on October 12, 2001.
- **Manahawkin Village Historic District-** The Manahawkin Village Historic District is bounded by US Route 9 to the west, Hilliard




Manahawkin Village Historic District

Boulevard on the north, Bay Avenue to the south, and Parker Street to the east. The Manahawkin Village Historic District contains 19th century structures that are still intact. The District reflects the time period when Stafford was experiencing fast-paced growth due to the construction of railroads and the development of Long Beach Island as a summer destination resort. SHPO's Opinion Letter was issued on October 26, 1990.

- **Nineteenth and Early 20<sup>th</sup> Century Domestic Refuse Disposal Sites-**

In 1992, 19<sup>th</sup> and early 20<sup>th</sup> Century Domestic Refuse Disposal Sites were identified in response to a federally funded activity at Deer Lake Heights (Block 54, Lots 18 and 21.01; Block 67, Lots 3 and 4) in Stafford. The refuse disposal sites appeared to relate to the workers' residential sites associated with Littleworth Mill, a community's disposal area, and the Civilian Conservation Corps Camp. SHPO's Opinion Letter was issued on February 5, 1992.

The following is from the State Historic Preservation Office (SHPO) website, dated February 21, 2017. It is from the Ocean County inventory of State and National Historic Places. It indicate the former Manahawkin Baptist Church was placed on the State Register of Historic Places in 1972 National Register for Historic Places a year later. The Cavalry Cottage was placed on both the State and National Register in 2006.



**NJ DEP - Historic Preservation Office**  
New Jersey and National Registers of Historic Places

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Ocean County

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**Stafford Township**

**Cavalry Cottage (ID#4271)**  
100 Stafford Avenue  
NR: 9/22/2006 (NR Reference #: 06000871)  
SR: 8/6/2006  
COE: 4/21/2004

**Garden State Parkway Historic District (ID#3874)**  
Entire Garden State Parkway right-of-way  
SHPO Opinion: 10/12/2001  
See Main Entry / Filed Location:  
Cape May County, Lower Township

**Manahawkin Baptist Church (ID#2323)**  
North Main Street (US Route 9)  
NR: 4/3/1973 (NR Reference #: 73001131)  
SR: 5/1/1972

**Manahawkin Village Historic District (ID#3419)**  
US Route 9, Bay Avenue, Parker Street  
SHPO Opinion: 10/26/1990

**Nineteenth and Early 20th Century Domestic Refuse [Sites] (ID#2324)**  
SHPO Opinion: 2/5/1992

## Potential Historic Sites and Districts and Designated Sites

In addition to the sites that have received Opinion Letters from the SHPO, there are other sites with historical significance and worthy of preservation located in the Township. The Tuckerton Railroad Manahawkin Station received a Certificate of Eligibility (COE) in 2008. This means that the site is eligible for inclusion in the National and State Register of historic places.

## 1981 OCEAN COUNTY CULTURAL RESOURCES SURVEY

According to the Ocean County website ([www.co.ocean.nj.us/ch/frmourhistory.aspx](http://www.co.ocean.nj.us/ch/frmourhistory.aspx)) an Ocean County historic sites survey was completed in September 1981. The inventory listed 2,188 buildings and five historic districts within Ocean County. Stafford Township's inventory of historic sites and places was gleaned from the survey and is attached as an appendix. The properties listed are referred to as "Stafford Township's Register of Historic Places". The coded designations (see graphic) denote different levels of preservation and methodologies.

	grey		Archeological - cemetery
	red		destroyed, demo, fire
	rose		not viable for other reason
	yellow		recommended on list
	Turq		icons - national register
	orange		Advisory -

Although the information is dated, it still serves as a viable resource and database for historic inventories and research. The following properties were identified as icons or National Register properties by address and street location: 11 and 120 North Main Street; 105 East Bay Avenue, 10 Hilliard Drive; and, 39, 59, 67, 100 and 106 Stafford Avenue. All of the listed properties are located in the Manahawkin section of Stafford.

**DESIGN STANDARDS**

The Township of Stafford can also better protect its valuable historic resources through incorporating historic preservation design standards town wide. Design standards should specify that important historic features be preserved or recovered, when feasible, on existing buildings. The Historic Preservation Commission is encouraged to develop rehabilitation guidelines for eligible areas. Again, these local guidelines may be based on the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

**PUBLIC EDUCATION**

It is recommended that the Stafford Township Historical Society:

- Expand public activities that showcase the Township's historic structures.
- Utilize public awareness efforts to illustrate how historic preservation and development can be combined.
- Encourage the development of additional historic and cultural institutions and combine public education efforts where appropriate.
- Continue to recognize historic individuals of Stafford and enhance the appearance of historically significant areas within the Township.
- Conduct activities honoring local residents and businesses active in historic preservation.
- Work with the Stafford School District(s) to expand efforts to educate the Stafford school children about their local history and to instill pride and interest in historic preservation.

**RECOMMENDATIONS**

- Establish a review process with Stafford Township Historical Society and the approving board for development applications
- Consider a historic preservation zoning overlay to encourage the reuse of historic features and establish design guidelines for commercial redevelopment, renovations, and new construction.
- Encourage new construction to reflect the historical aesthetics of existing buildings.
- Coordinate overall historic preservation efforts with the revitalization of Bay Avenue.
- Adopt a historic preservation ordinance that sets forth a process for designation and protection of historic sites and districts. The ordinance must articulate the design guidelines or standards for regulating these properties in order to prevent their unauthorized loss, alteration, or demolition, and where applicable, empower a local historic preservation commission to administer the Historic Preservation Plan. See N.J.S.A. 40:55D-28.
- Develop an overall strategy and plan for creating a cultural and heritage tourism market in Stafford.
- Continue to support and enable the Stafford Township Historical Society to expand its programs and services which can impact positively on Stafford's quality of life.

As previously mentioned, maps and coded inventories of historic sites can be found in the appendix at the end of this document. Properties are inventoried and coded based on the following: whether properties are on the National Register for Historic Places, are recommended for consideration, preserved, endangered or have been destroyed. This list was proved by the Township of Stafford.



# Floodplain Management Plan

Stafford Township  
Ocean County, New Jersey

September 2013

**Floodplain Management Plan**  
September 2013

**Mayor John Spodofora**  
**Councilman Stephen Fessler**  
**Councilman Paul Krier**  
**Councilman Robert Kuszniak**  
**Councilman Henry Mancini**  
**Councilwoman Sharon McKenna**  
**Councilwoman Lori Wyrsh**



**Prepared by:**  
**Floodplain Management Committee**  
**Stafford Township**  
**Ocean County**  
**260 East Bay Avenue**  
**Manahawkin, NJ 08050**

**With assistance from...**

**James A. Moran, Township Administrator**  
**Bonnie N. Flynn, PP, AICP, Director of Community Development**  
**Robert A. Gaestel, Jr., Construction Code Official**  
**Jeffrey S. Pharo, Deputy Director of Community Development**  
**Chief Joseph Giberson, Stafford Township Emergency Management**  
**Ronald Cop, Superintendent of Public Works**  
**Brooke Tarabour Ginsburg, Howard Wolf,**  
**Cheryl Copeland, Mickey Stroup and Steven Ardito from FEMA**  
**Robert Butkus, Ocean County Office of Emergency Management**

## **Floodplain Management Plan**

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<b>HAZARD ASSESSMENT</b> . . . . .	<b>2</b>
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## **PLAN PURPOSE**

The Floodplain Management Plan is being updated to serve as a guide for the Township's continued flood hazard mitigation efforts over the next five years. Such efforts may include ordinance modifications and implementation; grant applications to Federal and State agencies, assistance to local homeowners, outreach efforts and development of Township policies to mitigate flooding hazards. The plan is also a required element in the Township's continued participation in the Community Rating System program (detailed below).

The Floodplain Management Plan was prepared by the Floodplain Management Committee led by the Stafford Township Director of Community Development and Community Rating System Coordinator with the help of the Township's Emergency Management Coordinator, Superintendent of Public Works, Construction Code Official, Zoning Officers, Township Engineer, FEMA Hazard Mitigation Community Planners and the Ocean County Office of Emergency Management. The plan was developed using materials and information included in the Ocean County All Hazards Mitigation Plan. Stafford Township acknowledges and appreciates everyone's efforts in creating the Plan.

## **TOWNSHIP DESCRIPTION**

The Township of Stafford is located in southern Ocean County with portions of the 47 square mile community within the New Jersey Pinelands and under the jurisdiction of the Pinelands Comprehensive Management Plan and portions under the jurisdiction of the Coastal Area Facility Review Act, also known as CAFRA. Within the 16,832 acre CAFRA area is the Township's Special Flood Hazard Area (SFHA). The 8,362 acre SFHA lies along the Barnegat Bay which leads to the Atlantic Ocean. The Township has 12.2 miles of bay frontage. Much of the northern portions of the SFHA are preserved, with a majority of the undeveloped land comprised of freshwater and tidal wetlands. Most of the lands are owned by the Federal or State government and designated as the Manahawkin Wildlife Management Area and the Edwin B. Forsythe National Wildlife Refuge. The development in the SFHA mainly consists of single-family homes with bulkheads on lagoon waterways that lead to the Barnegat Bay or homes directly on Barnegat Bay. These areas are known as Beach Haven West, Mallard Island and Cedar Bonnet Island. The human-made lagoon area of Beach Haven West began as a resort community in the 1950s and 1960s but a majority of owners are now full-time residents. In total, there are approximately 13,500 residential units in the Township with roughly 35% in the Special Flood Hazard Area. There is also a small amount of commercial development in the SFHA.

Due to the flood hazard risk, the Township entered the National Flood Insurance Program's (NFIP) Community Rating System (CRS) in 1991. CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP standards. As a result, flood insurance policy holders receive a discount on their annual premiums depending on their flood zone and elevation of the insured structure together with the Township's CRS classification. Stafford has reached a Class 6 rating which provides for up to a 20% discount for policyholders. This is a savings of over \$800,000 for property owners throughout the Township. Over the years the Township has adopted ordinances that exceed minimum standards such as a one-foot freeboard requirement and impervious coverage ordinance. The Township engages in outreach activities including sending annual information to

SFHA property owners as well as providing information on the website, the local library and various civic meetings throughout the year.

## **HAZARD ASSESSMENT**

### **Flood Hazard and Repetitive Losses**

Flooding is the temporary condition of partial or complete inundation on normally dry land and it is the most frequent and costly of all hazards in the US. Flooding can occur any time of the year and as a result of many factors. Precipitation is the most common but flooding can also occur due to snowmelt or storm surges from storm events with little to no precipitation. Other factors include the topography, soil content and ground cover, timing of previous weather events and tides. Still other factors include impediments to normal stream flow or storm water runoff such as a damming up by fallen trees or infrastructures such a bridge or culverts collapsing. Any blockage to natural or human-made storm water flows may cause flooding.

Flooding can cause injury or death to those in its path as well as being very costly as a result of property damage. Flooding often occurs quickly and individuals may not be able to prepare themselves or be able to get out of harm's way. Flash flooding can occur with a significant amount of rain over a short period of time.

Flooding is not always a hazard and as floodplains are covered with flood waters it does result in replenishment of nutrients along stream/river banks and pollutant fallout as well as recharging groundwater and supporting biodiversity. It is when human development is introduced to a flood prone area that it may become a hazard.

The Township is subject to tidal flooding most often from both hurricanes or tropical storms and winter storms. Much of the area is low marshland that is very open to tidal surge through Little Egg Inlet from the south and through Barnegat Inlet from the north. An analysis of elevation certificates shows that the land is anywhere from approximately 3 to 7 feet above sea level. The impacts of lesser weather events with high rain amounts are also showing some effect on properties that lie closer to sea level. The 18-mile long barrier island of Long Beach Island, does provide some protection for the direct effects of the Atlantic Ocean surge, but is subject to erosion when dunes fail and this protection level could be altered during a storm event.

The Township has been affected by numerous hurricanes and nor'easters since records have been kept. Most notably were the 1962 nor'easter that caused major damage to Long Beach Island and flooding in Stafford, two high flood claim events in 1991 including the Halloween Nor'easter, a nor'easter in December 1992 with almost 800 flood claims, coastal and flash flooding event in August 1997, a flash flood event with 6-8 inches of water in a short time in September 2006 with many bulkheads destroyed and finally Hurricane Sandy with thousands of claims and homes inundated with flood waters. Although rain was not heavy, winds and a very large storm surge inundated almost the entire SFHA with thousands of homes inundated with flood waters, in some cases up to 5 or 6 feet.

Many flooding occurrences are the result of unnamed and even minor weather events but due to the low elevation of many homes, they are susceptible to flooding impacts.

Before Hurricane Sandy and since 1978, there were almost 1,500 flood insurance claims made by Township property owners. Some of those claims resulted in a property being deemed a Repetitive Loss property. Previously, the definition of a Repetitive Loss property is that two or more claims of at least \$1,000 were paid by the NFIP within any 10-year period since 1978. A Severe Repetitive Loss property is one that has at least four NFIP claims (including building and contents) over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000 or for which at least two separate claims (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building. These claims totaled approximately \$10million and over \$2million for Repetitive Loss properties.

The Township is considered a Class C Repetitive Loss Community which means that 10 or more properties are designated as Repetitive Loss properties. Based on FEMA data through June 20, 2013, the Township has 93 repetitive loss properties. The Township's Repetitive Loss inventory has changed due to Hurricane Sandy as well as the Biggert-Waters Flood Insurance Reform Act of 2012 (BW12). The definitions have changed and will impact Stafford significantly mostly due to the age of the structures in the SFHA. As defined and pursuant to the Hazard Mitigation Assistance Unified Guidance and in conformance with BW12, a repetitive loss property is a structure that:

- Is covered by a contract for flood insurance made available under the NFIP and that:
- Has incurred flood-related damage on 2 occasions, in which the cost of the repair, on the average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event; and
- At the time of the second incidence of flood-related damage, the contract for flood insurance contains increased cost of compliance coverage.

A severe repetitive loss property is a structure that:

- Is covered under a contract for flood insurance made available under the NFIP and:
- Has incurred flood related damage –
  - For which 4 or more separate claims payments have been made under flood insurance coverage with the amount of each such claim exceeding \$5,000, and with the cumulative amount of such claims payments exceeding \$20,000; or
  - For which at least 2 separate claims payments have been made under such coverage, with the cumulative amount of such claims exceeding the market value of the insured structure.

A Repetitive Loss map is provided in the Appendix and is based on repetitive loss claim data from the FEMA through June 30, 2013. The map shows that the repetitive loss properties are scattered throughout the Beach Haven West, Mallard Island and Cedar Bonnet Island areas with the exception of one parcel on East Bay Avenue. The Beach Haven West area consists of many homes constructed with slab foundations and since they were built before the NFIP came into existence, are usually below the base flood elevation. Storm drains from adjacent roadways lead directly into the lagoons and during times of heavy rainfall or high tides, stormwater runoff is blocked from dissipation.

## **PROBLEM ASSESSMENT**

### **Impact of Flooding**

There are approximately 4,700 housing units in the SFHA together with approximately 20 business establishments including boat sales and rentals and restaurants. The development of the lagoon areas in the Township began well before the NFIP or any regulations for wetlands and coastal development. Most of the homes were built on a slab foundation and in later years it would show that most were built with their first floors below the base flood elevation. Over the years, as seen in many older neighborhoods, homes are rebuilt and any homes re-built after the Township's participation in the NFIP, were built according to the regulations at the time. Still thousands of homes continue to lie below the base flood elevation. Almost all of these homes were greatly impacted by Hurricane Sandy. Although most of the SFHA has public water, some areas such as Cedar Run Dock Road have private wells that could be contaminated by the flood waters.

The Township has very few critical facilities in the SFHA and they include the following:

- Stafford Municipal Utilities Authority – Pump Station on Cedar Bonnet Island – this facility was damaged during Hurricane Sandy and currently being repaired.
- Stafford Municipal Utilities Authority – 1209 Mill Creek Road - Water tower
- Mill Creek Community Center – currently closed after severe damage by Hurricane Sandy. This facility does not meet the definition of a critical facility but is included since it is Township owned.
- Ocean County Sewerage Authority – 1179 Mill Creek Road – Pump station
- Stafford Municipal Utilities Authority – 800 Mill Creek Road – Pump station and water tower – The facility lies in the .2% chance flood zone according to FEMA's recently released Preliminary Working Maps but is in the AE flood zone on the Township's 2006 FIRM.
- Jennings Road Recreation Center – Similarly Township owned and does not meet the definition of a critical facility.

The Manahawkin Bay Bridge would not be considered a critical facility but is a critical component of the evacuation plan for the easterly portions of Stafford Township and the six communities on Long Beach Island. If this major crossing or any roadway in the Township is impacted by flooding or other severe weather event, it will hinder the safe and timely evacuation of residents. Also, emergency personnel may be required to utilize special transport vehicles to help with evacuation and this puts a strain on first-responders.

The Township contains the following critical facilities outside the SFHA:

- Southern Ocean Medical Center, (1140 Route 72)
- Warren Grove fire Station (Rt. 539)
- Stafford Township Volunteer Fire Company (133 Stafford Avenue)
- Stafford Township Volunteer Fire Company (Nautilus Drive)
- Stafford First Aid (Bay Avenue)
- Stafford First Aid (Nautilus Drive)

- Department of Public Works (Business Park)
- Stafford Township Community Center (775 East Bay Avenue)
- Stafford Township Municipal Building (260 East Bay Avenue)
- OCUA Southern Sewer Treatment Plant (Cedar Run Dock Road)
- NJ Natural Gas (Route 9 North)
- Atlantic City Electric (Route 9 South)
- Southern Regional High School (Route 9 & Cedar Ridge Road) – Township shelter location

### **Development Trends**

Most of the existing development in the SFHA began before planning and zoning regulations existed as well as other State regulated controlling legislation (ie wetlands protection). There are very few buildable lots left and any building in the future will be infill or redevelopment. Any new development would adhere to all local floodplain and State regulations.

### **Flood Insurance Claims and Substantial Damage Determinations**

As previously noted, the Township has a number of repetitive loss properties. Historical data shows that there are also thousands of one-time claims and many due to Hurricane Sandy. The Township currently has 3,722 flood policies in effect and should strive for full coverage in the SFHA. From 1978 and through September 27, 2013, 4552 claims have been paid, totaling \$216,325,869. Many of these homes were built before the NFIP was instituted, have first floors below the minimum base flood elevation and continue to be susceptible to flood risk. The non-compliant homes are those with a slab foundation as well as a block foundation with a crawl space.

The Township has issued 1,100 substantial damage letters through September 20, 2013. (See map provided showing Repetitive Loss properties as well as Substantially Damaged properties (all 1,100 SD properties are not shown). A small percentage of homes were out of compliance with regard to the Advisory Base Flood Elevation map and now meet or exceed the base flood elevation on the Preliminary Work Map. The majority of homes still does not meet the current minimum elevation standards and will either be elevated or built new to comply with Township and NFIP standards. The Township has already issued over 250 demolition permits due to Hurricane Sandy.

### **Warning and Evacuation Plans**

Stafford Township has an Emergency Management Plan in place to address emergency operations resulting from any severe weather or hazard event and the actions that would be taken to evacuate residents from low-lying areas. The State of NJ has recently approved the Township's revised Emergency Operations Plan (EOP). (See letter from the State dated August 15, 2013). The plan includes information on warnings and communications, evacuation plans, emergency medical and public health, fire and rescue, resource management and public works activities, sheltering, radiological protection, terrorism and damage assessment.

At the direction of Emergency Management Coordinator route alerting is performed by the Township Police, Fire and First Aid personnel by emergency vehicles with mobile public address systems and door-to-door contact. The Reverse-911 system is also used to alert residents. Warnings are also issued by the Comcast Telecommunications Broadcast System and local radio stations such as WOBM-(FM) 92.7, WOBM-(AM) 1170, WJRZ-(FM) 100.1, WJLK-(FM) 94.3 & 98.5, WJLK-(AM) 1310. In addition there are five Oyster Creek Nuclear sirens and four fire sirens in Stafford Township. The sirens for the identified hazard are activated by the Ocean County Emergency Management Coordinator. The Stafford Township Police Communications Center is a NAWAS (National Warning System) facility for 24 hour warning notice.

Warning procedures for all schools, the Southern Ocean Medical Center (formerly Southern Ocean County Hospital) and all nursing homes will be consistent with the notification plans for the general public (i.e. route alerting and door-to-door contact). Special assistance and transportation, however, will be available for impaired patients of the hospital and nursing homes. The Police Department also has an evacuation plan listing routes, manpower needs, shelters and route signs. Residents are encouraged to register with the State if they have special needs in case of an evacuation.

### **Natural Areas**

Freshwater and tidal wetlands are the most prominent undeveloped natural area in Stafford Township. Most areas east of Route 9, with the exception of developed lands, are either freshwater or tidal wetlands. The wetland areas are an interface between the Barnegat Bay and the uplands areas, absorbing and dissipating the impact of the storm waves and surges, storing flood waters and trapping sediment and pollution. The freshwater and tidal wetlands of Stafford Township and the New Jersey coastal zone are habitat for finfish, shellfish, game and non-game animals and songbirds. The coastal area is well known to be the wintering habitat for migrating waterfowl. Almost ten thousand acres (equal to 15 square miles) of land in the eastern sector of the Township have been acquired by the Federal government for exactly that purpose.

### **GOALS**

The goals of the Stafford Township Floodplain Management Plan are as follows:

- Protect human life and health;
- Minimize expenditure of public money for costly flood control projects;
- Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- Minimize prolonged business interruptions;
- Minimize damage to critical infrastructure, public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard;
- Help maintain a stable tax base by providing for the mitigation of substantially damaged homes and the regulation of new homes and other development of the SFHA so as to minimize future flood blight areas;
- Ensure that potential buyers are notified that property is in a SFHA; and
- Ensure that those who occupy the SFHA assume responsibility for their actions.

The Township and Floodplain Management Committee have deliberated on a number of possible activities as follows:

### **Preventive Activities**

Preventive activities are those efforts which attempt to prevent flood problems from getting worse. Such activities are either regulation-based or maintenance items and are administered by the Township Community Development, Building or Public Works Departments. Examples of preventive activities are: zoning regulations, open space preservation, floodplain regulation, storm water management and drainage system maintenance.

Much of the SFHA is either developed or essentially barred from development since it is owned by either the Federal or State government or prohibited from development by Federal or State coastal and wetlands regulations. Since the Township strictly enforces its current floodplain regulations, there is limited additional zoning or floodplain regulation that could be adopted that would prevent future flooding. The Township has a very comprehensive and up-to-date storm water management ordinance to reduce offsite storm water runoff from new development. All catch basins are inspected annually and after any flooding or other hazard that may cause blockage. Detention basins are inspected monthly (weekly during mowing season) or after any major rain event. There are no basins in the SFHA but several in the Township that could influence watershed drainage. The Township should increase its maintenance of critical human made and natural drainage waterways to at least two times per year. The Township has a jet/vac truck to maintain catch basins and pipes when maintenance is called for.

### **Property Protection**

Protection activities are on a building by building basis and undertaken by private property owners. This includes relocation, acquisition, and elevation of an existing building, flood proofing, sewer backup protection and flood insurance. The Township can encourage all of the appropriate activities and offer guidance for rebuilding and provide information on various funding sources. The Township shall continue to enforce its floodplain regulations.

### **Natural Resource Protection**

Natural resource protection activities are programs, policies and projects which preserve the natural functions of floodplain and watershed areas. Examples of natural protection activities are wetlands protection, erosion control, and best management practices for water quality. The Township should continue to enforce its impervious coverage ordinance, together with all State and Federal natural resource protection legislation including but not limited to the following. These may either limit development or regulate the impact on natural resources:

#### **Federal Regulations:**

- Coastal Zone Management Act
- National Flood Insurance Program
- Clean Water Act

#### **State Regulations:**

- NJDEP Storm water Management Regulations
- Residential Site Improvement Standards
- NJDEP Coastal Zone Management - Coastal Area Facilities Review Act
- Storm water Management Control Act
- Flood Hazard Control Act
- Soil Conservation District
- Freshwater Wetlands Protection Act
- Soil Erosion and Sediment Control Act

#### **Municipal Regulations:**

- Stafford Township Impervious Coverage Ordinance (Chapter 211 – Zoning)
- Stafford Township Code, Chapter 130 – Land Use and Development including Storm water Regulations and Chapter 114 – Flood Hazard Areas

#### **Emergency Services**

The Township Emergency Management Coordinator together with the Ocean County Office of Emergency Management shall continue to stand ready to face any hazard that may impact the Township. Coordination of all local stakeholders including the Community Development (Floodplain Administrator), Building and Public Works Departments, County and State first responders, volunteers and residents shall be done along with continual training and plan updates. The Emergency Operations Plan (EOP) that was recently approved by the State of New Jersey provides for warnings of flooding or other storm events as well as other impending hazards. Monitoring of tidal gauges as well as the National Weather Service bulletins is key and personal from the local OEM and Public Works Department are tasked to perform this necessary activity. The EOP contains a detailed description of notification of residents and a system of evacuation. Emergency information including evacuation routes and shelter locations is provided through the Township calendar, Township website and during an event, through Emergency Broadcasting stations. The Township should be ready with road block equipment, chain saws or other equipment to remove trees or other debris from roadways, have a supply of necessary first aid kits, flashlights, rain or hazardous material gear, gasoline for vehicles and maintain all of the specialty vehicles that can enter flooded areas and remove stranded residents to safe locations.

#### **Structural Projects**

Structural projects are public works projects that keep flood waters from a certain area such as a levee, a diversion, a channel modification or beach nourishment. Due to the unique landscape of the developed areas of the SFHA, appropriate municipal structural projects would include storm sewer construction and alterations and tidal valves on the storm water outfalls.

#### **Public Information**

Public information activities are the outreach efforts to private property owners, visitors, business people as well as future property owners to advise them of flood hazards, how to protect themselves and their homes and the benefits of protecting flood plains. Such activities may

include displaying the SFHA map at the municipal building, elevation markers in flood-prone areas, evacuation signs along key roadways, mailings, publications at the Library and technical assistance by Township employees.

The Township engages in extensive outreach to residents which includes the annual Township calendar mailed to every address, a mailing to owners in the SFHA with specific information on their flood risk and ways to avoid damage, providing manuals and other flood related publications at the local branch of the Ocean County library, and providing information to local realtors, insurance agents and banking institutions about the flood information that the Township can supply. There is also an extensive amount of information and links on the Township website as well as brochures and handouts provided at the Building and Zoning Department counter, the counter by the Water & Sewer Department and the main lobby of the municipal building. The Township should continue with its past efforts as well as design an outreach strategy to focus on one or two topics every few months to discuss at civic meetings, Council meetings or videos produced for the website. As evidenced by the massive amount of contact after Hurricane Sandy, many people did not review the information mailed to them and some didn't even know they were in a flood zone.

## **ACTION PLAN**

This section of the Plan contains a list of activities which Stafford Township will pursue based on the specific nature of the flooding problem and the appropriate solutions for the Township. In general, costly public works projects will not protect the entire SFHA and such projects would have very limited benefits. The most effective remedy to flood damage is the elevation of existing structures above the latest base flood elevations recommended by FEMA.

The list of activities is not in any order of ranking or priority. The future agenda of the Flood Hazard Mitigation Committee should include a determination of priorities among the projects listed below and a schedule for continued monitoring and modification of activities.

### **Short Range Activities**

#### **S1. Continue to expand the scope of the Floodplain Management Plan**

- **Responsible Agency:** Community Development Department and Floodplain Management Committee
- **Time Schedule:** Ongoing
- **Funding:** The cost will be based on the scope of the work. Funding may be obtained from the Post Sandy Planning Assistance Grant program through NJDCA or NJ Office of Emergency Management Hazard Mitigation Program

#### **S2. Continue to expand flood hazard mitigation activities under CRS to increase credits**

- **Responsible Agency:** Community Development Department and Floodplain Management Committee
- **Time Schedule:** Each year an additional activity should be targeted for implementation as part of a five year plan

- **Funding:** The funding will be appropriate to the activity
- S3. **Examine the Township's current floodplain regulations and building and zoning codes to determine the appropriate addition of higher standards**
- **Responsible Agency:** Community Development Department and Floodplain Management Committee
  - **Time Schedule:** 1 year to prepare report for the Township Council
  - **Funding:** N/A – Staff/Committee time
- S4. **Monitor the progress on the Action Plan items: prepare progress reports for submission to the Township Council**
- **Responsible Agency:** Community Development Department and Floodplain Management Committee
  - **Time Schedule:** Progress reports should be prepared on an annual basis, one year from the date of submission of the Floodplain Management Plan
  - **Funding:** N/A – Staff/Committee time
- S5. **Continue to explore grant funding opportunities for action plan items**
- **Responsible Agency:** Community Development Department, Floodplain Management Committee or Township Engineer
  - **Time Schedule:** In progress and ongoing
  - **Funding:** N/A – Staff/Committee time
- S6. **Continue to explore grant funding opportunities to assist homeowners with elevating their substantially damaged homes or acquiring those properties for open space**
- **Responsible Agency:** Community Development Department, Floodplain Management Committee or Township Engineer
  - **Time Schedule:** In progress and ongoing
  - **Funding:** N/A – Staff/Committee time
- S7. **Promotion of flood hazard awareness, flood insurance protection and flood damage prevention through a public outreach strategy. One focus should be on determining how to reach those residents who may not have access to the internet or have other special needs.**
- **Responsible Agency:** Community Development Department and Floodplain Management Committee
  - **Time Schedule:** One year to create strategy plan (mailings, website, speaking engagements, videos, press releases) anticipating several activities per year
  - **Funding:** Staff/Committee time and any funding will be appropriate to the activity

- S8. Install new flood elevation markers in prominent locations showing the height of floodwaters during Hurricane Sandy
- Responsible Agency: Township Engineer, Emergency Management Coordinator, Public Works Department
  - Time Schedule: One year for evaluation and installation
  - Funding: Flood markers require elevation by the Township Engineer and the markers can be fabricated by Public Works staff
- S9. Installation of additional retention basin and infrastructure under Route 72 near Ocean Acres near Neptune Drive.
- Responsible Agency: Township Administrator, Township Engineer and Public Works Department
  - Time Schedule: In progress. Pinelands Commission requirements currently being fulfilled in order for permits to be issued
  - Funding: Municipal budget

#### **Long Range Activities**

- L1. Increase CRS rating to a Category 5 community which will provide for up to a 25% discount for flood insurance policy holders
- Responsible Agency: Community Development Department to facilitate and coordinate
  - Time Schedule: Up to 3 years and before the Township's next cycle verification in 2016 in order to benefit from the cycle verification review
  - Funding: Various sources based upon type of activity
- L2. Expand drainage system maintenance activities by obtaining access easements from private property owners, purchase of adequate equipment and hiring of sufficient personnel
- Responsible Agency: Public Works Department
  - Time Schedule: Ongoing and as necessary
  - Funding: N/A – Staff time
- L3. Continue training of Township personnel. Training related to floodplain management is key but training for all those staff that engage in any type of mitigation or emergency management can only benefit the Township as a whole
- Responsible Agency: Community Development Department (to facilitate floodplain management training) and Township Administrator (to facilitate general staff training)
  - Time Schedule: Ongoing
  - Funding: Staff time. Municipal budget to attend outside training

- L4. Upgrade mapping, using Geographic Information Systems (GIS), of the entire SFHA including but not limited to flood zones, developed and undeveloped parcels, ownership of parcels, acreage of open space or other development limiting tenure, drainage and storm water infrastructure. Additional data as can be garnered to obtain additional CRS points. Also will help with L#5 below. Link to Community Development Department hardware/software for daily use by staff.
- Responsible Agency: Township Engineer with consultation of the Community Development Department and direction by the Township Administrator.
  - Time Schedule: Within 1-2 years to fully map the SFHA and its components. Update as required thereafter
  - Funding: Municipal budget
- L5. Examine updated mapping to identify parcels in the floodplain appropriate for preservation or acquisition
- Responsible Agency: Community Development Department
  - Time Schedule: Within 1 year of updated mapping
  - Funding: N/A – Staff time
- L6. Upgrade storm outfalls – increase inlet sizes, install tidal valves. Each street will require an evaluation and outfall modification will require state permits
- Responsible Agency: Township Engineer in consultation with the Township Administrator and Public Works
  - Time Schedule: 2-5 years
  - Funding: Based on geographic scope of work; construction can be done in phases

#### **Public Involvement, Flood Hazard Mitigation Committee and Coordination with Other Agencies**

The following information explains the creation of the within Floodplain Management Plan and all efforts that have shaped the Plan.

Stafford Township created its Floodplain Management Committee by Resolution dated September 4, 2012 and requested that residents contact the town if they were interested in providing input or being on the committee. Due to revisions by the Federal Emergency Management Agency (FEMA) of the Township's flood zone maps (including the ABFE maps released on 12/12/12 and adopted by the Township on March 5, 2013 and the Preliminary Work Maps released on 6/17/13 and adopted by the Township on July 9, 2013, both attached hereto), the Mayor and Council have continually announced, during their bi-monthly Council meetings, a request for input by residents related to their elevation certificates or anecdotal information related to their experience during Hurricane Sandy. Several residents have provided their elevation certificates which were used by the Township Engineer to support the Township's appeal of portions of the ABFE and PW maps. During its meeting on March 19, 2013, the Township Engineer, CME Associates, presented information related to the ABFE maps as well

as general flooding information and plans for mitigation. Residents were able to have questions answered and provide additional on-the-ground information. All Township Council meetings are available online for viewing at any time.

Stafford Township held two (2) floodplain management plan workshops to garner input from residents of their past experiences related to flooding and suggestions they may have to avoid future risk and damage. Workshops were held on September 18, 2013 and September 25, 2013 in the 1<sup>st</sup> floor meeting room of the Township building. The workshop sign-in sheet, flyers and newspaper legal notice are included in the Appendix. Also, the workshops were announced at the Township Council's September 17, 2013 meeting.

During the September 18<sup>th</sup> workshop, one resident, also a realtor in the township that is dealing directly with many homeowners in the sale of their flood-damaged homes, explained that she had already raised her home years ago and did not have any damage. She remarked that the evacuation and alerting before the storm was excellent but the communication after Hurricane Sandy could have been better. The power was out for several days and some information was posted on the Township's website but many residents are not computer or internet savvy and we need to figure out the best way to communicate before and after an event and throughout the year to our elderly or special needs population.

During the September 25<sup>th</sup> workshop, no residents attended. Helen Henderson from the American Littoral Society did attend in hopes to speak with residents about their experiences from Hurricane Sandy. I explained what I intended to discuss with the workshop attendees and provided her with the various handouts which were as follows:

- Excerpt from the Township Code, Chapter 114 – Flood Hazard Areas – The excerpt consisted of the ordinance's Statement of Purpose and Methods of Reducing Flood Losses. This was to give attendees a sense of what our ordinance requires in order to enhance the requirements with policy changes through the Floodplain Management Plan
- Steps to Create Floodplain Management Plan – This handout listed the substantive portions of the Plan that the Committee and stakeholders would discuss
- The 2007 Floodplain Management Plan to see what the Township is already doing
- Maps including the Major Storms Tracking through or near Ocean County and Sea Level Rise Vulnerability map
- Schematic showing VE through to X zones with sea level, Stillwater elevation, BFE etc.
- Three FEMA flyers including one on Floodplain Management, Community Rating System and on the National Flood Insurance Program
- The general flyer that covers information on flood insurance, past floods, flood safety and development in a flood zone.

Also in the conference room for review by any attendees were the 2006 FIRM and two maps by FEMA showing the new SFHA with substantial damage and repetitive loss locations. Pictures are provided showing the room's set up which was the same for both workshops.

In support of hazard mitigation efforts throughout the County, the Ocean County Office of Emergency Management, together with its partners, Barnegat Bay Partnership, Jacques Cousteau National Estuarine Research Reserve and consultant, Baker Corp., created a website to facilitate

feedback from the public and municipal officials. A survey was created and available as of May 2013. Information was requested from both residents and business owners as to their experience over the last 5 years related to all hazards (natural and human-made), their level of knowledge on mitigation efforts, methods of communication that may best be used in the future, and their level of readiness in case of an hazard event.

Other outreach activities related to the County plan include a Risk Assessment meeting held on February 13, 2013 at the Ocean County Library in Toms River and Public & Stakeholder meetings held on May 14, 2013 at the Ocean County Office of Emergency Management in Berkeley Township and on May 20, 2013 at the Ocean County Southern Service Center in Manahawkin (Stafford Township). Township staff attended both the Risk Assessment meeting held on February 13, 2013 and the Public & Stakeholder meeting held on May 20, 2013.

Stafford Township responded to a Capability Assessment Worksheet that asked a series of questions related to the Township's current planning documents, building codes, and general land use development regulations as well as the Township's administrative and technical abilities related to hazard reduction. The Township also completed the Municipal Hazard Worksheet.

Floodplain Management Committee members reviewed the following documents to help in creating the Plan:

1. 2007 Stafford Township Floodplain Management Plan
2. Hazardous Weather Annex of the Emergency Operations Plan in detail and EOP in general
3. Portion of the draft 2013 Multi-jurisdictional All Hazard Mitigation Plan for Ocean County
4. ABFE maps and Preliminary Work Maps released by FEMA together with the Township's current 2006 FIRM
5. Stafford Township Police Department minute by minute accounting during Hurricane Sandy
6. Historical Claim data provided by FEMA through December 2011
7. Biggert-Waters Flood Insurance Reform Act of 2012

It is the intent of the Floodplain Management Committee to present the approved Floodplain Management Plan to the Township Council for adoption. The next scheduled meeting of the Township Council is October 1, 2013.

## **Stafford Township Floodplain Management Plan**

### **Appendix**

1. Ordinance 2013-04 – Adopting ABFE maps
2. Ordinance 2013-11 – Adopting Best Available Data (Preliminary Work Maps)
3. FEMA prepared map showing properties deemed substantially damaged (a majority of the 1,100 SD properties are shown but not all), repetitive loss properties or both.
4. Letter dated 8/15/13 from the State of New Jersey approving the Township's Emergency Operations Plan.
5. Resolution 2012-227 creating the Floodplain Management Committee
6. Workshop Information including flyers, newspaper ad, sign-in sheets, handouts provided and pictures of the workshop venue
7. Ocean County Hazard Mitigation Plan information including meetings held to date, project partner lists, proof of attendance by Stafford representatives and information supplied by Stafford.

ORDINANCE 2013 -04

**ORDINANCE OF THE TOWNSHIP OF STAFFORD,  
COUNTY OF OCEAN AND STATE OF NEW JERSEY,  
AMENDING AND SUPPLEMENTING CHAPTER 114  
OF THE TOWNSHIP CODE OF THE TOWNSHIP OF  
STAFFORD, ENTITLED "FLOOD HAZARD AREAS"**

**WHEREAS**, the Township of Stafford participates in the National Flood Insurance Program and has adopted certain floodplain management regulations into its code book under Chapter 114 entitled Flood Hazard Areas; and

**WHEREAS**, the Federal Government, from time to time, updates the Flood Insurance Rate Maps that regulate development in the Township's Special Flood Hazard Area (SFHA); and

**WHEREAS**, the Federal Government has released Advisory Base Flood Elevation maps dated December 12, 2012; and

**WHEREAS**, the Township of Stafford intends to regulate the Special Flood Hazard Area utilizing the December 12, 2012 Advisory Base Flood Elevation maps.

**NOW, THEREFORE, BE IT ORDAINED**, by the governing body of the Township of Stafford, County of Ocean and State of New Jersey, as follows:

**SECTION 1.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend § 114-5, entitled, "Terms defined," so as to add or replace the following definitions:

**Advisory Base Flood Elevation (ABFE)** - The elevation shown on a community's Advisory Flood Hazard Map that indicates the advisory stillwater elevation plus wave effect (ABFE = SWEL + wave effect) resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

**Advisory Flood Hazard Area (AFHA)** - The land in the floodplain within a community subject to flooding from the 1% annual chance event depicted on the Advisory Flood Hazard Map.

**Advisory Flood Hazard Map** - The official map on which the Federal Emergency Management Administration has delineated the areas of advisory flood hazards applicable to the community.

**Elevated Building** - A nonbasement building built, in the case of a building in an area of special flood hazard, to have the top of the elevated floor or, in the case of a building in a coastal high-hazard area, to have the bottom of the lowest horizontal structural member of the elevated floor elevated above the ground level by means of piling, columns (posts and piers) or shear walls parallel to the flow of the water and adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood, or any acceptable design solution compliant with UCC or FEMA guidelines or regulations. In an area of special flood hazard, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters. In areas of coastal high hazard, "elevated building" also includes a building otherwise meeting the definition of "elevated building" even though the lower area is enclosed by means of breakaway walls.

**Substantial Improvement** — Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- B. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

**SECTION 2.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend § 114-7, entitled, "Basis for establishing areas of special flood hazard," so as to add the following to paragraph A:

- a) "(3) Advisory Base Flood Elevations and Advisory Flood Hazard Maps titled Ship Bottom NE; Ship Bottom NW; Ship Bottom SE and Ship Bottom SW dated 12/12/12; West Creek SE and West Creek NE, both not published. These documents shall take precedence over previous panels and FIS in construction and development regulations only. Where the Special Flood Hazard Area (SFHA) and the Advisory Flood Hazard Area (AFHA) maps conflict or overlap, whichever imposes the more stringent requirement shall prevail."

**SECTION 3.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend § 114-16, entitled, "General Standards," so as to replace the introductory paragraph with the following:

"In all areas of special flood hazards, compliance with the applicable requirements of the Uniform Construction Code (N.J.A.C. 5:23) and the following standards, whichever is more restrictive, is required:"

**SECTION 4.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend § 114-16, entitled, "General Standards," so as to replace paragraph D with the following:

"D. Subdivision or Other Development.

- (1) All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and,
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed new development which contain at least fifty (50) lots or five (5) acres (whichever is less)."

**SECTION 5.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend § 114-17, entitled, "Specific Standards," so as to replace paragraph A. with the following:

"A. Residential construction.

- (1) New construction and substantial improvement of any residential structure in an A or AE Zone shall have the lowest floor, including basement, together with all electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities (including ductwork), elevated to one foot or more above the base flood elevation or advisory base flood elevation, whichever is more restrictive. All portions of the building below the freeboard level must be constructed using flood-damage-resistant materials.

(2) Require within any AO zone on the municipality's FIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade one foot above the depth number specified in feet (at least three feet if no depth number is specified) or at or above the advisory base flood elevation plus one foot, whichever is more restrictive. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

**SECTION 6.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend § 114-17, entitled, "Specific Standards," so as to replace paragraph B (1) and (2) with the following:

"B. Nonresidential construction.

(1) New construction and substantial improvement of any nonresidential structure in an A or AE Zone shall have the lowest floor, including basement, together with all electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities (including ductwork), elevated to one foot or more above the base flood elevation or advisory base flood elevation, whichever is more restrictive.

(2) Require within any AO zone on the municipality's DFIRM that all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall have the lowest floor, including basement, together with all electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade one foot above the depth number specified in feet (at least three feet if no depth number is specified) or at or above the advisory base flood elevation plus one foot, whichever is more restrictive. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures. OR

(3) Be floodproofed so that below one foot or more above the base flood level or advisory base flood elevation, whichever is more restrictive, the structure is watertight with walls substantially impermeable to the passage of water."

**SECTION 7.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend § 114-17, entitled, "Specific Standards," so as to replace paragraph C (2). with the following:

"C. Manufactured homes.

(2) All manufactured homes to be placed or substantially improved within an area of special flood hazard shall be elevated on a permanent foundation such that the top of the lowest floor is one foot or more above the base flood elevation or advisory base flood elevation, whichever is more restrictive."

**SECTION 8.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend § 114-18, entitled, "Coastal High Hazard Area," so as to replace paragraph B (1)(a) and (b) with the following:

"B. Construction methods.

(1) Elevation.

All new construction and substantial improvements shall be elevated on piling or columns so that:

- (a) The bottom of the lowest horizontal structural member of the lowest floor (excluding the piling or columns) is elevated to one foot or more above the base flood elevation, advisory base flood elevation or as required by the Uniform Construction Code (NJAC 5:23), whichever is more restrictive, and,
- (b) with all space below the lowest floor's supporting member open so as not to impede the flow of water, except for breakaway walls as provided or in 114-18 B (4)."

**SECTION 9.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend § 114-18 B(4)(d), so as to replace the paragraph in its entirety with the following:

"(d) Prior to construction, plans for any breakaway wall must be submitted to the Building Sub-Code Official for approval."

**SECTION 10.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 11.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent

jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 12.** This ordinance shall become effective after second reading and publication as required by Law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the 19<sup>th</sup> day of February 2013, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the 5<sup>th</sup> day of March 2013 at 7:00PM, at the Municipal Building located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

  
**BERNADETTE M. PARK, RMC, CMC**  
Township Clerk, Township of Stafford

**CERTIFICATION**

I, **BERNADETTE M. PARK**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing ordinance was duly adopted on second reading by the Stafford Township Council at a meeting held on the 5<sup>th</sup> day of March 2013.

  
**BERNADETTE M. PARK, RMC, CMC**  
Township Clerk, Township of Stafford

ORDINANCE NO. 2013 - 11

**ORDINANCE OF THE TOWNSHIP OF STAFFORD,  
COUNTY OF OCEAN AND STATE OF NEW JERSEY,  
AMENDING AND SUPPLEMENTING CHAPTER 114 OF  
THE TOWNSHIP CODE OF THE TOWNSHIP OF  
STAFFORD, ENTITLED "FLOOD HAZARD AREAS"**

**WHEREAS**, the Township of Stafford participates in the National Flood Insurance Program and has adopted certain floodplain management regulations into its code book under Chapter 114 entitled Flood Hazard Areas; and

**WHEREAS**, the Federal Government, from time to time, updates the Flood Insurance Rate Maps that regulate development in the Township's Special Flood Hazard Area (SFHA); and

**WHEREAS**, the Federal Government has released Preliminary Work Maps on June 17, 2013 which are the best available data provided by FEMA; and

**WHEREAS**, the Township of Stafford intends to regulate the Special Flood Hazard Area utilizing the Best Available Flood Hazard Data.

**NOW, THEREFORE, BE IT ORDAINED**, by the governing body of the Township of Stafford, County of Ocean and State of New Jersey, as follows:

**SECTION 1.** The Township Code of the Township of Stafford is hereby amended and supplemented so as to amend Chapter 114, *Flood Hazard Areas*, in its entirety and replace with the following:

**"Article I. Authorization, Findings and Purpose**

**114-1. Statutory Authorization.**

The Legislature of the State of New Jersey has in N.J.S.A. 40:48-1, et seq., delegated the responsibility to local governmental units to adopt regulations designed to promote public health, safety, and general welfare of its citizenry. Therefore, the Township of Stafford, Ocean County, New Jersey does ordain as follows:

#### **114-2. Findings of Fact.**

A. The flood hazard areas of the Township of Stafford are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard which increase flood heights and velocities, and when inadequately anchored, causes damage in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

#### **114-3. Statement of Purpose.**

It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard;
- and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

#### **114-4. Methods of Reducing Flood Losses.**

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Controlling filling, grading, dredging, and other development which may increase flood damage; and,

E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

## **Article II. Definitions.**

### **114-5. Terms Defined.**

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

**Advisory Base Flood Elevation (ABFE)** —The elevation shown on a community's Advisory Flood Hazard Area Map that indicates the advisory stillwater elevation plus wave effect ( $ABFE = SWEL + \text{wave effect}$ ) resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

**Advisory Flood Hazard Area (AFHA)** —The land in the floodplain within a community subject to flooding from the 1% annual chance event depicted on the Advisory Flood Hazard Area Map.

**Advisory Flood Hazard Area Map** - The official map on which the Federal Emergency Management Administration has delineated the areas of advisory flood hazards applicable to the community.

**Appeal** — A request for a review of the Zoning Officer's interpretation of any provision of this ordinance or a request for a variance.

**Area of Shallow Flooding** — A designated AO, AH, or VO zone on a community's Digital Flood Insurance Rate Map (DFIRM) with a one percent annual or greater chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**Area of Special Flood Hazard** — The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. It is shown on the FIRM as Zone V, VE, V1-30, A, AO, A1-A30, AE, A99, or AH.

**Base Flood** — The flood having a one percent chance of being equaled or exceeded in any given year.

**Base Flood Elevation (BFE)** – The flood elevation shown on a published Flood Insurance Study (FIS) including the Flood Insurance Rate Map (FIRM). For zones AE, AH, AO, and A1-30 the elevation represents the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year. For zones VE and V1-30 the elevation represents the stillwater elevation (SWEL) plus wave effect ( $BFE = SWEL +$

wave effect) resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

**Basement** — Any area of the building having its floor subgrade (below ground level) on all sides.

**Best Available Flood Hazard Data** — The most recent available flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps or Preliminary FIS and FIRM.

**Best Available Flood Hazard Data Elevation** — The most recent available flood elevation FEMA has provided. The Best Available Flood Hazard Data Elevation may be depicted on an Advisory Flood Hazard Area Map; Work Map; or Preliminary FIS and FIRM

**Breakaway Wall** — A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system.

**Coastal High Hazard Area** — An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.

**Development** — Any man made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

**Digital Flood Insurance Rate Map (DFIRM)** — The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**Elevated Building** — A non-basement building (i) built, in the case of a building in an Area of Special Flood Hazard, to have the top of the elevated floor or, in the case of a building in a Coastal High-Hazard Area, to have the bottom of the lowest horizontal structural member of the elevated floor, elevated above the base flood elevation by means of piling, columns (posts and piers), or shear walls parallel to the flow of the water, and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood up to the magnitude of the base flood, or any acceptable design solution compliant with UCC and FEMA guidelines or regulations. In an Area of Special Flood Hazard "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In Areas of Coastal High Hazard "elevated buildings" also includes a building otherwise meeting the definition of "elevated building" even though the lower area is enclosed by means of breakaway walls.

**Erosion** — The process of the gradual wearing away of land masses.

**Existing Manufactured Home Park or Subdivision** — A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

**Flood or Flooding** — A general and temporary condition of partial or complete inundation of normally dry land areas from:

- [1] The overflow of inland or tidal waters and/or
- [2] The unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Insurance Rate Map (FIRM)** — The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**Flood Insurance Study (FIS)** — The official report in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

**Floodplain Management Regulations** — Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**Floodproofing** — Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Floodway** — The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

**Highest Adjacent Grade** — The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**Historic Structure** — Any structure that is:

- [a] Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- [b] Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

- [c] Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
- [d] Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - (1) By an approved State program as determined by the Secretary of the Interior; or
  - (2) Directly by the Secretary of the Interior in States without approved programs.

**Lowest Floor** — The lowest floor of the lowest enclosed area [including basement]. An unfinished or flood resistant enclosure, useable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so to render the structure in violation of other applicable non-elevation design requirements of CFR Section 60.3.

**Manufactured Home** — A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**Manufactured Home Park or Manufactured Home Subdivision** — A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

**New Construction** — Structures for which the start of construction commenced on or after the effective date of a floodplain regulation adopted by a community and includes any subsequent improvements to such structures.

**New Manufactured Home Park or Subdivision** — A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by the municipality.

**Preliminary Flood Insurance Rate Map (PFIRM)** — The draft version of the FIRM released for public comment before finalization and adoption.

**Primary Frontal Dune** — A continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves from coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from the relatively steep slope to a relatively mild slope.

**Recreational Vehicle** — A vehicle which is [i] built on a single chassis; [ii] 400 square feet or less when measured at the longest horizontal projections; [iii] designed to be self-propelled or permanently towable by a light duty truck; and [iv] designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Sand Dunes** — Naturally occurring or man-made accumulations of sand in ridges or mounds landward of the beach.

**Start of Construction** — For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. No. 97-348) includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings or piers, or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**Structure** — A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

**Substantial Damage** — Damage of any origin sustained by a structure whereby the cost of restoring the structure to its condition before damage would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Substantial Improvement** — Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed.

The term does not, however, include either:

- [1] Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- [2] Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

**Variance** — A grant of relief from the requirements of this ordinance that permits construction in a manner that would otherwise be prohibited by this ordinance.

**Violation** — The failure of a structure or other development to be fully compliant with this ordinance. A new or substantially improved structure or other development without the

elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

### **Article III. General Provisions.**

#### **114-6. Applicability.**

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of the Township of Stafford, Ocean County, New Jersey.

#### **114-7. Basis for Establishing the Areas of Special Flood Hazard.**

The areas of special flood hazard for the Township of Stafford, Community No. 340393, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

A. A scientific and engineering report "Flood Insurance Study, Ocean County, New Jersey (All Jurisdictions)" dated September 26, 2006;

B. Flood Insurance Rate Map for Ocean County, New Jersey (All Jurisdictions) as shown on Index and panels 0370, 0390, 0395, 0460, 0480, 0485, 0491, 0492, 0494, 0501, 0502, 0503, 0504, 0506, 0508, 0509, 0511, 0512, 0513, 0514, 0516, and 0518, whose effective date is September 26, 2006.

C. Best Available Flood Hazard Data. These documents shall take precedence over effective panels and FIS in construction and development regulations only. Where the effective mapping or Base Flood Elevation conflict or overlap with the Best Available Flood Hazard Data, whichever imposes the more stringent requirement shall prevail.

The above documents are hereby adopted and declared to be a part of this ordinance. The Flood Insurance Study, maps and advisory documents are on file at 260 East Bay Avenue, Manahawkin, New Jersey.

#### **114-8. Penalties for Noncompliance.**

No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$1,250 or imprisoned for not more than 90 days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the Township of Stafford, from taking such other lawful action as is necessary to prevent or remedy any violation.

#### **114-9. Abrogation and Greater Restrictions.**

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and other ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

#### **114-10. Interpretation.**

In the interpretation and application of this ordinance, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and,
- C. Deemed neither to limit nor repeal any other powers granted under State statutes.

#### **114-11. Warning and Disclaimer of Liability.**

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.

This ordinance shall not create liability on the part of the Township of Stafford, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

#### **Article IV. Administration.**

##### **114-12. Establishment of Development Permit.**

A Development Permit shall be obtained before construction or development begins, including placement of manufactured homes, within any area of special flood hazard established in 114-7. Application for a Development Permit shall be made on forms furnished by the local administrator and may include, but not be limited to; plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- B. Elevation in relation to mean sea level to which any structure has been floodproofed.
- C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in 114-17;
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development; and
- E. A permit issued under Chapter 118 for grading and drainage, if applicable.

**114-12.1. Development Permit Required for Construction and Development Adjacent to Special Flood Hazard Areas.**

A development permit shall be obtained before construction or development begins on any property immediately adjacent to any area of special flood hazard established in 114-7. Application for a development permit shall be made on forms furnished by the Zoning Officer and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. If FEMA has not conducted a detailed study of the adjacent special flood hazard area in question, the applicant must perform a detailed study of the special flood hazard area based on FEMA-approved techniques or specifically approved by FEMA Region II.

**114-13. Designation of the Local Administrator.**

The Zoning Officer is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

**114-14. Duties and Responsibilities of Enforcement.**

Duties of the Zoning Officer and Construction Official shall include, but not be limited to:

**A. Permit Review.**

1. Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
2. Review all development permits to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.
3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of 114-19A are met.
4. Review all development permits in the coastal high hazard area of the area of special flood hazard to determine if the proposed development alters sand dunes so as to increase potential flood damage.
5. Review plans for walls to be used to enclose space below the base flood level in accordance with 114-18.B.4.

**B. Use of Other Base Flood and Floodway Data.**

When base flood elevation and floodway data has not been provided in accordance with 114-7, the local administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer 114-17 A and B.

**C. Information to be Obtained and Maintained.**

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
2. For all new or substantially improved floodproofed structures:
  - a. Verify and record the actual elevation (in relation to mean sea level); and
  - b. Maintain the floodproofing certifications required in 114-12.C.
3. In coastal high hazard areas, certification shall be obtained from a registered professional engineer or architect that the provisions of 114-18.B.1 and 114-18.B.2.a and b are met.
4. Maintain for public inspection all records pertaining to the provisions of this ordinance.

#### **D. Alteration of Watercourses.**

1. Notify adjacent communities and the New Jersey Department of Environmental Protection, Dam Safety and Flood Control Section and the Land Use Regulation Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
2. Require that maintenance is provided within the altered or relocated portion of said watercourse so the flood carrying capacity is not diminished.

#### **E. Interpretation of FIRM Boundaries.**

Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in 114-15.

### **114-15. Variance Procedure.**

#### **A. Appeal Board**

1. The Zoning Board of Adjustment as established by the Township of Stafford shall hear and decide appeals and requests for variances from the requirements of this ordinance.
2. The Zoning Board of Adjustment shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Zoning Officer in the enforcement or administration of this ordinance.
3. Those aggrieved by the decision of the Zoning Board of Adjustment, or any taxpayer, may appeal such decision as provided by law.
4. In passing upon such applications, the Zoning Board of Adjustment, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:
  - a. the danger that materials may be swept onto other lands to the injury of others;
  - b. the danger to life and property due to flooding or erosion damage;
  - c. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - d. the importance of the services provided by the proposed facility to the community;

- e. the necessity to the facility of a waterfront location, where applicable;
  - f. the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
  - g. the compatibility of the proposed use with existing and anticipated development;
  - h. the relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
  - i. the safety of access to the property in times of flood for ordinary and emergency vehicles;
  - j. the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
  - k. the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
5. Upon consideration of the factors of 114-15A.4. and the purposes of this ordinance, the Zoning Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
6. The Zoning Officer shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Insurance Administration upon request.

#### B. Conditions For Variances.

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items in 114-15.A.4. have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
2. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Variances shall only be issued upon:
  - a. A showing of good and sufficient cause;
  - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and,
  - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in 114-15A.4., or conflict with existing local laws or ordinances.
6. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that

the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

#### **Article V. Provisions for Flood Hazard Reduction.**

##### **114-16. General Standards.**

In all areas of special flood hazards, compliance with the applicable requirements of the Uniform Construction Code (N.J.A.C. 5:23) and the following standards, whichever is more restrictive, is required:

##### **A. Anchoring.**

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
2. All manufactured homes to be placed or substantially improved shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

##### **B. Construction Materials and Methods.**

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

##### **C. Utilities.**

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters;
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding; and
4. For all new construction and substantial improvements the electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
5. All utility connections other than State-regulated utilities shall be at or above the base flood elevation.

##### **D. Subdivision Proposals.**

1. All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage;

2. All subdivision proposals and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and,
4. Base flood elevation data shall be provided for subdivision proposals and other proposed new development which contain at least fifty (50) lots or five (5) acres (whichever is less).

#### **E. Enclosure Openings.**

All new construction and substantial improvements having fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

1. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
2. The bottom of all openings shall be no higher than one (1) foot above grade.
3. Openings may be equipped with screens, louvers, or other covering or devices provided that they permit the automatic entry and exit of floodwaters.

#### **114-17. Specific Standards.**

In all areas of special flood hazards where base flood elevation data have been provided as set forth in 114-7 or 114-14B, the following standards are required:

##### **A. Residential Construction.**

1. New construction and substantial improvement of any residential structure located in an A or AE zone shall have the lowest floor, including basement, elevated at or above the base flood elevation (published FIS/FIRM) or the best available flood hazard data elevation, whichever is more restrictive, plus one foot;
2. Require within any AO zone on the Township's FIRM, that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade one foot above the depth number specified in feet (at least three feet if no depth number is specified) or at or above the best available flood hazard data elevation plus one foot, whichever is more restrictive. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

##### **B. Non-Residential Construction.**

In an Area of Special Flood Hazard, all new construction and substantial improvement of any commercial, industrial or other nonresidential structure located in an A or AE zone shall have the lowest floor:

Either

1. Elevated to or above the base flood elevation (published FIS/FIRM) or the best available flood hazard data elevation whichever is more restrictive, plus one foot; and
2. Require within any AO zone on the municipality's DFIRM that all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade one foot above the depth number specified in feet (at least three feet if no depth number is specified) or at or above the best available flood hazard data elevation plus one foot, whichever is more restrictive. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures;

OR

1. Be floodproofed so that below the base flood level plus one foot, or the best available flood hazard data elevation plus one foot, (whichever is more restrictive), the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,
3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in 114-14.C.2.b.

C. Manufactured Homes,

1. Manufactured homes shall be anchored in accordance with 114-16.A.2; and,
2. All manufactured homes to be placed or substantially improved within an area of special flood hazard shall be elevated on a permanent foundation such that the top of the lowest floor is at or above the base flood elevation (published FIS/FIRM) or the best available flood hazard data elevation, plus one foot (whichever is more restrictive).

#### **114-18. Coastal High Hazard Area**

Coastal high hazard areas (V or VB Zones) are located within the areas of special flood hazard established in 114-7. These areas have special flood hazards associated with high velocity waters from tidal surges and hurricane wave wash; therefore, the following provisions shall apply:

A. Location of Structures.

1. All buildings or structures shall be located landward of the reach of the mean high tide.
2. The placement of manufactured homes shall be prohibited, except in an existing manufactured home park or subdivision.

## B. Construction Methods.

### 1. Elevation.

All new construction and substantial improvements shall be elevated on piling or columns so that:

- a. The bottom of the lowest horizontal structural member of the lowest floor (excluding the piling or columns) is elevated to or above the base flood elevation (published FIS/FIRM), the best available flood hazard data elevation or as required by the Uniform Construction Code (N.J.A.C. 5:23), whichever is more restrictive; and
- b. With all space below the lowest floor's supporting member open so as not to impede the flow of water, except for breakaway walls as provided or in 114-18.B.4.

### 2. Structural Support.

- a. All new construction and substantial improvements shall be securely anchored on piling or columns.
- b. The pile or column foundation and structure attached thereto shall be anchored to resist flotation, collapse or lateral movement due to the effects of wind and water loading values each of which shall have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).
- c. There shall be no fill used for structural support.

### 3. Certification.

A registered professional engineer or architect shall develop or review the structural design specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for compliance with the provisions of 114-18.B.1 and 114-18.B.2.a and b.

### 4. Space Below the Lowest Floor.

- a. Any alteration, repair, reconstruction or improvement to a structure started after the enactment of this ordinance shall not enclose the space below the lowest floor unless breakaway walls, open wood lattice-work or insect screening are used as provided for in this section.
- b. Breakaway walls, open wood lattice-work or insect screening shall be allowed below the base flood elevation provided that they are intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Breakaway walls shall be designed for a safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions.
  - i. breakaway wall collapse shall result from a water load less than that which would occur during the base flood and,

- ii. the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water load acting simultaneously on all building components (structural and non-structural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards.
- c. If breakaway walls are utilized, such enclosed space shall be used solely for parking of vehicles, building access, or storage and not for human habitation.
- d. Prior to construction, plans for any breakaway wall must be submitted to the Construction Code Official or Building Sub-Code Official for approval.

#### **114-19. Floodways.**

Located within areas of special flood hazard established in 114-7 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless a technical evaluation demonstrates that encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- B. If 114-19.A is satisfied, all new construction and substantial improvements must comply with Article V.
- C. In all areas of special flood hazard in which base flood elevation data has been provided and no floodway has been designated, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than two-tenths (0.2) of a foot at any point."

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4.** This ordinance shall become effective after second reading and publication as required by Law.

**NOTICE**

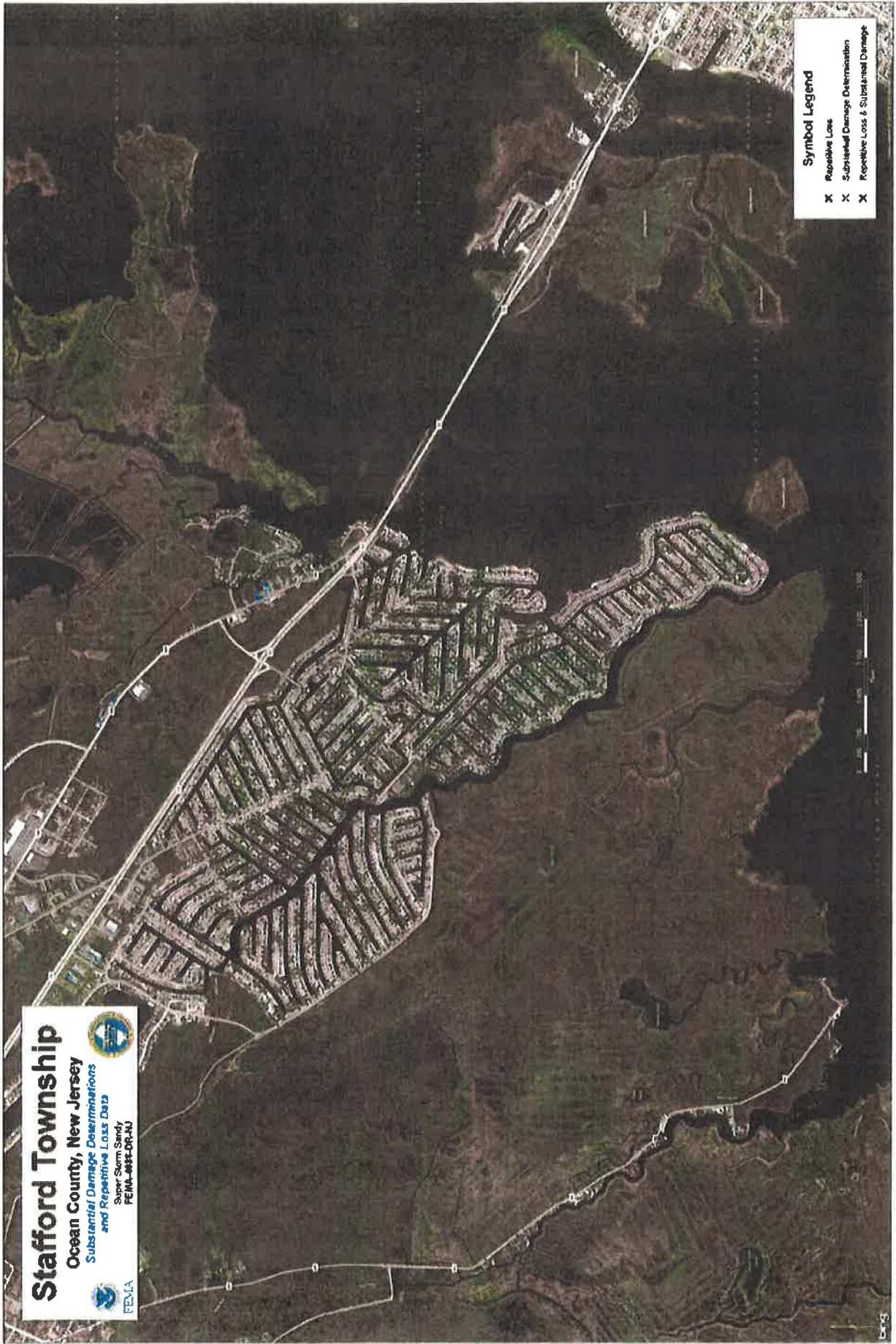
**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the 18<sup>th</sup> day of June, 2013, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the 9<sup>th</sup> day of July, 2013 at 7:00PM, at the Municipal Building located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

  
**BERNADETTE M. PARK, RMC, CMC**  
Township Clerk, Township of Stafford

**CERTIFICATION**

**I, BERNADETTE M. PARK**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing ordinance was duly adopted on second reading by the Stafford Township Council at a meeting held on the 9<sup>th</sup> day of July, 2013.

  
**BERNADETTE M. PARK, RMC, CMC**  
Township Clerk, Township of Stafford



**Stafford Township**  
 Ocean County, New Jersey  
 Substantial Damage Determinations  
 and Repetitive Loss Data  
 Super Storm Sandy  
 FEMA-4031-DR-NJ



**Symbol Legend**

- X Repetitive Loss
- X Substantial Damage Determination
- X Repetitive Loss & Substantial Damage



FILE

Chris Christie  
Governor

**State of New Jersey**  
OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
DIVISION OF STATE POLICE  
Post Office Box 7068  
West Trenton NJ 08628-0068  
(609) 832-2000

John J. Hoffman  
Acting Attorney General

COLONEL JOSEPH R. FUENTES  
Superintendent

August 15, 2013

Chief Joseph Giberson  
Coordinator  
Stafford Township OEM  
260 E. Bay Ave.  
Manahawkin, NJ 08050

Dear Chief Giberson:

We have reviewed your **Emergency Operations Plan** and find that it meets our criteria for approval as of **July 25, 2013**. We are pleased to give our approval and appreciate the time and effort you and your staff have devoted to the development of this essential document.

The plan should be updated by you at least annually, preferably during a scheduled meeting of your **Local Emergency Planning Committee (LEPC)** and must be submitted to this office, through channels, for recertification by **July 25, 2017**.

For additional information concerning the review process, you may contact your Regional Representative, Sgt. T. J. Wagner at (201) 247-0147.

Thank you for your interest and participation in Emergency Management.

Sincerely,

FOR COLONEL JOSEPH R. FUENTES  
SUPERINTENDENT

Daniel Mitten, Acting Major  
Commanding Officer  
Emergency Management Section

DM:tw

cc: Lt. Keith Klements, Ocean County OEM Deputy Coordinator  
A/SFC J. Dunham, Central Region Assistant Unit Head



RESOLUTION 2012-227

**RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PREPARATION OF A FLOODPLAIN MANAGEMENT PLAN AND APPOINTING MEMBERS OF THE FLOODPLAIN MANAGEMENT COMMITTEE**

**WHEREAS**, the Township participates in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) program, having achieved a Class 6 rating which entitles Township policy holders up to a 20% discount on their flood insurance premiums;

**WHEREAS**, the Township is recertified annually in order to retain its Class 6 rating and is required to provide certain documentation and information to the recertifying agency;

**WHEREAS**, due to the fact that the Township has numerous repetitive loss properties, the Township is also required to prepare a Floodplain Management Plan every five years, the last Plan having been adopted in January 2007; and

**WHEREAS**, the Township desires to create a Floodplain Management Committee to prepare an updated Floodplain Management Plan pursuant to current CRS Regulations.

**NOW THEREFORE BE IT RESOLVED**, on this 4<sup>th</sup> day of September 2012, by the Township Council of the Township of Stafford, County of Ocean and State of New Jersey, that:

1. The Township hereby creates a Floodplain Management Committee and the following are hereby appointed to said Committee:  
James A. Moran, Township Administrator  
Bonnie N. Flynn, PP, AICP – Director of Community Development  
Robert A. Gaestel, Jr. – Construction Code Official  
Jeffrey S. Pharo – Deputy Director of Community Development  
Ronald A. Cop – Superintendent of Public Works  
Chief Joseph Giberson, III – Emergency Management  
Five residents of Stafford Township to be appointed by the Mayor
2. The Township Council authorizes the Floodplain Management Committee to prepare an updated Floodplain Management Plan pursuant to current Community Rating System regulations as found in section 510 of the CRS Coordinator's Manual (2007).

CERTIFICATION

I, **BERNADETTE M. PARK**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing Resolution was duly adopted by the Stafford Township Council at a meeting held on the 4<sup>th</sup> day of September, 2012.

  
**BERNADETTE M. PARK, RMC, CMC**  
Township Clerk, Township of Stafford

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# ◆ TOWNSHIP OF STAFFORD ◆

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260 East Bay Avenue, Manahawkin, New Jersey 08050-3329  
[www.staffordnj.gov](http://www.staffordnj.gov)

Community Development Department – Zoning Department  
Main Telephone · (609) 597-1000 x 8535 Fax · (609) 978-9612

## **Stafford Township is updating its Floodplain Management Plan**

**Workshops are being held for public input**

**Wednesday, September 18<sup>th</sup> from 2pm-4pm**

**Wednesday, September 25<sup>th</sup> from 5pm-7pm**

For more information, go to the Township's website,  
[www.staffordnj.gov](http://www.staffordnj.gov)

This update is part of the work Stafford undertakes in connection with the Community Rating System or CRS program. The U.S. Congress established the National Flood Insurance Program (NFIP) with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program, under the Federal Emergency Management Agency (FEMA), enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages. Stafford has been involved in the NFIP's CRS program since 1991. CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP standards. As a result, flood insurance policy holders receive a discount on their annual premiums depending on their flood zone and elevation of the insured structure together with the Township's CRS classification. Stafford has reached a Class 6 rating which provides for up to a 20% discount for policyholders. This is a savings of over \$800,000 for property owners throughout the Township.

**Affidavit of Publication**

**Publisher's Fee \$12.00    Affidavit \$35.00**

**State of New Jersey** } **SS.**  
**Monmouth/Ocean Counties**

Personally appeared

*Daryl Wenner*

Of the **Aubury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, In said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

9/12/13

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A.D. 2013

*[Signature]*

Sworn and subscribed before me, this  
**12 day of September, 2013**

*Kathleen A. Gibson*

Notary Public of New Jersey

**TOWNSHIP OF STAFFORD**

As part of the CRS program, Stafford Township is required to update its Floodplain Management Plan every five years. The Township is holding 2 workshops for public input on Wednesday, September 18th from 2pm-4pm and Wednesday, September 25th from 5pm-7pm. For more information, go to the Township's website, [www.staffordnj.gov](http://www.staffordnj.gov). (\$12.00) 844574

**Kathleen A. Gibson**  
**Notary Public State of New Jersey**  
**My Commission Expires Dec. 18, 2014**





## **Excerpt from Township Code 114 – Flood Hazard Areas**

### **114-3. Statement of Purpose.**

It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

### **114-4. Methods of Reducing Flood Losses.**

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

## **Steps to Create Floodplain Management Plan**

### **Public Portion/Committee Action**

#### **Assess the hazard.**

- a. Plan includes an assessment of the flood hazard with:
  - (1) A map of known flood hazards (5)
  - (2) A description of known flood hazard (5)
  - (3) A discussion of past floods (5)
- b. The plan describes other natural hazards (5)

#### **Assess the problem.**

- a. Summary of each hazard identified in the hazard assessment and their community impact (2)
- b. Description of the impact of the hazards on:
  - (1) Life, safety, health, procedures for warning and evacuation (5)
  - (2) Critical facilities and infrastructure (5)
  - (3) The community's economy and tax base (5)
- c. Number and types of buildings subject to the hazards (5)
- d. Review of all flood insurance claims (4)
- e. Natural and beneficial functions (4)
- f. Development, redevelopment, and population trends (5)

#### **Set goals. (2)**

#### **Review possible activities.**

- a. Preventive activities (5)
- b. Property protection activities (5)
- c. Natural resource protection activities (5)
- d. Emergency services activities (5)
- e. Structural projects (5)
- f. Public information activities (5)



**SCHOOR DEPALMA**  
Engineers and Consultants

**FLOODPLAIN MANAGEMENT PLAN**  
**TOWNSHIP OF STAFFORD**  
**COUNTY OF OCEAN, NEW JERSEY**

Prepared for:  
Stafford Township  
260 East Bay Avenue  
Manahawkin, New Jersey 08050

Prepared by:  
Schoor DePalma, Inc.  
200 Route 9  
Manalapan, New Jersey 07726

  
David Roberts, P.P., A.I.C.P.

020281501  
Revised 01/22/07

**QualityFirst**

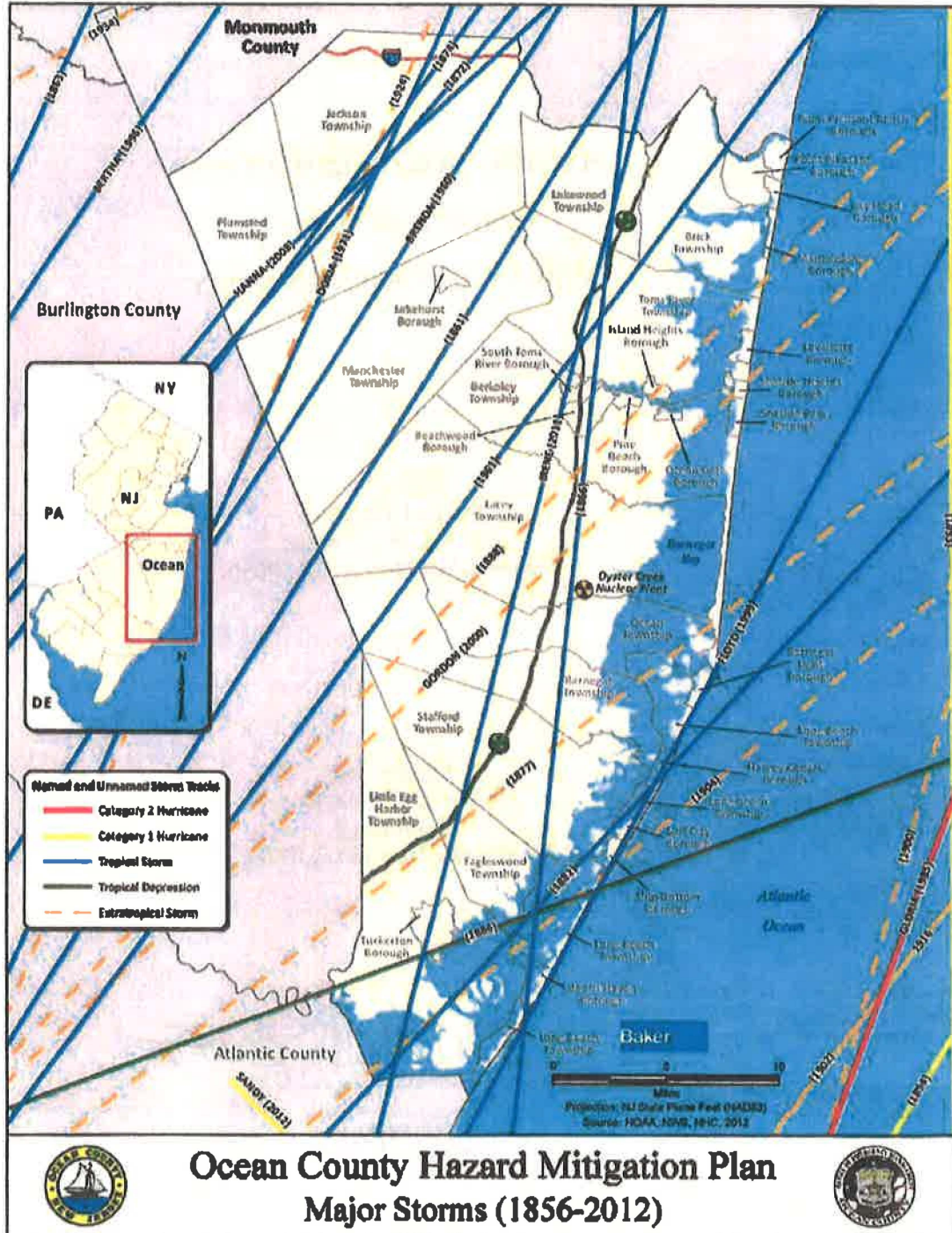
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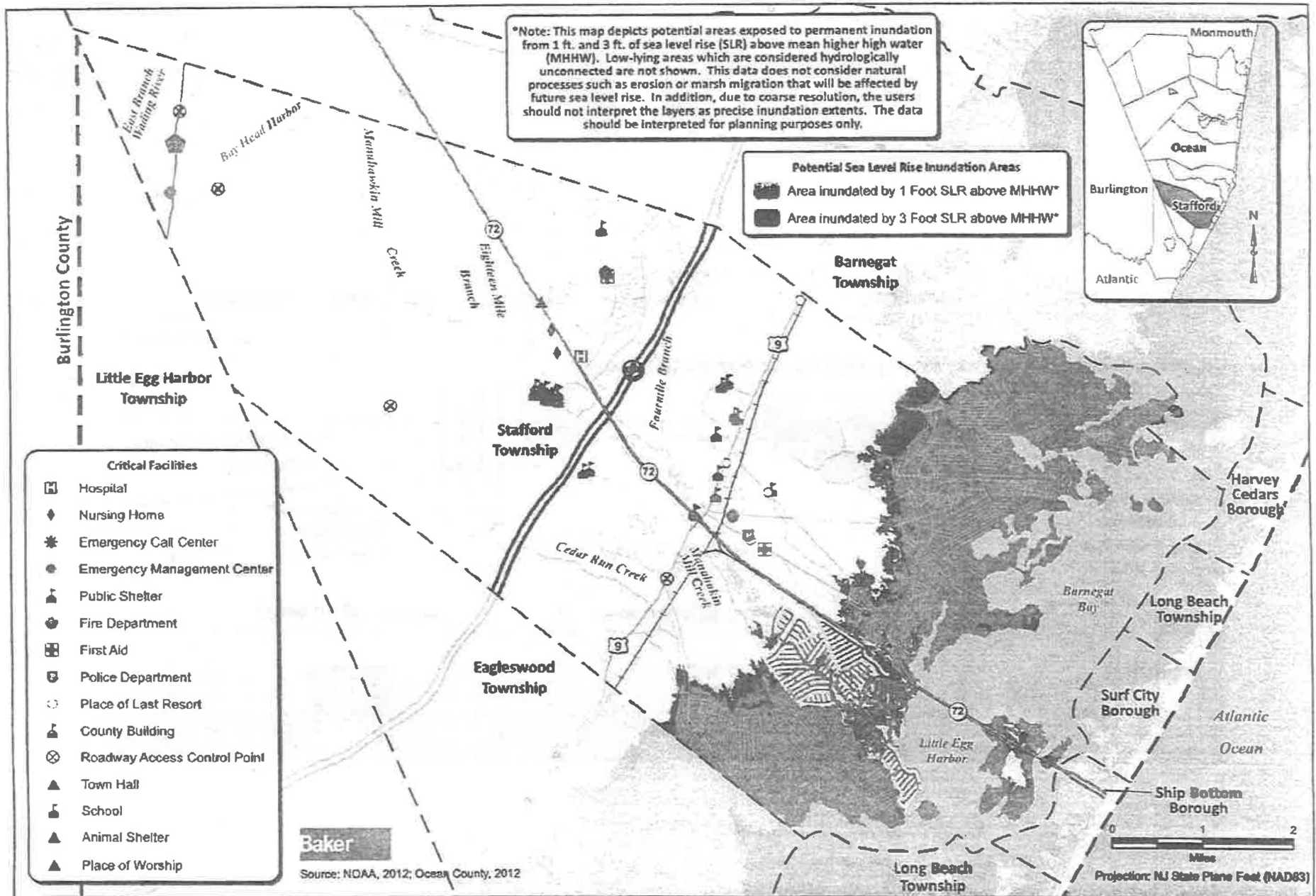
703 Mill Creek Road | Suite A | Manahawkin, NJ 08050  
tel 609.597.3123 | fax 609.597.8978 | [www.schoordepalma.com](http://www.schoordepalma.com)

New Jersey Pennsylvania New York Florida Arizona Maryland

Advantage Engineering - A Division of Schoor DePalma | CMX Inc. - A subsidiary of Schoor DePalma | Damiano Lang - A Division of Schoor DePalma

**Figure 4.3.6-2: Major storms tracking through or near Ocean County.**

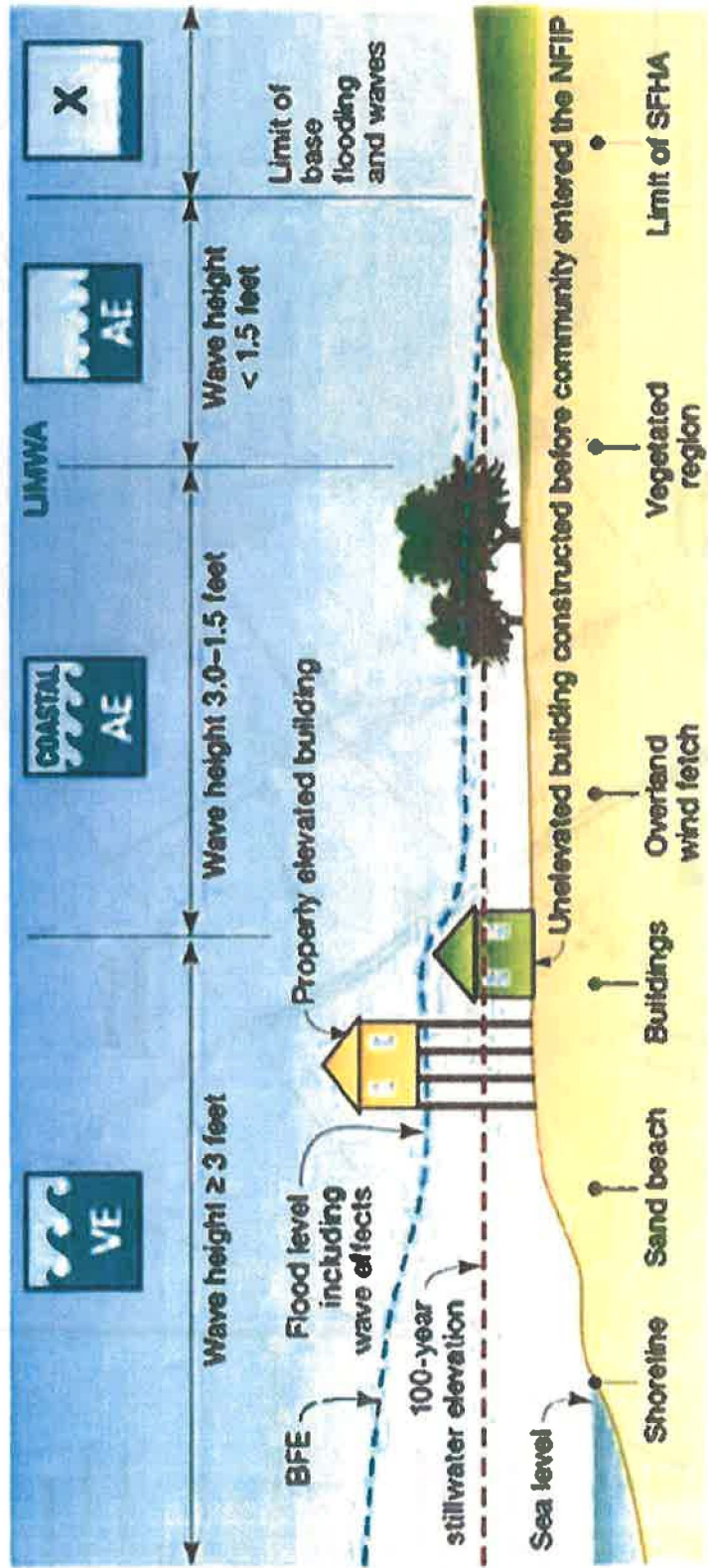




# Ocean County Hazard Mitigation Plan

## Stafford Township Sea Level Rise Vulnerability







# Floodplain Management

## THE NATIONAL FLOOD INSURANCE PROGRAM

*The National Flood Insurance Program (NFIP) was established with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase flood insurance as protection against flood losses, while requiring State and local governments to enforce floodplain management regulations that reduce future flood damages. Over 20,000 communities participate in the NFIP.*

### THE NFIP AND FLOODPLAIN MANAGEMENT

Floodplain management is broadly defined to include all actions that States and communities can take to reduce flood damage to both new and existing buildings and infrastructure. The NFIP plays a critical role in encouraging communities to adopt and enforce floodplain management regulations and to implement broader floodplain management programs. By law, the Federal Emergency Management Agency (FEMA) can only provide flood insurance to those States or communities that adopt and vigorously enforce floodplain management regulations that meet or exceed minimum NFIP requirements.

### MANAGING FLOOD RISK THROUGH THE NFIP

Communities incorporate NFIP requirements into their zoning codes, subdivision ordinances, and/or building codes or they adopt special purpose floodplain management ordinances. The NFIP requirements apply to areas mapped as Special Flood Hazard Areas (SFHAs) on Flood Insurance Rate Maps (FIRMs) issued by FEMA. The SFHA is the area that would be flooded by the "base flood" (defined as the flood that has a 1-percent chance of occurring in any given year; also known as the "100-year flood").

The NFIP requirements include:

- Elevation of new and substantially improved residential structures above the base flood level

- Elevation or dry floodproofing (made watertight) of new or substantially improved non-residential structures
- Regulation of development in floodways, the central portion of a riverine floodplain needed to carry deeper and faster moving water, to ensure that there are no increases in upstream flood elevations
- Additional requirements to protect buildings in coastal areas from the impacts of waves, high velocity, and storm surge

These requirements are the most cost-effective way to reduce the flood risk to new buildings and infrastructure. Structures built to NFIP standards experience 80 percent less damage than structures not built to these standards and have resulted in \$1.2 billion per year in reduced flood losses.

**FLOODPLAIN MANAGEMENT AND HURRICANES**

FEMA works closely with communities impacted by disasters by providing technical assistance and resources about mitigation measures to protect property from future flood losses. In particular, FEMA provides assistance on NFIP floodplain management requirements, including substantial damage provisions that require heavily damaged buildings to be reconstructed to be stronger and safer. FEMA also works closely with communities on reconstruction strategies to determine the most appropriate mitigation measures to reduce future flood damages, including elevation, acquisition, or relocation of flood-damaged properties. The ultimate goal is to achieve a less vulnerable community.

In addition to protecting new buildings, the NFIP substantial improvement and substantial damage requirement ensures that flood protection measures are integrated in structures built before FIRMs were developed. A building is considered substantially improved or substantially damaged when the cost of improving or repairing the building equals or exceeds 50 percent of the market value of the building. When this occurs, the community, which makes the determination, must ensure that the NFIP requirements are applied to these buildings so that they are protected from future flood damages.

### **FINANCIAL HELP IS AVAILABLE**

Financial help to mitigate damages to existing buildings is provided under the NFIP's Increased Cost of Compliance (ICC) coverage. When a community declares a building substantially damaged or repetitively damaged, insured property owners can receive a claim up to \$30,000 to incorporate mitigation measures when rebuilding. To help reduce flood damages to existing buildings, FEMA also provides grants and technical assistance to States and communities to conduct mitigation planning and implement mitigation projects.

### **THE COMMUNITY RATING SYSTEM**

The NFIP's Community Rating System (CRS) provides discounts on flood insurance premiums in those communities that establish floodplain management programs that go beyond NFIP minimum requirements. Communities can receive credit for more restrictive regulations, acquiring flood-prone properties, and other measures that reduce flood damages and protect floodplains. Over 1,000 communities now participate in the CRS and are taking action to reduce their vulnerability to flooding.

### **INTERGOVERNMENTAL COLLABORATION**

All levels of government have a responsibility to protect citizens and property from flooding. Under the NFIP, the States' and FEMA's roles, include:

**State Role:** Each State has designated an NFIP State Coordinating Agency as a point of contact for the NFIP. Many States have adopted floodplain management statutes and regulations, and have established and funded their own floodplain management programs. In addition, FEMA offers funding to States to provide technical assistance to communities on the NFIP requirements.

**FEMA's Role:** FEMA administers the NFIP through its 10 Regional Offices and its Federal Insurance and Mitigation Administration at FEMA Headquarters in Washington, DC. FEMA staff provide extensive technical assistance and training through workshops, visits, and other contacts with community officials. In addition, FEMA staff offer technical assistance to property owners, builders and contractors, architects and engineers, surveyors, and other NFIP constituents on NFIP requirements and mitigation measures. FEMA also has extensive publications on the NFIP, including detailed guidance on mitigation measures that can minimize or eliminate future flood damages. These publications can be found on FEMA's website at: <http://www.fema.gov>.





FEDERAL INSURANCE AND MITIGATION ADMINISTRATION

## Community Rating System

*The National Flood Insurance Program's (NFIP's) Community Rating System (CRS) was implemented in 1990 as a voluntary program for recognizing and encouraging community floodplain management activities exceeding the NFIP's minimum standards. Any community that is in full compliance with the NFIP's minimum floodplain management requirements may apply to join the CRS.*

### 1,148 COMMUNITIES PARTICIPATE IN THE CRS

Nearly 3.4 million policyholders in 1,148 communities participate in the CRS by implementing local mitigation, floodplain management, and outreach activities that go beyond minimum NFIP requirements.

Under the CRS, flood insurance premium rates are discounted to reward community actions meeting the three goals of the CRS, which are (1) reduce flood damage to insurable property, (2) strengthen and support the insurance aspects of the NFIP, and (3) encourage a comprehensive approach to floodplain management.

Although CRS communities represent less than 5 percent of the over 21,000 communities participating in the NFIP, more than 67 percent of all flood insurance policies are written in CRS communities.

### CRS CLASSES

Similar to fire insurance, the CRS uses a class rating system to determine flood insurance premium reductions for residents. CRS classes\* are rated from 10 to 1. A community that does not apply for the CRS or that does not maintain the minimum number of credit points would be considered a Class 10 community. Today, most communities enter the program at a Class 9 rating, which entitles residents in Special Flood Hazard Areas (SFHAs) to a 5 percent discount on their flood insurance premiums. As a community engages in additional mitigation activities, its NFIP policyholders become eligible for increased premium discounts. Each class improvement produces a 5 percent greater discount on flood insurance premiums for

properties in the SFHA, with a Class 1 community receiving the maximum 45 percent premium reduction.

### BEST OF THE BEST

Four communities occupy the highest levels of the CRS. Each has developed a floodplain management program tailored to its own particular hazards, character, and goals. Under those programs, all the communities carry out numerous and varied activities, many of which are credited by the CRS. The average discount in policyholder premiums varies according to a community's CRS class and the average amount of insurance coverage in place. Some highlights:

**Roseville, California**, was the first to reach the highest CRS rating (Class 1). Damaging floods in 1995 spurred Roseville to strengthen and broaden its floodplain management program. Today the City earns points in almost all of the CRS's creditable activities. The average premium discount for policies in the Special Flood Hazard Area (SFHA) is \$768.

Comprehensive planning for floodplain management has been a key contributor to **Tulsa, Oklahoma's** progress in reducing flood damage from the dozens of creeks within its jurisdiction. The City (Class 2) has cleared more than 900 buildings from its floodplains. The average premium discount for policies in the SFHA is \$481.

**King County, Washington** (Class 2), has preserved more than 100,000 acres of floodplain open space and receives additional CRS credit for maintaining it in a natural state. The average premium discount for policies in the SFHA is \$381.

**Pierce County, Washington** (Class 3), maintains over 80 miles of river levees. One of its public outreach tasks is mailing informational brochures to all floodplain residents annually. The average premium discount for policies in the SFHA is \$361.

## CRS CREDIT

A community accrues points to improve its CRS class rating and receive increasingly higher discounts. Points are awarded for engaging in any of 18 creditable activities, organized under four categories:

- Public information
- Mapping and regulations
- Flood damage reduction
- Flood preparation

Formulas and adjustment factors are used to calculate credit points for each activity.

The communities listed below are among those that have qualified for the greatest premium discounts:

Class 1: Roseville, California

Class 2: Tulsa, Oklahoma  
King County, Washington

Class 3: Pierce County, Washington

Class 4: Fort Collins, Colorado  
Skagit County, Washington  
Snohomish County, Washington  
Charleston County, South Carolina  
Sacramento County, California

## BENEFITS OF THE CRS

Lower cost flood insurance rates are only one of the rewards a community receives from participating in the CRS. Other benefits include:

- Citizens and property owners in CRS communities have increased opportunities to learn about risk, evaluate their individual vulnerabilities, and take action to protect themselves, as well as their homes and businesses.
- CRS floodplain management activities provide enhanced public safety, reduced damage to property and public infrastructure, and avoidance of economic disruption and loss.
- Communities can evaluate the effectiveness of their flood programs against a nationally recognized benchmark.
- Technical assistance in designing and implementing some activities is available to community officials at no charge.

- CRS communities have incentives to maintain and improve their flood programs over time.

## HOW TO APPLY

To apply for CRS participation, a community must initially inform the Federal Emergency Management Agency (FEMA) Regional Office of its interest in applying to the CRS and will eventually submit a CRS application, along with documentation that shows it is implementing the activities for which credit is requested. The application is submitted to the Insurance Services Office, Inc. (ISO)/CRS Specialist. ISO works on behalf of FEMA and insurance companies to review CRS applications, verify communities' credit points, and perform program improvement tasks.

A community's activities and performance are reviewed during a verification visit. FEMA establishes the credit to be granted and notifies the community, the State, insurance companies, and other appropriate parties.

Each year, the community must verify that it is continuing to perform the activities that are being credited by the CRS. In addition, a community can continue to improve its class rating by undertaking new mitigation and floodplain management activities that earn even more points.

## CRS TRAINING

CRS specialists are available to assist community officials in applying to the program and in designing, implementing and documenting the activities that earn even greater premium discounts. In addition, a week-long CRS course for local officials is offered for free at FEMA's Emergency Management Institute (EMI) located on the National Emergency Training Center campus in Emmitsburg, Maryland, and can be field deployed in interested states.

### FOR MORE INFORMATION

A list of resources is available at the CRS website: <http://www.fema.gov/nfip/crs.shtml>. For more information about the CRS or to obtain the CRS application, contact the Insurance Services Office by phone at (317) 848-2898 or by e-mail at [nfipcrs@iso.com](mailto:nfipcrs@iso.com).



**FEMA**



# FEMA

FEDERAL INSURANCE AND MITIGATION ADMINISTRATION

## National Flood Insurance Program



### FINANCIAL PREPARATION FOR A FLOOD

*The National Flood Insurance Program (NFIP) was established with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase flood insurance as protection against flood losses; in exchange, State and local governments agree to adopt and enforce floodplain management ordinances that reduce future flood damages. Over 20,300 communities participate in the NFIP.*

### FINANCIAL PROTECTION AGAINST FLOOD LOSS

Floods are the most common and costly natural disaster in the United States. Fortunately, property owners who live in communities participating in the NFIP can purchase affordable protection to insure against flood losses. Since 1969, the NFIP has paid over \$30 billion dollars in flood insurance claims that have helped hundreds of thousands of families and businesses recover from flood events.

To participate in the NFIP, a community must adopt and enforce floodplain management ordinances that meet or exceed the minimum requirements of the Program. These requirements are intended to prevent loss of life and property and reduce taxpayer costs for disaster relief, as well as minimize economic and social hardships that result from flooding. The specific requirements that a community must adopt depend on the level of risk identified by the community.

The NFIP has an arrangement with private insurance companies to sell and service flood insurance policies. For a list of private insurance companies that sell and service NFIP flood insurance policies, visit: <http://www.fema.gov/nfipInsurance/companies.jsp>.

### MYTHS AND MISCONCEPTIONS

A common misconception is that homeowners' policies cover flood damages. In fact, most homeowner and business multiperil policies do not cover flooding. In addition, Federal disaster assistance will not always pay for flood damages. The President must declare a major disaster before most forms of Federal disaster assistance can be offered, and most forms of disaster assistance are loans that must be repaid with interest. The premium for an NFIP policy, averaging about \$500 a year, can be less expensive than the monthly payments on a Federal disaster loan.

### WHO IS ELIGIBLE

Most people who live in NFIP participating communities, including business owners, renters and condo unit owners, are eligible to purchase federally-backed flood insurance. A residential building can be insured up to \$250,000 and its contents up to \$100,000. Renters can cover belongings up to \$100,000, and non-residential property owners can insure their buildings up to \$500,000 and contents up to \$500,000.

### EVERYONE NEEDS FLOOD INSURANCE

All areas are susceptible to flooding, although to varying degrees. It is advisable to have flood insurance in high-risk areas and even in low-to-moderate flood risk areas; between 20 and 25 percent of the NFIP's claims come from outside high-risk areas. Residential and commercial property owners located in low-to-moderate risk areas should ask their agents if they are eligible for the Preferred Risk Policy, which provides inexpensive flood insurance protection, starting as low as \$112 a year.



# FEMA

Even after a home, apartment, or business has been flooded, owners and renters are still eligible to purchase flood insurance, provided that the community is participating in the NFIP.

### **FLOOD INSURANCE REQUIREMENTS**

Residents who live in high-risk areas (referred to as Special Flood Hazard Areas [SFHAs]) are required to purchase flood insurance if they have a mortgage from a federally regulated lender. They also must carry the insurance for the life of the mortgage. Residents with a mortgage on a building outside high-risk areas can also purchase flood insurance and may be eligible for Preferred Risk Policies.

### **WAITING PERIOD**

In general, a policy does not take effect until 30 days after the purchase of flood insurance. However, if a policy is purchased in connection with a mortgage or at a set time period following the revision or update of a Flood Insurance Rate Map (FIRM), the waiting period does not apply.

### **WHAT IS AND IS NOT COVERED BY FLOOD INSURANCE**

Physical damage to a building or personal property that is directly caused by a flood is generally covered by flood insurance. For example, damages caused by a sewer backup are covered if the backup is a direct result of flooding. However, if the backup is caused by some other problem, the damages are not covered.

### **INFORMATION FOR THE PUBLIC**

The NFIP works to provide affordable protection against flooding to homeowners, business owners, and renters across the country. To build awareness of flood protection and preparedness, the NFIP created the FloodSmart campaign, which informs consumers about their flood risk and protection options. FloodSmart also provides information and resources to insurance agents.

The NFIP has developed materials in a nationwide effort to provide citizens with better information on flood insurance policies. As a result of requirements in the Flood Insurance Reform Act (FIRA) of 2004, the NFIP published a *National Flood Insurance Program Claims Handbook* to assist policyholders with the process of filing a claim. A *Summary of Coverage* document helps people understand flood insurance policies, provides general information about deductibles, explains what is and is not covered by flood insurance, and how items are valued at the time of loss. Both documents are available on the FloodSmart website at: <http://www.FloodSmart.gov>.

#### **FOR MORE INFORMATION**

For additional information about the NFIP or the FloodSmart campaign, visit: <http://www.FloodSmart.gov>.



## STAFFORD TOWNSHIP - FLOOD HAZARD INFORMATION

The following information is being provided to residents and property owners in connection with flooding in Stafford Township, ways to minimize flood risk and information on flood insurance.

The U.S. Congress established the National Flood Insurance Program (NFIP) with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program, under the Federal Emergency Management Agency (FEMA), enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages. Stafford has been involved in the National Flood Insurance Program's Community Rating System (CRS) since 1991. CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance policy holders receive a discount on their annual premiums depending on their flood zone and elevation of the insured structure together with the Township's CRS classification. Stafford has reached a Class 6 rating which provides for up to a 20% discount for policyholders. This is a savings of over \$800,000 for property owners throughout the Township.

### Natural and Beneficial Functions of a Floodplain

The floodplain or Special Flood Hazard Area (SFHA) in Stafford is the area that is inundated by floodwaters of a stream, river or by tidal waters of the Barnegat Bay or the Atlantic Ocean. The natural function of a floodplain is to store the floodwaters or storm tides, on a temporary basis, until the water recedes to its usual stream channel and normal coastal tide elevation. In river systems, the floodwaters inundate the floodplain area along the defined channel, replenishing soil moisture and depositing fertile silt from the river channel. Along the coastal areas in Stafford, tidal wetlands provide a temporary reservoir for floodwaters from storm tides, which are higher than normal. Natural floodplains also protect our community against storm-related erosion by wave action or scour and battering by debris. Finally, natural floodplains enhance water quality by filtering impurities and moderate water temperature which reduces the possibility of adverse impacts on aquatic plants and animals.

### Drainage System Maintenance

Stafford's drainage system consists of natural and human-made watercourses and storage basins that must be maintained in order to prevent flood damage from smaller, more frequent storm events. Drainage systems are found in streets, roadside ditches, underground recharge systems as well as open channels and detention and retention basins.

Stafford's Public Works Department inspects our storm water drainage systems on a semi-annual basis. Our maintenance program includes inlet cleaning, pipe cleaning, drainage basin maintenance and street sweeping. Township Code Chapters 136 (Litter) and 185 (Stormwater Systems) prohibit any dumping in our waterways or stormwater systems. Through our Clean Communities program, there is a 24-hour Water Watch tip line to report any illegal activity. If you see anything please call (809) 597-8581. During the summer months, all navigable waterways are inspected and kept free from floating debris. Staff perform routine maintenance and respond to all complaints.

Stafford's Environmental Commission has had the "Adopt-a-Drain" program in place since 1999. All storm drains are "tagged" and can be adopted by an individual or any organization such as a civic or homeowner group or scout troop. The adopting person or group monitors the basin or drain and reports any siltation or debris to the Public Works Department. For additional information, please call (809) 597-1000 ext. 8609.

### Local Flood Hazard

Flooding is a health and safety hazard in various locations in Stafford. Our lagoon communities and neighborhoods near the Barnegat Bay are subject to tidal flooding from hurricanes and winter storms. Properties in the westerly sections of our community may be inundated with floodwaters from small streams, dry branches of rivers or nearby lakes.

Storm events passing near our coastline have generated tidal surges that have inundated several areas such as Cedar Bonnet Island, Mallard Island, Beach Haven West and Cedar Run Dock Road. A powerful thunderstorm in July 1991 and a nor'easter on December 11, 1992 generated the highest flood insurance claims in Stafford and also affected homes throughout the entire Township. More recently, several storm events in July and October

2005 flooded parts of the Township. A flash flood event on September 16, 2006 caused major flooding as well as many insurance claims and significant flooding also occurred in the Fall of 2009. In October 2012 Superstorm Sandy effected thousands of homes in our community and produced record level flooding. If you were here during any of these storm events, you may have seen flooding and know that this is a real threat to our community. This is why the Township has continued with the CRS program and does what it can to minimize the impact of flooding.

### Local Flood Hazard Maps

The Flood Insurance Study and Flood Insurance Rate Maps for Stafford, which most recently became effective 9/29/06, are available for review at the Community Development Department. FEMA has recently released and the Township has adopted FEMA's s Preliminary Work Maps. The Preliminary Work Maps are currently being used to determine a property's flood zone and base flood elevation. The base flood elevation is a height above mean sea level to which building standards are guided by. Structures adhering to these required standards are less likely to suffer damage from flood events. The maps show base flood elevation ranges throughout Stafford from 7 to 10 feet above mean sea level. Construction standards require 1 additional foot to any elevation shown on the map effective at the time of a permit for any new or substantially improved/damaged homes. The department will provide you with a flood zone determination letter for your property upon request.

### Flood Safety

#### Before and During a Flood Event

- Look for brochures at the Municipal Building with topics that range from hurricane awareness to disaster preparedness.
- If you think you will need help during an evacuation, need transportation or have special needs, you can register with the Stafford Township Office of Emergency Management at (809) 597-1000, ext. #265. Names and addresses are kept confidential. Don't wait until a storm event happens if you feel you may need assistance. Help us plan to help you by notifying the Office of Emergency Management **today!**
- Inspect your property now and evaluate what objects may become a hazard during a flood. Items such as barbecue propane tanks, trash cans and patio furniture may become buoyant and possibly float

away. Water or wind could propel such items through windows or cause other damage.

- Turn off utilities at the main switches or valves if instructed to do so. Disconnect electrical appliances. Do not touch electrical equipment if you are wet or standing in water.
  - When notified to evacuate, do so immediately. The Office of Emergency Management monitors storm events very closely and only orders an evacuation notice when it is in your best interest to move to higher ground or to an evacuation shelter. In the event you must evacuate, here are some essential items you should take with you:

First aid supplies	Medications
Non-perishable food (can opener)	Pet food
Water for each evacuee	Blankets
Portable radio and flashlight (batteries)	Clothing
Important papers, checkbook, valuables	
  - Do not walk through flowing water. Drowning is the number one cause of flood deaths. Currents can be deceptive; six inches of moving water can knock you off your feet. If you must walk through standing water, use a pole or stick to ensure that the ground around you is solid. After a flood, look before you step, as the ground and floors may be covered with debris or may be unstable.
  - Do not drive through a flooded area. More people drown in their cars than anywhere else. Do not drive around road barriers as the road or bridge may be washed out. A foot of water will float many vehicles.
  - Stay away from power and electrical lines. The number two killer after drowning is electrocution. Electrical current can travel through water. Report downed power lines to the Stafford Township Police Department at (809) 597-8581.
  - Look out for animals, such as snakes. Small animals that have been flooded out of their homes may seek shelter in your home. Use a pole or stick to poke and turn things over to scare away small animals.
  - Be alert for gas leaks. Do not smoke or use candles, lanterns or open flames unless you know the gas has been turned off in your house and the area has been ventilated.
- #### After a Flooding Event
- Listen for news reports to learn whether the water supply is safe to drink.
  - Avoid floodwaters; water may be contaminated by oil, gasoline, or raw sewage. Water may also be electrically charged from underground or downed power lines.

- Be aware of areas where floodwaters have receded. Roads may have weakened and could collapse under the weight of a car.
- Return home only when authorities indicate it is safe.
- Stay out of any building if it is surrounded by water.
- Use extreme caution when entering buildings; there may be hidden damage, particularly in foundations.
- Service damaged septic tanks, cesspools, pits, and leaching systems as soon as possible. Damaged sewage systems are serious health hazards.
- Clean and disinfect everything that got wet. Mud left from floodwater can contain sewage and chemicals.

#### Flood Warning System

In case of an emergency, you should listen to an Emergency Broadcast System. In addition to the Comcast Cable, you can also tune your radio to:

WOBN-(FM) 92.7      WOBM-(AM) 1170  
 WUPZ-(FM) 100.1      WULK-(FM) 94.3 & 98.5  
    WULK-(AM) 1310

A Flood WATCH is issued when conditions exist which may cause flooding when the flooding is neither certain nor imminent but a real possibility. Flood Watches provide advance notice and up-to-date information on the possibility of flooding within 36 hours. A watch should be your cue to think about preparation and planning in the event of a flood. Be alert for changing weather, listen for further information, and think about what to do if conditions deteriorate.

A Flood WARNING is issued when flooding is or soon will be occurring. In the event of an emergency, Police, Fire and First Aid personnel will perform "router" alerting. Alerting will be by mobile public address systems and door-to-door operations. When told to evacuate, do so without hesitation. The longer you wait to leave, the more likely you are to be in a heightened evacuation traffic gridlock on Route 72, the only westbound evacuation route. Evacuation shelters are located at the Southern Regional High School located on Cedar Bridge Road. Be advised that shelters do not always allow pets.

#### Flood Insurance YOUR HOMEOWNERS INSURANCE DOES NOT COVER DAMAGE CAUSED BY FLOODING

Flood Insurance is backed by the Federal Government and is available to everyone, even to property owners who have been flooded before and to property owners who own property outside the flood zone. The maximum insurance coverage on residential dwellings is \$250,000 and the maximum insurance coverage on household contents is \$100,000. Non-residential properties are also eligible for insurance in various amounts.

Flood insurance is mandatory for all loans provided by federally insured or regulated lenders in order to purchase, construct, repair or improve any building in the flood zone. Lending agencies, real estate offices and title companies should be aware of this Federal requirement. There can be a 30-day waiting period before coverage goes into effect so you should plan accordingly. Rates will vary depending on the location in the flood zone, the elevation of the structure and coverage and deductible amounts. You should contact your insurance agent for more information about coverage for your property.

For more information about flood zones and flood insurance you may contact the National Flood Insurance Program at 1-800-427-4661 or search the following websites, [www.fema.gov/nfi](http://www.fema.gov/nfi) or [www.FloodSmart.gov](http://www.FloodSmart.gov).

#### Development Improvement/Damage Requirements

All properties located in the SFHA of Stafford Township are subject to the flood hazard regulations found in Chapter 114 of the Township Code. Before undertaking any development, the proper permits must be obtained. The Code has specific requirements for new and substantially improved structures. A substantial improvement means any reconstruction, rehabilitation, addition, or other improvement to a building, where the cost equals or exceeds 50% of the market value of the building before the start of construction. This also includes a building that has suffered substantial damage. Substantial damage means damage of any origin (not just flooding) sustained by a building whereby the cost of restoring the building to its pre-damage condition is equal to or exceeds 50% of the market value of the building before the damage occurred. Among other requirements, the Township Code requires that new or substantial improvements to residential buildings be elevated one foot above the base flood elevation. As part of the permit process, a licensed engineer or architect must complete an Elevation Certificate. This certificate is required to certify the structure's elevations and obtain the final CO. A licensed engineer or architect must also provide certification of the design of any construction below the base flood elevation, including floodproofing. There are also requirements in the Township Code for non-residential buildings. Before the start of any construction project, please check with the Community Development Department or Building Department to verify the structure's location in the flood zone, verify the base flood elevation and determine all construction requirements.

Please contact the Construction Code Official or Zoning Code Enforcement Officer to report any possible illegal construction activity. These regulations are designed to

protect you and your neighbors. By getting the proper permits, we can prevent or reduce flood damage.

#### Property Protection Measures

There are several ways to protect your home from flood:

- 1) elevate your structure above the base flood elevation;
- 2) make your walls waterproof and place watertight closures over your doorways and windows. This technique is known as retrofitting or flood proofing. The Community Development Department has information that detail these concepts. The Stafford Township branch of the Ocean County Library also has books and literature available on these topics in their reference section.

Any building alterations will require a permit from the Construction Department. Our Construction Code Official can provide advice and assistance on building modifications that will help prevent flood damage. You may call the department to make an appointment.

FEMA has several financial assistance programs that can help implement activities such as property acquisition, retrofitting and other flood protection projects. More information on financial assistance programs can be found in a publication Local Flood Proofing Programs. Please contact the Township for further information.

There are also no-cost measures you can take to prevent a loss from rising flood waters. Consider temporarily moving furniture, electronic equipment, or important papers to a higher spot within your home such as an attic or the tops of cabinets.

Remember, being prepared is key. Staff are available to answer any questions you may have. Please see below for Township contact information and various website links with additional information.

#### Stafford Township contact information:

Emergency Management: (809) 597-1000, ext. 8285  
 Community Development Dept: (809) 597-1000, ext. 8535  
 Construction Department: (809) 597-1000, ext. 8562

#### Helpful Links:

FEMA - [www.fema.gov/hazard/flood](http://www.fema.gov/hazard/flood)  
 National Flood Ins. Program - [www.FloodSmart.gov](http://www.FloodSmart.gov)  
 U.S. Department of Homeland Security - [www.dhs.gov](http://www.dhs.gov)  
 National Weather Service - [www.nws.noaa.gov](http://www.nws.noaa.gov)  
 National Hurricane Center - [www.nhcc.noaa.gov](http://www.nhcc.noaa.gov)  
 NJ State Police - [www.njsp.nj.gov](http://www.njsp.nj.gov)  
 NJ Office of Emergency Management - [www.nj.gov/ohp/ohp](http://www.nj.gov/ohp/ohp)  
 NJ Homeland Security - [www.njhomelandsecurity.gov](http://www.njhomelandsecurity.gov)

September 2013

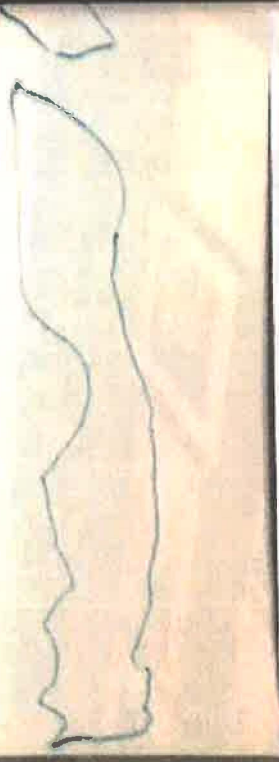
## FLOOD HAZARD INFORMATION

Prepared By:  
 Community Development Department  
 Stafford Township  
 260 East Bay Avenue  
 Manahawkin, NJ 08050  
 (609) 597-1000  
[www.staffordnj.gov](http://www.staffordnj.gov)

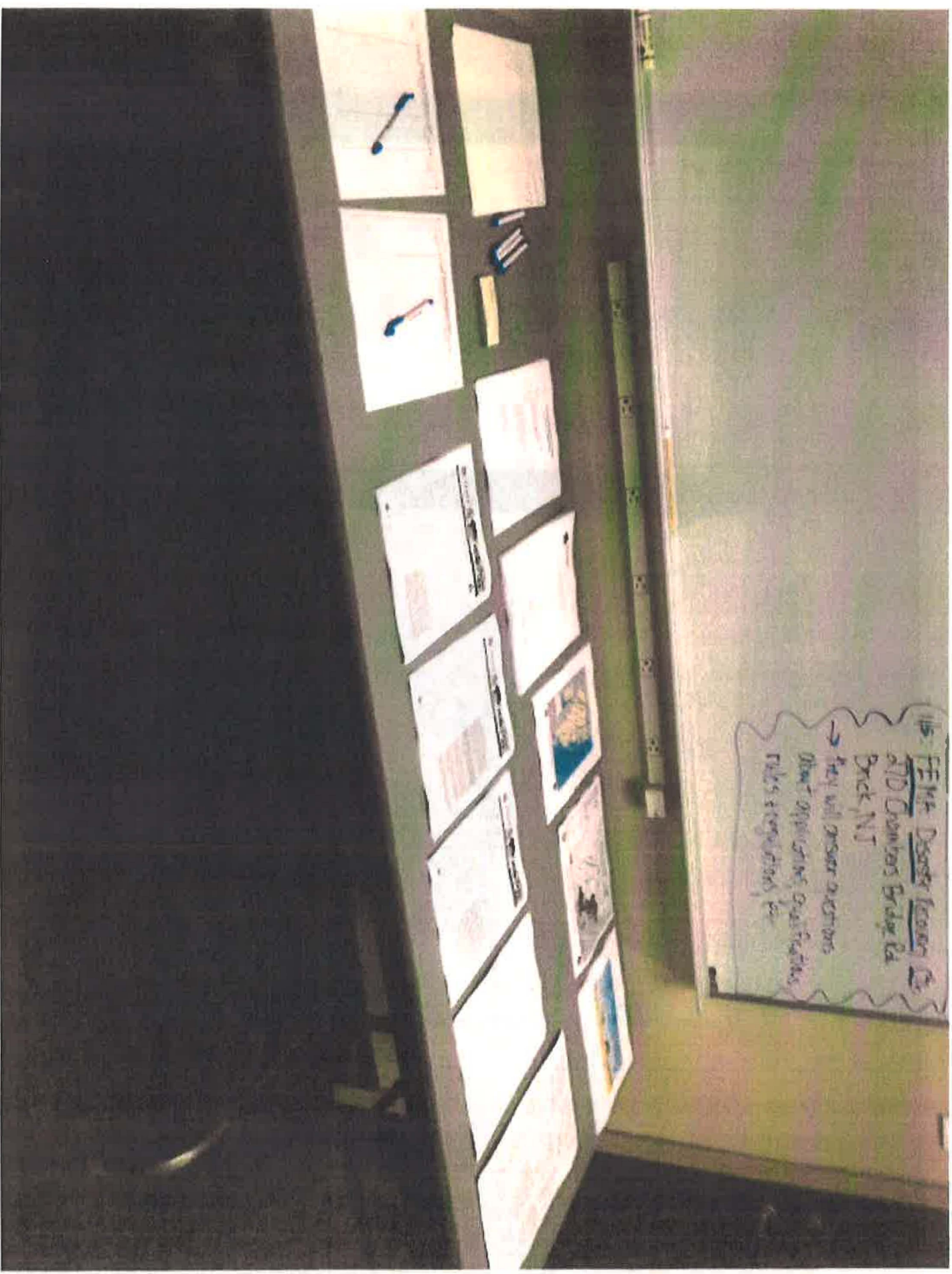
OC EOL 732-341-3451  
LBI EOL 669-389-0524  
PD 6  
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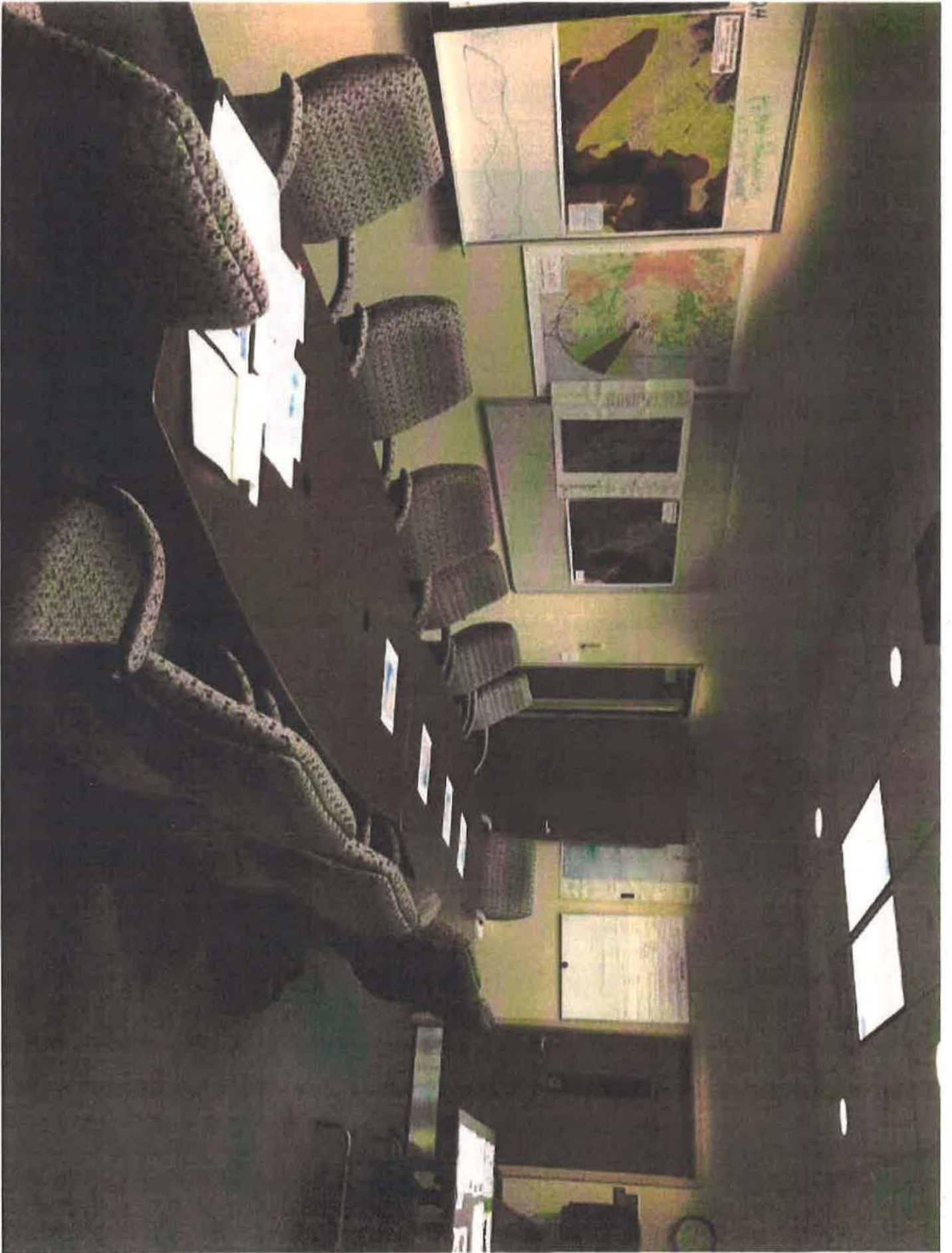
FEMA Response  
2/5/17 "Smog"



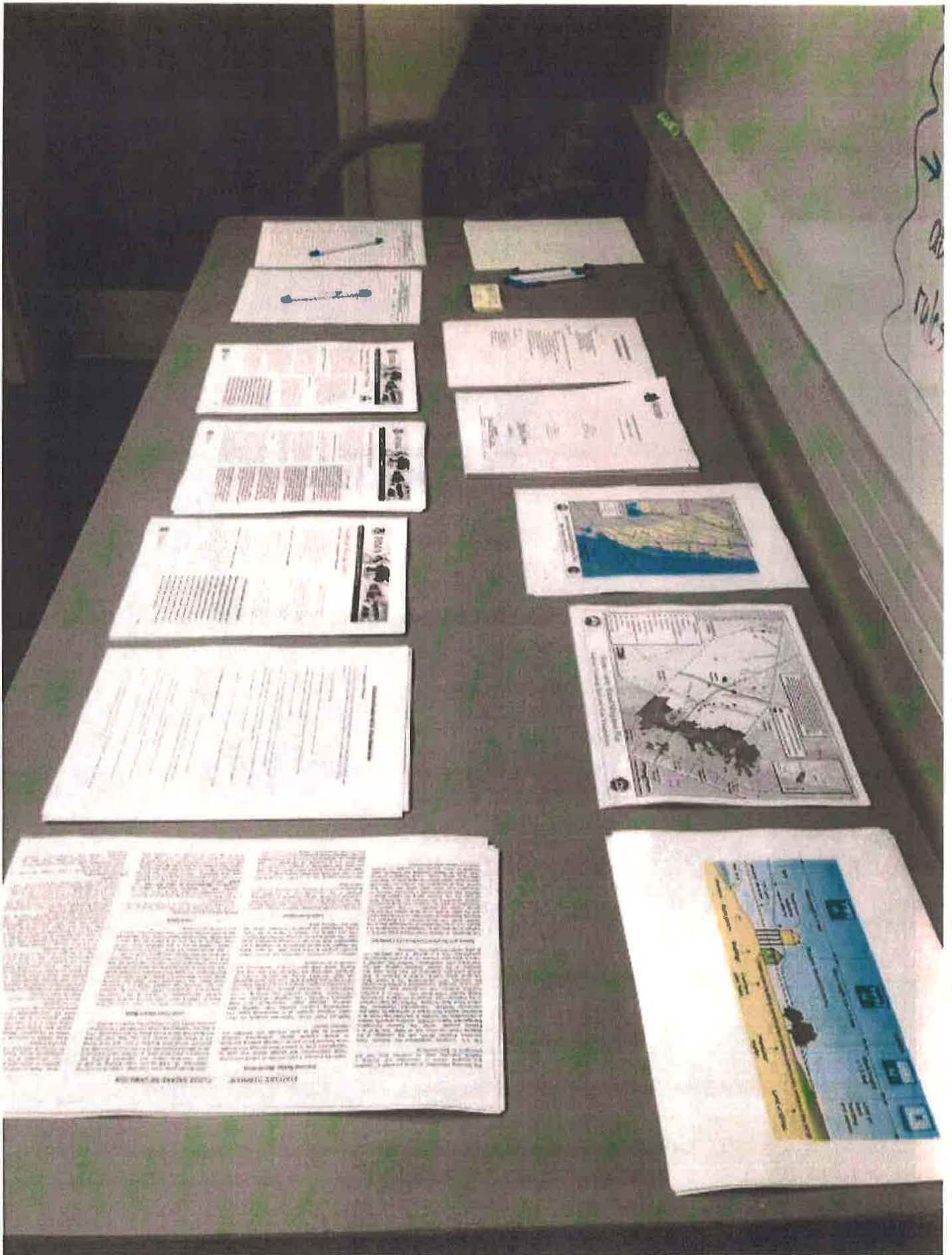
16. FEMT Disaster Learning Co.  
and Chambers Bridge Rd  
Brick, NJ  
→ They will answer questions  
about organization, qualifications,  
rules & regulations, etc.











Want to add your personal input to the Ocean County 2013 Hazard Mitigation Plan? Follow the link provided below and fill out the Public Outreach Survey:

<http://www.oceancountyhmp.com/ocean-county-hazard-mitigation-public-outreach-survey>

Thanks for taking the time to better inform us about your community. Your input is an important part of developing a well-informed plan with the ultimate goal of making Ocean County more resilient and disaster-resistant.

### **Public & Stakeholder Meetings on May 14th & 20th, 2013**

posted May 1, 2013, 2:05 PM by Christine Caggiano [ updated May 1, 2013, 2:10 PM ]

Public Open Houses will be held for Ocean County community members to provide input to the Ocean County 2013 Hazard Mitigation Plan. Residents, local officials, industry, academia, and others are encouraged to attend. The details of the meetings are as follows:

**Tuesday, May 14, 2013**

3:00 p.m. to 7:00 p.m.

Brief presentations at 4:00, 5:00 & 6:00 p.m.

Ocean County Office of Emergency Management

RJ Miller Air Park

Rt. 530 & Mule Rd.

Berkeley Township, NJ

**Monday, May 20, 2013**

3:00 p.m. to 7:00 p.m.

Brief presentations at 4:00, 5:00 & 6:00 p.m.

Ocean County Southern Service Center

179 S. Main St.

Manahawkin, NJ 08060

For directions to the RJ Miller Air Park and to download the meeting flyer, please go to the Project Documents page of the website.

### **Available Online: Handouts and Presentation from Risk Assessment Meeting**

posted Feb 14, 2013, 11:40 AM by Christine Caggiano [ updated Feb 14, 2013, 11:41 AM ]

The powerpoint presentation from the Risk Assessment Meeting on Wednesday, February 13th, 2013 is posted under the 'Project Documents' on the website:

<http://www.oceancountyhmp.com/project-documents>

Follow the link to download and view the presentation or any of the handouts distributed at the meeting. For anyone who missed the meeting, contact sheets for municipalities and stakeholders have been uploaded, so feel free to fill out the appropriate form and send it to: [sbowen@mbakercorp.com](mailto:sbowen@mbakercorp.com).

### **Risk Assessment Meeting on February 13th**

posted Jan 28, 2013, 1:10 PM by Christine Caggiano

A meeting will be held to review and collect important information on Risk Assessment. The details of the meeting are as follows:

**Wednesday, February 13, 2013**

10:00 a.m. to 12:00 p.m.

**Mancini Hall - Ocean County Library**

101 Washington Street

Toms River, NJ 08753

**Welcome to the Ocean County HMP website**

posted Jan 3, 2013, 11:09 AM by Christine Caggiano [ updated Jan 3, 2013, 2:18 PM ]

Check the announcements page for information and upcoming events concerning the update of the Ocean County HMP.

# *Join Us to Provide Input in the Ocean County Multi-Jurisdictional All Hazards Mitigation Plan!*

Ocean County's Multi-Jurisdictional All Hazards Mitigation Plan will be the blueprint for reducing property damage and saving lives from the effects of future natural and human-made disasters. Open house meetings will be the opportunity to provide input to the plan and collect valuable hazard mitigation information. Residents, local officials, industry, academia, and others are encouraged to attend.

## *Public & Stakeholder Meetings*

*Open Houses from 3:00 p.m. until 7:00 p.m.*

*Brief presentations at 4:00, 5:00 & 6:00 p.m.*

***Tuesday, May 14, 2013***

*Ocean County Office of  
Emergency Management  
RJ Miller Air Park  
Rt. 530 & Mule Rd.  
Berkeley Township, NJ*

***Monday, May 20, 2013***

*Ocean County  
Southern Service Center  
179 S. Main St.  
Manahawkin, NJ 08050*

**[www.OceanCountyHMP.com](http://www.OceanCountyHMP.com)**

This website will be used throughout the planning process to collect comments, announce meetings, and to post draft documents.



## Project Partners



The Barnegat Bay Partnership focuses on restoring and improving the health of the Barnegat Bay ecosystem. The partnership is one of many organizations across the nation whose goal is to protect important estuaries. Areas of priority include water quality, water supply, habitat, fisheries & wildlife, and land use.



The Jacques Cousteau National Estuarine Research Reserve (JC NERR) is located in Tuckerton, Ocean County, New Jersey. The Center is part of a national reserve system formed to protect the country's estuaries. Through education, scientific research and stewardship, the JC NERR promotes responsible use and management of these estuaries.



The Ocean County Sheriff's Department is located in Toms River, Ocean County New Jersey. They are dedicated to protecting citizens lives and property in Ocean County New Jersey. The Sheriff's office aims to justly enforce the laws of the state and nation as well as protecting individual constitutional rights.



**PLANNING**

The Ocean County Planning Department is located in Toms River, Ocean County New Jersey. They advise and inform decisions made by the community and government regarding land use, environmental issues, future development, among other topics.



**ENGINEERING**

The Ocean County Engineering Department is located in Toms River, Ocean County New Jersey. They are responsible for managing the county roads, bridges, and signing throughout all 33 municipalities. They also promote traffic safety through various class offerings.

# Ocean County HMP

## Navigation

**Welcome to the Ocean County  
2013 Hazard Mitigation Plan  
Project Website**

**About the Project**

**What Is Hazard Mitigation?**

**Announcements**

**Project Calendar**

**Project Partners**

**Project Documents**

**Contact the Team**

**Ocean County Online**

**Ocean County Hazard  
Mitigation Public Outreach  
Survey**

## Hazard Mitigation Links

**FEMA Mitigation Home Page**

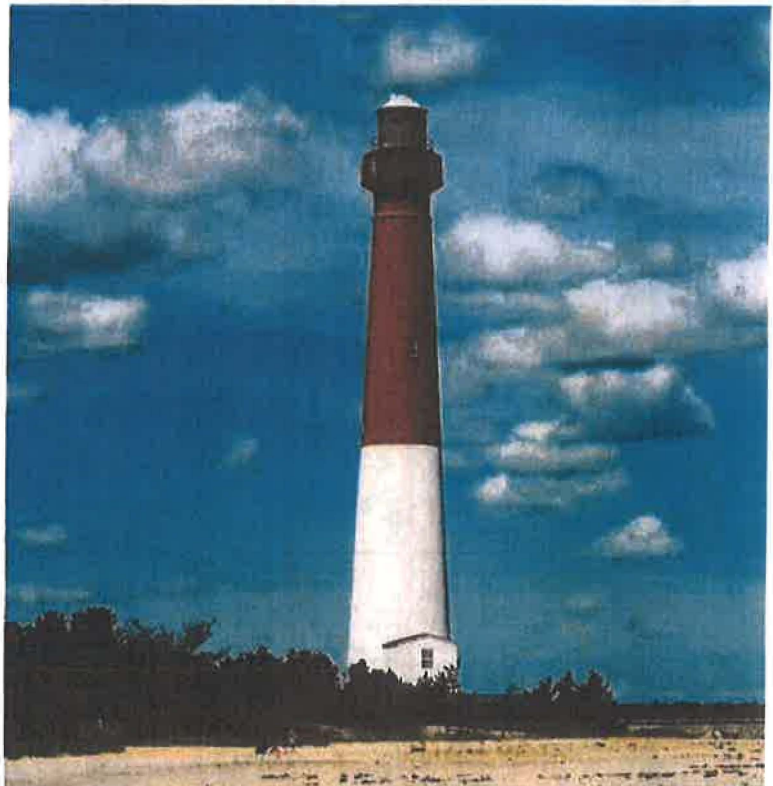
**FEMA Mitigation Planning  
Home Page**

**FEMA Mitigation Grants Home  
Page**

**New Jersey Office of  
Emergency Management Home  
Page**

**New Jersey Department of  
Environmental Protection  
Home Page**

## Welcome to the Ocean County 2013 Hazard Website



In the aftermath of Hurricane Sandy, the Hazard Mitigation Plan will help build help! We want to hear your disaster-related stories and get your feedback as \ Hazard Mitigation Plan. Throughout the planning process, use the SUBMIT A your thoughts, ideas, photos, and stories with us. Your participation strengthens

OCEAN COUNTY HAZARD MITIGATION PLAN - MUNICIPAL MEETINGS

Name	Position	Email Address
PINE BENCH TAVIL SELLO	AER. AND. / INSURANCE	AER@BENCH@COMERT.NET
BENT HORN	ESFORGHT ENGINEER	FLITTLE@AUGUSTAINE.COM
BERNWOOD	Police Chief / DEM Coord.	RTH@BERNWOODPOLICE.COM
OCEAN ANTE	BOUYH ENGINEER	felipe.contreras@rv.com
SUE CITY	DEM	scemgt@Comerst.net.
JACK CASTILLA	DEM	jiberon@sheltonpolice.org
JOSEPH CIBERSON	DEM	Housing@seasideherktrus.org
WILLIAM S. HABEL	DEM	

SENSE  
NEWS

May 20, 2013



OCEAN COUNTY - NEW JERSEY  
MULTI-JURISDICTIONAL ALL HAZARDS MITIGATION PLAN

## OCEAN COUNTY HAZARD MITIGATION PLAN - RISK ASSESSMENT MEETING

Name	Organization	Email Address
Stacy Perrine	RU	perrine@ru.nyu.edu
Karin Moser	OC Sheriff's Office	kmoser@Co.Ocean.nj.us
Robert Kenny	Georgian Court	kennyr@Georgian.edu
Keith Rella	Twp. of Brick	KRella@Twp.Brick.NJ.us
Veronica Lounreigh	Twp of Lacey	laceyclerk@laceytownship.org
Patrick Linkerich	SIDE PARK	PLINKSI@Live.com
MIKE FROMOSKY	LITTLE EGG HARBOR	MFROMOSKY@LEHT.COM
Joseph Giberson	STAFFORD TOWNSHIP	jgiberson@staffordpolice.org
James Moran	STAFFORD TOWNSHIP	jmoran@twp.stafford-nj.nj.us
Frank Bevan	Borough of Mantoloking Hatch Matt McDonald	FRANKS.BEVAN@HATCHMANTOL.COM
Fred EBENAU	TWP of BRICK	ADMINISTRATOR@TWP.BRICK.NJ.US
Patty Doerr	The Nature Conservancy	pdoerr@tnc.org

February 13, 2013



OCEAN COUNTY - NEW JERSEY

MULTI-JURISDICTIONAL ALL HAZARDS MITIGATION PLAN

## CAPABILITY ASSESSMENT WORKSHEET

Name: James A. Moran

Title: Twp. Administrator

Jurisdiction: Stafford Twp.

Organization: Municipal

Local mitigation capabilities are existing authorities, policies, programs, and resources that reduce hazard impacts or that could be used to implement hazard mitigation activities. Please complete the tables and questions in the worksheet as completely as possible.

### Planning and Regulatory

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards. Please indicate which of the following your jurisdiction has in place.

Plans	Yes/No Year	What is the date/year of the plan?		
		Does the plan address hazards?	Does the plan identify projects to include in the mitigation strategy?	Can the plan be used to implement mitigation actions?
Comprehensive/ Master Plan	yes	Adopted 2007	No. No.	In a limited way.
Capital Improvements Plan	yes	annual	yes.	yes. yes
Economic Developments Plan	no			
Local Emergency Operations Plan	yes	State approval 2013-2017	limited.	no. no
Continuity of Operations Plan	yes	Part of Emergency Op plan	no. no.	no
Transportation Plan	no			
Stormwater Management Plan	yes	March 2005	yes.	limited. yes
Community Wildfire Protection Plan	yes			State plan
Other special plans (e.g. brownfields redevelopment, disaster recovery, coastal zone management, climate change adaptation)				



## CAPABILITY ASSESSMENT WORKSHEET

Building Code, Permitting, and Inspections	Yes/No	Are codes adequately enforced?
Building Code	yes	Version/Year: 2011 Electric 2009 NJ Edition IBC
Building Code Effectiveness Grading Schedule (BCEGS) Score		Score: ISO
Fire department ISO rating		Rating: 5.3
Site plan review requirements		Twp. Engineer, Landscape Architect, Traffic Engineer
Land Use Planning and Ordinances	Yes/No	Is the ordinance an effective measure for reducing hazard impacts? Is the ordinance adequately administered and enforced?
Zoning ordinance	yes	Yes, Yes
Subdivision ordinance	yes	Yes, Yes
Floodplain ordinance	yes	Yes, Yes
Natural hazard ordinance (stormwater, steep slope, wildfire)	yes/no	Yes, Yes
Flood Insurance rate maps	yes	Yes, Yes
Acquisition of land for open space and public recreation uses	yes	Yes, Yes
Other		
How can these capabilities be expanded and improved to reduce risk?		
Engineers also assist in damage assessment and mitigation in emergencies.		



## CAPABILITY ASSESSMENT WORKSHEET

### Administrative and Technical

Identify whether your community has the following administrative and technical capabilities. These include staff and their skills and tools that can be used for mitigation planning and to implement specific mitigation actions. For smaller jurisdictions without local staff resources, if there are public resources at the next higher level government that can provide technical assistance, indicate so in your comments.

Administration	Yes/No	Describe capability Is coordination effective?
Planning Commission	yes	Planning board reviews all site plan applications
Mitigation Planning Committee	yes/no	LEPC recruits local residents as well as staff
Maintenance programs to reduce risk (e.g., tree trimming, clearing drainage systems)	yes	Plans in place managed through reg. public works maint. prog.
Mutual aid agreements	yes	First AID, police, fire yes
Staff	Yes/No FT/PT	Is the staff full time or part time? Is staffing adequate to enforce regulations? Is the staff trained on hazards and mitigation? Is coordination between agencies and staff effective?
Chief Building Official	PT	PT, yes. yes. yes
Floodplain Administrator	PT	FT, yes. yes. yes
Emergency Manager	PT	FT. yes. yes. yes
Community Planner	PT	FT. yes. yes. yes
Civil Engineer	PT	PT. yes. yes. yes
GIS Coordinator	PT	PT. yes. yes. yes
Other		



OCEAN COUNTY, NEW JERSEY

MULTI-JURISDICTIONAL ALL HAZARDS MITIGATION PLAN

## CAPABILITY ASSESSMENT WORKSHEET

Technical	Yes/No	Describe capability Has capability been used to assess/mitigate risk in the past?
Warning systems/services (Reverse 911, outdoor warning signals)	yes	sirens, lightning detection Reverse 911, route alerting plan
Hazard data and information	yes	Website, TV channel, electronic billboard, reverse 911, Twitter, Facebook, road sign message board yes
Grant writing	yes	regular participation
Hazard analysis	no	
Other		
How can these capabilities be expanded and improved to reduce risk?		

## CAPABILITY ASSESSMENT WORKSHEET

### Financial

Identify whether your jurisdiction has access to or is eligible to use the following funding resources for hazard mitigation.

Funding Resource	Access / Eligibility (Yes/No)	Has the funding resource been used in the past and for what type of activities? Could the resource be used to fund future mitigation actions?
Capital Improvements project funding	yes	Yes. Capital improvement drainage/roads/W-S
Authority to levy taxes for specific purposes	yes	Yes. How we fund capital projects
Fees for water, sewer, gas, or electric services	yes	Yes. funds reg. maint as well as capital
Impact fees for new development	yes	Yes. Improvements
Storm water utility fee	no	
Incur debt through private activities	no	
Community Development Block Grant	yes	Yes. Dial-A-Ride bus service
Other federal funding programs	yes	Yes. Environmental projects
State funding programs	yes	Yes. drainage/W-S
Other		

How can these capabilities be expanded and improved to reduce risk?

## CAPABILITY ASSESSMENT WORKSHEET

### Education and Outreach

Identify education and outreach programs and methods already in place that could be used to implement mitigation activities and communicate hazard-related information.

Program/Organization	Yes/No	Describe program/organization and how it relates to disaster resilience and mitigation. Could the program/organization help implement future mitigation activities?
Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc.	Yes	LEPC Civic Assoc. Outreach Calendar annual print info.
Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	Yes	Civic Assoc. outreach
Natural disaster or safety related school programs	No	
StormReady certification	Yes	
Firewise Communities certification	Yes	
Public-private partnership initiatives addressing disaster related issues	Yes	
Other		
How can these capabilities be expanded and improved to reduce risk?		



## MUNICIPAL HAZARD WORKSHEET

### Hazards in your Community

Use this worksheet to identify the most significant hazards in your municipality. Use the words provided on the opposite side of the worksheet to fill in the fields for each hazard.

Municipality:	STAFFORD TWP			
Name:				
Hazard	Location (Geographic Area Affected)	Maximum Probable Extent (Magnitude/ Strength)	Probability of Future Events	Overall Significance Ranking
Select	Negligible, Limited, Significant or Extensive	Weak, Moderate, Severe or Extreme	Unlikely, Occasional, Likely or Highly Likely	Low, Medium or High
Climate Change/Sea Level Rise	=			
Coastal Erosion	=			
Drought	-			
Earthquake	-			
Extreme Temperature (including cold and heat)	-			
Flooding (riverine, coastal, tsunami, dam failure)	=			
Hail	-			
Hurricane, Tropical Storm	+++			
Lightning Strike	=			
Nor'easter	+			
Subsidence, Sinkhole	-			
Tornado, Wind Storm	-			
Wildfire	+			
Winter Storm	=			
Hazardous Waste Events (fixed, off-shore, trans.)	=			
Nuclear Hazard Events	+ (w/in 10 miles EPZ)			
Transportation Accidents	=			
Utility Interruption (Power Outages)	=			



## MUNICIPAL HAZARD WORKSHEET

### Definitions for Classifications

#### Locations (Geographic Area Affected)

- **Negligible:** Less than 10 percent of the land area (isolated single-point occurrences)
- **Limited:** 10 to 25 percent of the land area (limited single-point occurrences)
- **Significant:** 25 to 75 percent of the land area (frequent single-point occurrences)
- **Extensive:** 75 to 100 percent of the land area (consistent single-point occurrences)

#### Maximum Probable Extent (Magnitude/Strength based on historic events or future probability)

- **Weak:** Limited classification on scientific scale, slow speed of onset or short duration of event, resulting in little to no damage
- **Moderate:** Moderate classification on scientific scale, moderate speed of onset or moderate duration of event, resulting in some damage and loss of service for days
- **Severe:** Severe classification on scientific scale, fast speed of onset or long duration of event, resulting in devastating damage and loss of services for weeks or months
- **Extreme:** Extreme classification on scientific scale, immediate onset or extended duration of event, resulting in catastrophic damage and uninhabitable conditions

Hazard	Scale/Index	Weak	Moderate	Severe	Extreme
Drought	Palmer Drought Severity Index (cumulative meteorological drought and wet conditions: <a href="http://ncdc.noaa.gov/">http://ncdc.noaa.gov/</a> )	-1.99 to +1.99	-2.00 to -2.99	-3.00 to -3.99	-4.00 and below
Hurricane, Tropical Storm, Wind	Saffir-Simpson Hurricane Wind Scale (Hurricane Rating based on sustained wind speed: <a href="http://nhc.noaa.gov/">http://nhc.noaa.gov/</a> )	1	2	3	4, 5

#### Probability of Future Events

- **Unlikely:** Less than 1 percent probability of occurrence in the next year or a recurrence interval of greater than every 100 years.
- **Occasional:** 1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years.
- **Likely:** 10 to 90 percent probability of occurrence in the next year or a recurrence interval of 1 to 10 years
- **Highly Likely:** 75 to 100 percent of the land area (consistent single-point occurrences)

#### Overall Significance

- **Low:** Two or more criteria fall in lower classifications or the event has a minimal impact on the planning area. This rating is sometimes used for hazards with a minimal or unknown record of occurrences or for hazards with minimal mitigation potential.
- **Medium:** The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating. This rating is sometimes used for hazards with a high extent rating but very low probability rating.
- **High:** The criteria consistently fall in the high classifications and the event is likely/highly likely to occur with severe strength over a significant to extensive portion of the planning area.



# MITIGATION ACTION SELECTION

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Jurisdiction: STAFFORD TWP

Organization: \_\_\_\_\_

## Mitigation Action Evaluation

Mitigation Action Description	Hazards Addressed	Benefit	Cost
<b>Local Plans and Regulations</b>			
✓ <del>STAFFORD TWP</del> NFIP			
✓ BUILDING CODES			
✓ ADOPTED LAND USE MAPS			
<b>Structure and Infrastructure Projects</b>			
✓ RT. 72 → NEW EXTENSION BASINS SEWER INFRASTRUCTURE			
✓ ROAD, ELEVATION, & PLANNING (9 PROJECTS)			
✓ GRANTON PROJECTS - RAISING LAGOON PROPOSED PEOPLE SIGNUP → BOREST HANDOUT (30 PAGES APPROX) ✓			
<b>Natural Systems Protection</b>			
<b>Education and Awareness Programs</b>			
✓ CDS PARTICIPATION → CONSIDER UPGRADING YOUR LEVEL			
✓ REVERSE ALL FACEBOOK PAGE - PD			
✓ TELEVISION STATION - PUT OUT MESSAGES ON THIS			
✓ COOPERATION IDENTIFICATION			
<b>OCEAN COUNTY, NEW JERSEY MULTI-JURISDICTIONAL ALL HAZARDS MITIGATION PLAN</b>			
File DEPT - file overnight NIGHT ALL ✓			

WET MOULD  
INTO TEAM  
JIM  
MORAN

BOEY  
PROGRAM  
COMPLIANCE

DAVE  
BIKE  
LOADS



**STAFFORD TOWNSHIP**  
*New Jersey*

# Recycling Element

Township of Stafford  
Ocean County, New Jersey  
Prepared by:



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## Background

The New Jersey Source Separation and Recycling Act adopted in 1987 and last amended in 1992 (N.J.S.A. 13:1E-99.11 et seq.), requires that municipal master plans include a Recycling Plan Element pursuant to the Municipal Land Use Law. The MLUL stipulates that recycling elements include provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 units or more of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

Initially, the Recycling Act called for the recycling of 15% of the municipal solid waste stream in the first year of the program followed by the recycling of 25% of the municipal solid waste stream thereafter. That goal was more than doubled through legislation enacted in 1992 (P.L. 1992, c.167), amending the 1987 Recycling Act with a new challenge to recycle 50% of the municipal solid waste stream and 60% of the overall waste stream by the end of 1995. New Jersey failed to meet the municipal solid waste-recycling goal of 50% in 1995, but did meet the overall recycling goal in 1996 with a recycling rate of 61%. In 2004, New Jersey failed to meet both solid waste-recycling goals. Only 34% of the municipal solid waste was recycled and only 55% of the statewide solid waste was recycling.

## Municipal Program

The Township of Stafford has a comprehensive recycling program that is managed by the **Public Works** Department in conjunction with Ocean County. Stafford Township has designated a recycling coordinator and has developed a recycling program. The materials recycled include, but not limited to, paper, glass, aluminum, steel, plastic, iron, anti-freeze, batteries, tires, used motor oil, brush, leaves, concrete, food waste, oil contaminated soil, textiles, and wood scraps. Volumes collected for the past four years from Stafford Township have been included at the end of this element. The recycling effort in Stafford Township operates four days a week (Tuesday through Friday). Residents have their recyclables picked up once each week. The current recycling schedule is as follows: Tuesday – all of Beach Haven West, Village Harbor, Colony Lakes, Cedar Bonnet Island, Mallard Island, and Bayside; Wednesday – Town Area north and south on Route 9, Cedar Run, Mayetta, and the Downtown Manahawkin area; Thursday – the portion of Ocean Acres east of Nautilus Drive (including Nautilus Drive) and north of Neptune Drive; Friday – the remainder of Ocean Acres consisting of the areas west of Nautilus Drive and south of Neptune Drive, as well as Fawn Lakes, Atlantic Hills, and Warren Grove. For the year 2006, there was a total of 3,974 tons of recyclables collected by the Township.

## County Program

Ocean County has established the position of Recycling Coordinator and has prepared a recycling plan. Recyclable materials are collected and deposited at the Ocean County Southern Recycling Transfer Station located within Stafford Business Park in the Township. The recyclable materials are then transported to the Ocean County Recyclable Materials Processing Facility in Lakewood Township.

## Recommendations

The Recycling Plan recommends that the following steps be taken in support of the Township's current recycling efforts:

- Update the Township's Recycling Ordinance as amendments to the Recycling Act as Municipal Land Use Law and Recycling Law changes occur.
- Continue to increase public awareness about recycling through such forums as the Township website, newsletters, school programs, and displays at community events and festivals with information about schedules and recyclable materials.

### Recycling Volumes for Selected Materials in Tons Stafford Township, 2013-2016

Material	Total in 2013		Total in 2014		Total in 2015		Total in 2016	
	R	C	R	C	R	C	R	C
Corrugated	1,208.68	1,959.82	1,857.34	1,593.10	856.42	1,003.16	1,348.73	2,085.75
All Other paper Products	2,402.55	847.43	2,948.14	92.44	2,028.57	946.17	2,650.74	902.98
Brush/Tree Parts	2,839.00	166.81	2,551.10	149.17	413.16	104.53	2,309.54	3,539.39
Glass	650.03	440.24	704.53	97.25	286.52	169.72	629.13	136.97
All Metals	224.31	393.10	331.87	325.85	367.80	638.30	408.13	571.09
All plastic	47.40	102.68	240.64	34.61	325.76	204.11	231.17	147.48
Electronics (TV's)	58.43	60.0	33.08	112.99	29.73	57.01	99.71	54.70
Tires	2.87	243.07	8.34	377.70	98.43	354.14	14.69	210.96
Waste Oil/Anti Freeze	2.92	547.23	19.15	367.33	14.03	222.15	14.70	130.03
Asphalt/Concrete	-0-	4,802.90	57.82	4,558.92	263.72	3,748.70	66.30	5,309.18
Leaves	1,119.36	-0-	1,114.35	1.20	455.68	30.0	995.44	-0-
Sub totals	8,555.55	9,563.28	9,886.36	7,710.56	5,139.82	7,477.99	8,756.28	13,088.53
All Others	1,344.96		3,362.85		3,164.95		2,769.79	
<b>Totals</b>	19,463.79		20,959.77		15,782.76		24,614.51	

**R: Residential**  
**C: Commercial**

# Policy Statement for Relationship to Other Plans

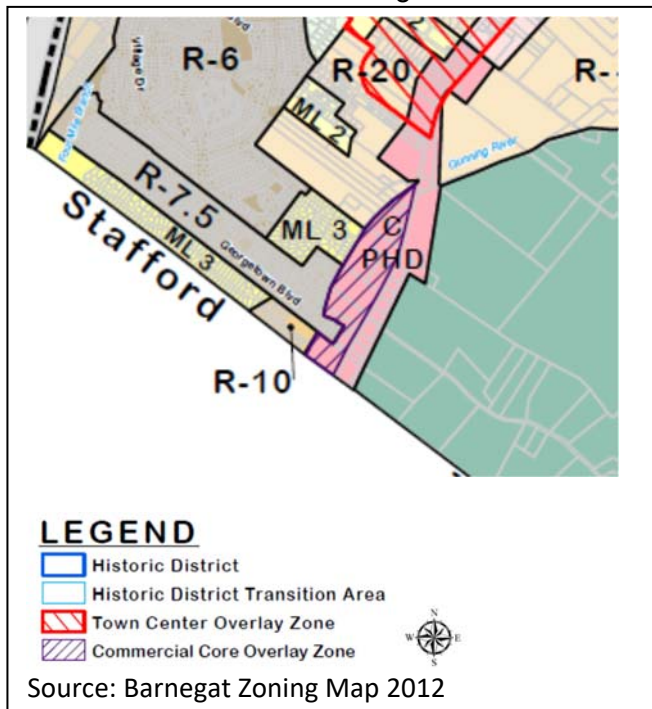
## Introduction

The New Jersey Municipal Land Use Law (MLUL) requires municipalities to include, as an element of the Master Plan, a policy statement indicating the relationship between the development goals and strategies set forth in the Master Plan and “the Master Plans of contiguous municipalities, (2) master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan.” (§40:55D-28 (13) d (1)) As such it is the intent of this element to fulfill these requirements set forth in the MLUL.

## Surrounding Municipalities

### TOWNSHIP OF BARNEGAT

Barneगत adopted revisions to their Master Plan in 2011. Those revisions include updates to their Land Use Plan, Circulation Plan and Historic Preservation Plan elements. Their adopted Master Plan dates back to 1988. As part of the 2011 update a Commercial Core (CC) Overlay Zone contiguous to Stafford was proposed. In December of 2011, Barneगत Township’s Plan and designation of its Town Center was approved by the State Planning Commission. The CC Overlay zone was subsequently created by Ordinance 2012-06 in 2012. Barneगत envisions this zone as a “commercial hub and gateway to Stafford Township”. The zoning designations of land within Barneगत Township are generally complimentary to those along the boundary with Stafford Township. Similar to Stafford, a portion of Barneगत is located within the Pinelands Region. Despite areas of medium and high density residential development, a great deal of preserved/forested land within Barneगत abuts Stafford Township.



The 2011 Barnegat Master Plan update also included recommendations that would enhance and protect environmentally sensitive areas and encourage more compact and efficient development patterns. The figure above on page 1 illustrates Barnegat's Zoning districts adjacent to Stafford Township. Stafford and Barnegat's zoning districts on the border have and will continue to coexist in harmony and are not predicted to create any land use issues between the two townships. Additionally, Stafford's 2017 Master Plan does not propose any zoning changes or redevelopment areas near or on Barnegat's border. Therefore the 2017 Master Plan of Stafford Township maintains a good relationship with Barnegat Township and both Township's goals and objectives in their respective Master Plans do not create any issues.

## **TOWNSHIP OF LITTLE EGG HARBOR**

Little Egg Harbor adopted its most recent comprehensive Master Plan in 1999. A reexamination was conducted in 2007 and another Re-exam Report was done in 2015 which was adopted as a Master Plan Amendment by the Planning Board in 2015. The most recent reexam addressed the following:

“special emphasis on facilitating recovery from Hurricane Sandy as well as promoting resiliency to future storm impacts and other potential natural hazards as well as updates to the Land Use Element, Community Facilities, Economic, Circulation and Stormwater management plans”. Resolution 2015-155

“With the impacts of Hurricane Sandy so great, the Township of Little Egg Harbor has significant concern and reason for promoting not only recovery from Sandy but also building resilience to future storm impacts and other potential natural hazards. While the current Master Plan Reexamination Report is broad in scope, the experience of Hurricane Sandy... the need to build resiliency has influenced and informed its preparation”. Little Egg Harbor Master Plan Reexamination, 2015 p. viii

The Reexam added resiliency objectives, creation of an existing land use map (2015), a revised economic plan and circulation element which includes actions from the Strategic Recovery Planning Report of 2014.

The zoning designations of land within Little Egg Harbor are complimentary along the boundary with Stafford Township. The western tip of Little Egg Harbor is designated as PA Preservation Area zoning and is reflected in Stafford by S State Owned Land and PA Preservation Area zoning districts. Proceeding south, there is a PV Pinelands Village zoning designation located in both Stafford and Little Egg Harbor. Further south, Little Egg Harbor has designated the remainder of the boundary area with Stafford as FA Forest Area and FAC Forest Area Cluster districts. These districts mirror S State Owned Lands in Stafford. Overall, there is no development or zoning conflict between these two municipalities and it is not foreseen that any changes will occur nor any land use issues in the future.

## **TOWNSHIP OF EAGLESWOOD**

The Eagleswood Township Master Plan was adopted in 2002. There have been no re-exams since adoption. The zoning designations of land within Eagleswood Township are generally compatible with the lands along the boundary with Stafford.

West of the Garden State Parkway along the municipal boundary with Stafford, Eagleswood has designated lands as FA Forest Area. Mirroring this area in Stafford Township are lands designated as S State Owned and FA Forest Area. Proceeding east of the Garden State Parkway, Eagleswood has designated lands as R-A5 Residential, R-3 Residential, R-1 Residential, and RC Residential. Mirroring these areas in Stafford are lands designated as RA-3/ROS Rural Residential/Recreation Open Space, RA Rural Residential, and R-2 Residential. Continuing east along the boundary, Eagleswood has designated the lands surrounding Cedar Run as C-1 Marine Commercial. This designation is reflected by the RMC Recreation Marine Commercial district in Stafford. Finally, the lands furthest east along this boundary are designated as residential districts; the RC Residential zone of Eagleswood is mirrored by the R-2 Residential zone of Stafford. In Chapter 10 of Eagleswood Township’s 2002 Master Plan under “Goals and Objectives” number three (3) states as a goal “promote coordination and consistency in State, County, and municipal land use and development policies.” The consistency in zoning between Eagleswood and Stafford is such that no conflicts exists.

## Ocean County

### OCEAN COUNTY COMPREHENSIVE MASTER PLAN

The Ocean County Comprehensive Master Plan was adopted in December of 2006 replacing a previous plan adopted in 1988. It recognizes that Stafford was designated as a Regional Center in May of 2007. The Regional Center provides areas of residences, commercial and industrial uses focused around Manahawkin and Route 72. Surrounding the Regional Center are large areas of green space and environmentally sensitive lands under Federal and State ownership.

**Figure 7-6: Ocean County Designated State Plan Centers**

<i>Center Name</i>	<i>Municipal Location</i>	<i>Corresponding Center Type</i>	<i>Designation Date</i>
Barnegat	Barnegat	Town	12/07/11
Brick	Brick	Town	06/20/07
Mystic Island	Little Egg Harbor	Town	06/28/00
New Egypt	Plumsted	Town	07/24/96
Parkertown	Little Egg Harbor	Village	06/28/00
Seaside Heights	Seaside Heights	Town	07/16/03
Stafford	Stafford	Regional Center	05/16/07

Source: Ocean County Comprehensive Master Plan, p. 100

It should be noted that Ocean County recognized Stafford’s Wastewater Management Plan was approved by the New Jersey Department of Environmental Protections in 2010. Overall, Stafford’s 2017 Master Plan is consistent with the Goals and Objectives of the Ocean County Master Plan.

## **New Jersey**

### **STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP)**

The major goal of the State Development and Redevelopment Plan, adopted in 2001, is to promote “the strategic application of investment and regulatory policy to repair and maintain infrastructure in developed areas, to reestablish adequate levels of service in over-burdened communities and to protect the agricultural, natural and cultural resources of the state.” As such the NJ Office of Smart Growth created six Planning Areas to sufficiently guide development and redevelopment to appropriate areas with appropriate densities. These planning areas are PA-1 Metropolitan, PA-2 Suburban, PA-3 Fringe, PA-4 Rural, PA-4B Rural/Environmentally Sensitive, PA-5 Environmentally Sensitive, and PA-5B Environmentally Sensitive/Barrier Islands. The SDRP also includes special designations for the Pinelands called the Pinelands Management Area. About half of Stafford is located within the Pinelands Management Area. With the exception of Warren Grove, Ocean Acres, and the Stafford Business Park, the area within the Pinelands Management Area is classified as Forest and Preservation Area. Warren Grove is classified as a Village, while Ocean Acres, the SOCH medical village, and the Stafford Business Park are designated Regional Growth Areas. The portion of Stafford Township southeast of the Garden State Parkway falls under the standard Planning Area designations. The Designated Regional Center of Stafford fans out from the intersection of Routes 9 and 72 and is classified as PA-2 Suburban. There is another area northwest of the Regional Center, between Route 9 and the Garden State Parkway that is also designated PA-2. A portion south of the Regional Center between Route 9 and the Garden State Parkway is designated as PA-4 Rural. The remainder of the Township consists of PA-5 Environmentally Sensitive including the coast & Parks or Natural Areas. Since its designation, some of the original assumptions regarding the location of future growth have been revisited and the Township, in concert with Ocean County, has completed several major open space acquisitions. In 2007 a petition was made to modify the Regional Center boundary, so several changes were proposed on the basis of aligning Planning Areas with the negotiated Center boundaries. In 2007, 532 acres of land were proposed to change from PA-2 to PA-5, 86 acres from PA-4 to PA-5, and 94 acres from PA-5 to PA-2. In recognition of existing parks, 90 acres of PA-2 and 12 acres of PA-5 have been moved to the Parks layer. The net change is an additional 512 acres of PA-5, 102 acres of Parks, and 528 acres less of PA-2 and 86 acres less of PA-4. A Critical Environmental Site of 66 acres is within the Regional Center to cover a large wetland area. Overall this Master Plan is consistent with the State SDRP.

### **Conclusion**

Superstorm Sandy forced many coastal communities to incorporate resiliency planning into their Master Plans including Stafford Township. Revisions to planning documents in neighboring Barnegat and Little Egg Harbor reflect that urgency and compliment the efforts undertaken by Stafford. As a Regional Center, Stafford plays an important role and service to surrounding communities. The relationship between the development goals & strategies set forth in the Stafford Master Plan and the Master Plans of Barnegat, Little Egg Harbor, Eagleswood, Ocean County, and the SDRP are consistent with each other.

## Stafford Township Capital Plan

PROJECT TITLE	PROJECT NUMBER	2017	2018	2019	2020	2021	2022
GENERAL							
Municipal Park Improvements	REC-1	51,250.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00
Road Improvements	ROAD-1	766,590.00	2,000,000.00	2,000,000.00	2,000,000.00	2,500,000.00	2,500,000.00
Purchase 12-Passenger Bus	DPW-1		85,000.00				
Purchase Automated Trash Trucks	DPW-2			350,000.00	350,000.00		
Retrofit Rear Load Trucks	DPW-3		110,000.00				
Replacement Flooring for Township Facilities	DPW-4		25,000.00		25,000.00		
Purchase DPW Equipment	DPW-5	82,820.00	58,000.00	60,000.00	62,000.00	65,000.00	65,000.00
Purchase DPW Vehicles	DPW-6	61,500.00	46,000.00	46,000.00		46,000.00	46,000.00
Purchase Snow Plows	DPW-7		25,000.00		25,000.00		
Purchase Computer Equipment	IT-1	112,135.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
Purchase Vehicles for Various Departments	ADM-1	100,000.00		30,000.00		30,000.00	
Purchase for Animal Control	AC-1		40,000.00			45,000.00	
Purchase of Equipment for PD	PD-1	26,795.00	30,000.00	32,000.00	32,000.00	35,000.00	35,000.00
Purchase of Police SUV's	PD-2	220,000.00	290,000.00	295,000.00	300,000.00	325,000.00	350,000.00
Drainage Improvements	GI-1		100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
Replacement of Ambulance	EMS-1		225,000.00			250,000.00	
Court Resurfacing Projects	REC-2		120,000.00		100,000.00		
Sub-Totals		<b>1,421,090.00</b>	<b>3,279,000.00</b>	<b>3,038,000.00</b>	<b>3,119,000.00</b>	<b>3,521,000.00</b>	<b>3,221,000.00</b>

## Stafford Township Capital Plan

PROJECT TITLE	PROJECT NUMBER	2017	2018	2019	2020	2021	2022
GENERAL							
Curbing Replacement	ROAD-2		75,000.00	15,000.00	15,000.00	15,000.00	15,000.00
Replacement of HVAC Units	G1-2	128,125.00					
Computer Controlled LED Lighting	G1-3	51,250.00	100,000.00	50,000.00	50,000.00		
Doc Cramer Irrigation	G1-4		200,000.00	20,000.00	20,000.00	20,000.00	20,000.00
Nautilus Irrigation	G1-5			150,000.00	20,000.00	20,000.00	20,000.00
Lighthouse Park Irrigation	G1-6				100,000.00	20,000.00	20,000.00
Beach Avenue Bathrooms	G1-7				50,000.00		
DPW Fuel Dock	DPW-8	1,759,354.00					
Fields at Nautilus Park	G1-8		250,000.00				
Municipal Courtyard & Parking Lot	G1-9	521,556.00					
Purchase Leaf Vacuum Truck	DPW-9	128,125.00	210,000.00				
Police Firing Range	PD-3	1,145,000.00					
Bulk Scanning of Records	ADM-2	255,000.00	100,000.00	100,000.00			
Purchase Automated Trash & Recycling Cans	DPW-10	20,500.00		15,000.00		15,000.00	
Hot Water Heaters for Townhall	G1-10		40,000.00				
Fields & Court Resurfacing at Lighthouse Park	G1-11			100,000.00			
Millcreek Road Bulkhead	G1-12		385,000.00				
Playground Equipment Ocean Acres Lake Park	G1-13		45,000.00			50,000.00	
Replacement of Street Sweepers	DPW-11		185,000.00		185,000.00		
Sub-Totals		<b>4,008,910.00</b>	<b>1,590,000.00</b>	<b>450,000.00</b>	<b>440,000.00</b>	<b>140,000.00</b>	<b>75,000.00</b>

## Stafford Township Capital Plan

PROJECT TITLE	PROJECT NUMBER	2017	2018	2019	2020	2021	2022
WATER/SEWER UTILITY							
Purchase Water/Sewer Equipment	WS-1	105,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
Beach Haven West Sewer Rehabilitation	WS-2		400,000.00				
Purchase Vehicles	WS-3	105,000.00		65,000.00			
Beach Haven West Water Main Replacement	WS-4	1,800,000.00				20,000.00	20,000.00
Garden State Parkway Crossing/Beachview Ext.	WS-5		3,500,000.00			20,000.00	20,000.00
Well Redevelopment and Rehab	WS-6			80,000.00		20,000.00	20,000.00
Water Treatment Plant Upgrades	WS-7			250,000.00			
Purchase Vacuum Truck	WS-8	472,500.00					
Sewer Pump Station Rehab	WS-9		250,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Water Tank Improvements	WS-10		1,070,000.00	475,000.00	525,000.00	550,000.00	550,000.00
Retrofit Camera Truck	WS-11	130,500.00					
Replacement of Electronic Signboards	WS-12	31,500.00					
Miscellaneous Tools	WS-13	10,500.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Sub-Totals		<b>2,655,000.00</b>	<b>5,280,000.00</b>	<b>1,180,000.00</b>	<b>835,000.00</b>	<b>920,000.00</b>	<b>920,000.00</b>