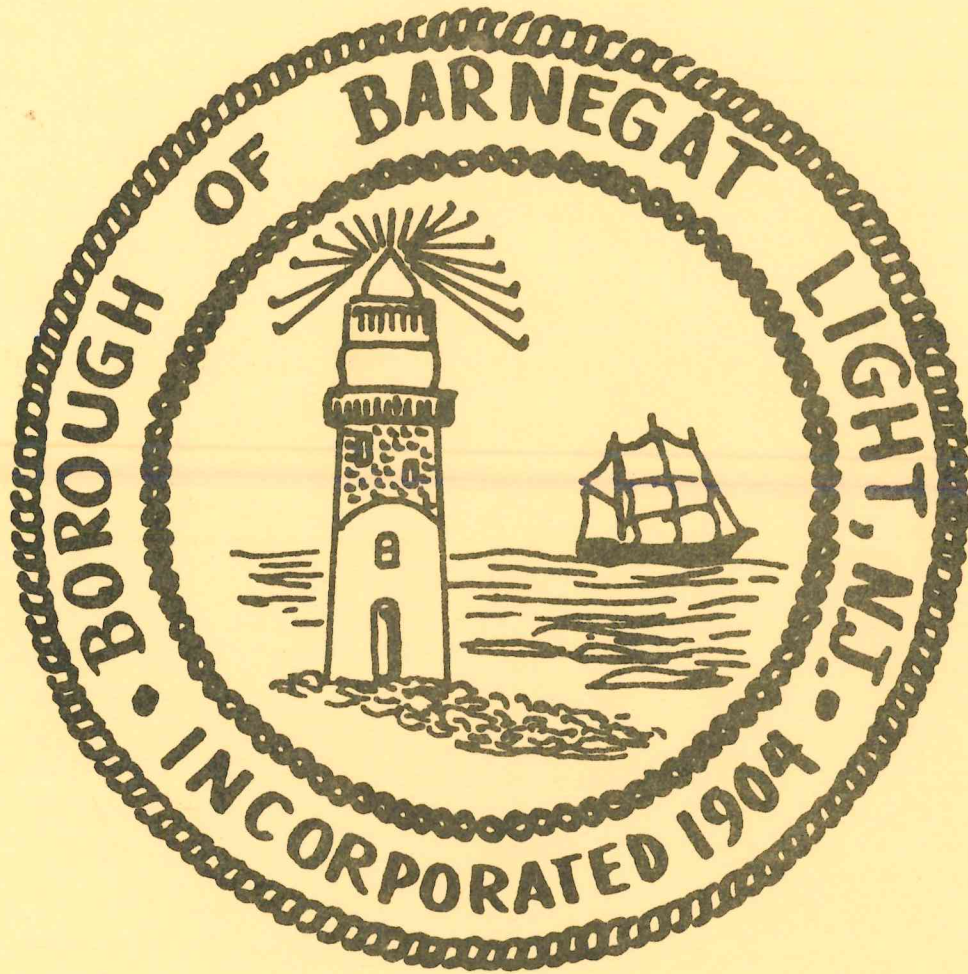
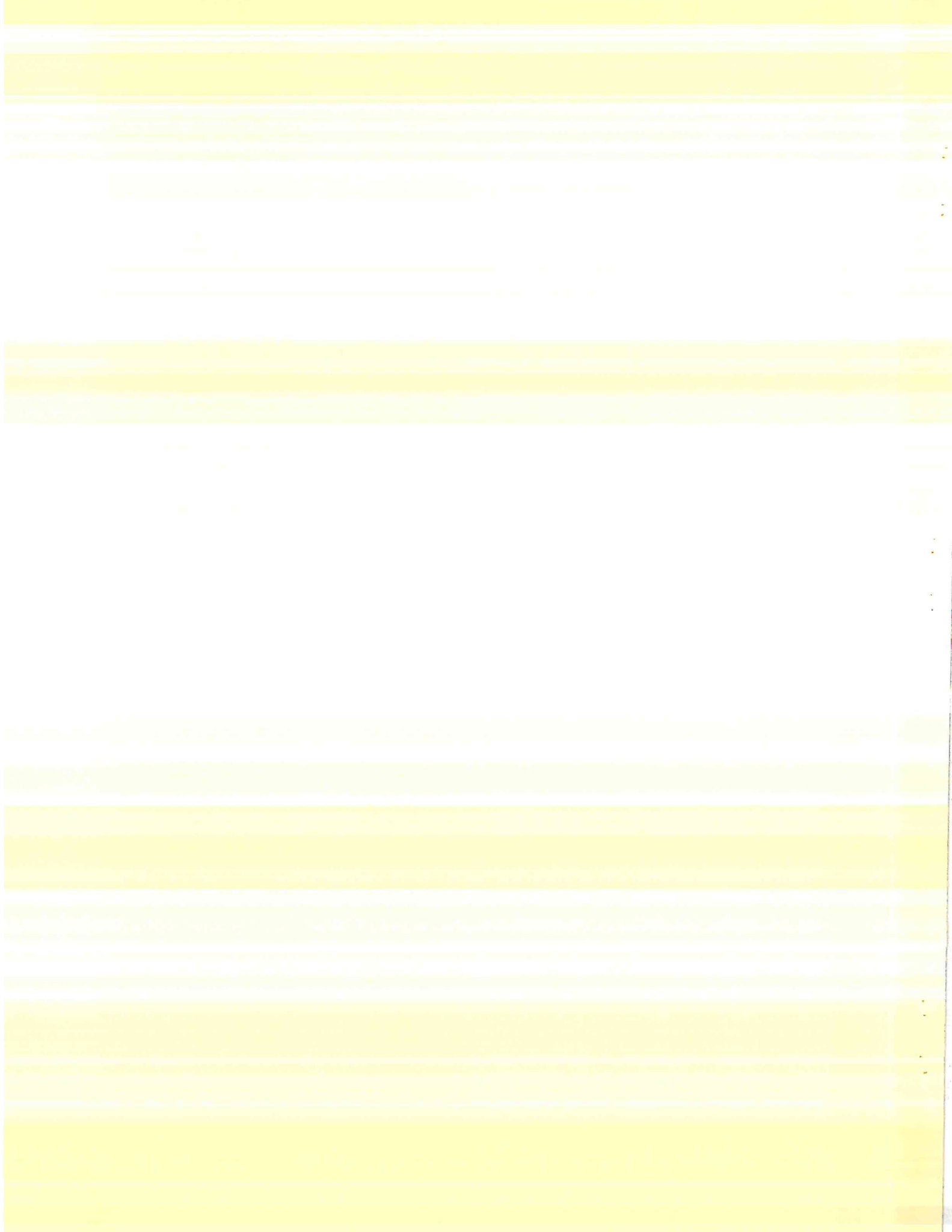


MASTER PLAN



BOROUGH OF BARNEGAT LIGHT



RESOLUTION

WHEREAS, the Municipal Land Use Law, P. L. NJS (40A:55-D-1 et seq) requires that each municipality, as a prerequisite to certain other legislative actions, adopt, from time to time review, and amend as necessary, a Master Plan for the development of the community; and

WHEREAS, the Planning Board of the Borough of Barnegat Light has heretofore adopted a Master Plan, but due to the passage of time, the continued development of the Borough, and the requirements of the above law, has determined that said Plan be reviewed to reflect the current characteristics and needs of this community, and has authorized and directed E. Eugene Cross Associates to perform the necessary studies and prepare a draft of a revised Master Plan for consideration and use of the Planning Board; and

WHEREAS, said studies have been performed, and said draft prepared, and made available for the consideration of the members of the Board, the Governing Body, and the public, and on due notice, a public hearing was conducted concerning the same which took place on January 30, 1979, and the views of all parties thereto have been heard and considered; and

WHEREAS, the Board at the public hearing conducted on January 30, 1979, approved the Land Use Element of the proposed Master Plan, but asked the professional planner, E. Eugene Cross Associates, to recommend possible changes to the Master Plan in light of public comment; and

WHEREAS, the planner has presented the Planning Board with its recommendations regarding minor alterations of the proposed Master Plan, a copy of which is attached hereto; and

WHEREAS, the Board finds the Master Plan as now proposed provides a structure for the prudent, orderly development of the Borough and otherwise complies with the requirements of the Municipal Land Use Law;

NOW, THEREFORE, BE IT RESOLVED this 24th day of April, 1979, by the Planning Board of the Borough of Barnegat Light as follows:

1. The Master Plan dated January, 1979 as amended is adopted in its present form.
2. The Secretary of the Planning Board is directed to file a copy of this Plan with all governmental authorities as provided by the Municipal Land Use Law.



BOROUGH OF BARNEGAT LIGHT
OCEAN COUNTY, NEW JERSEY

MAYOR AND COUNCIL

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Henry Ghigliotty, Council President
Carl Bjornberg
Joel Montgomery
Lucille Patrick
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Catherine Lynn, Secretary

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BOROUGH OF BARNEGAT LIGHT
PLANNING BOARD

TO THE MAYOR, ALL BOROUGH OFFICIALS
AND RESIDENTS OF BARNEGAT LIGHT BOROUGH:

Consistent with its policy of having up-to-date planning and zoning controls, the Barnegat Light Borough Planning Board herewith presents its updated Master Plan.

Almost 14 years have elapsed since the completion of the last Master Plan. During that time, the Borough has experienced considerable growth. The total developed lands have increased considerably during the aforementioned time period; single-family increased by almost 95 percent; commercial and industrial land uses have increased by approximately 35 percent during this same period.

The Board wishes to thank all the local officials who assisted in the development of the plan. The plan will undoubtedly have the long-term effect of making an even more attractive community in which to live, work and play.

Sincerely yours,

Walter S. Dickerson

Barnegat Light Borough Planning Board



INTRODUCTION

A Master Plan serves as a guide for the long-range physical development of a community. The Master Plan should not, however, be thought of as a rigid blueprint, but rather should be thought of and viewed as a general program for the organized and managed development of a community.

Pursuant to the Municipal Land Use Law (Chapter 291 of the Laws of the State of New Jersey, 1975), a Master Plan may include proposals for:

- The use of lands and buildings—residential, commercial, industrial and other uses
- Services—water supply, utilities, sewerage and other like facilities
- Transportation—circulation plan showing the location and types of facilities for all modes of transportation
- Housing—residential standards, proposals for the construction and improvement of housing
- Conservation—preservation, conservation and utilization of natural resources
- Community facilities—public and quasi-public facilities, including educational facilities
- Population density and development intensity recommended for the municipality



PURPOSE OF THE LAND USE PLAN

The Land Use Plan, in its most general sense, sets a framework for the location and density of future population; the arrangement of homes, commercial areas and professional office areas; the location of public open space and conservation areas, considerate of existing and future residential and commercial development; and a framework against which day-to-day decisions are made regarding individual development and redevelopment proposals.

SCOPE OF THE PLAN

The updated Land Use Plan provides a direction for future adjustments to land development policy. The plan also provides a basis for the expenditure of public funds for the acquisition and/or improvement of open space facilities, education facilities, roads and highways, and other community facilities under the jurisdiction of the municipality.

The updated Land Use Plan further provides a recommended plan for circulation and transportation as well as open space and conservation. The open space and community facilities plans are embodied within the comprehensive Land Use Plan.

The Master Plan provides for a balanced and compatible arrangement of land uses in harmony with the adjacent municipality of Long Beach Township and is also compatible with Ocean County comprehensive guidelines.

THE REGION

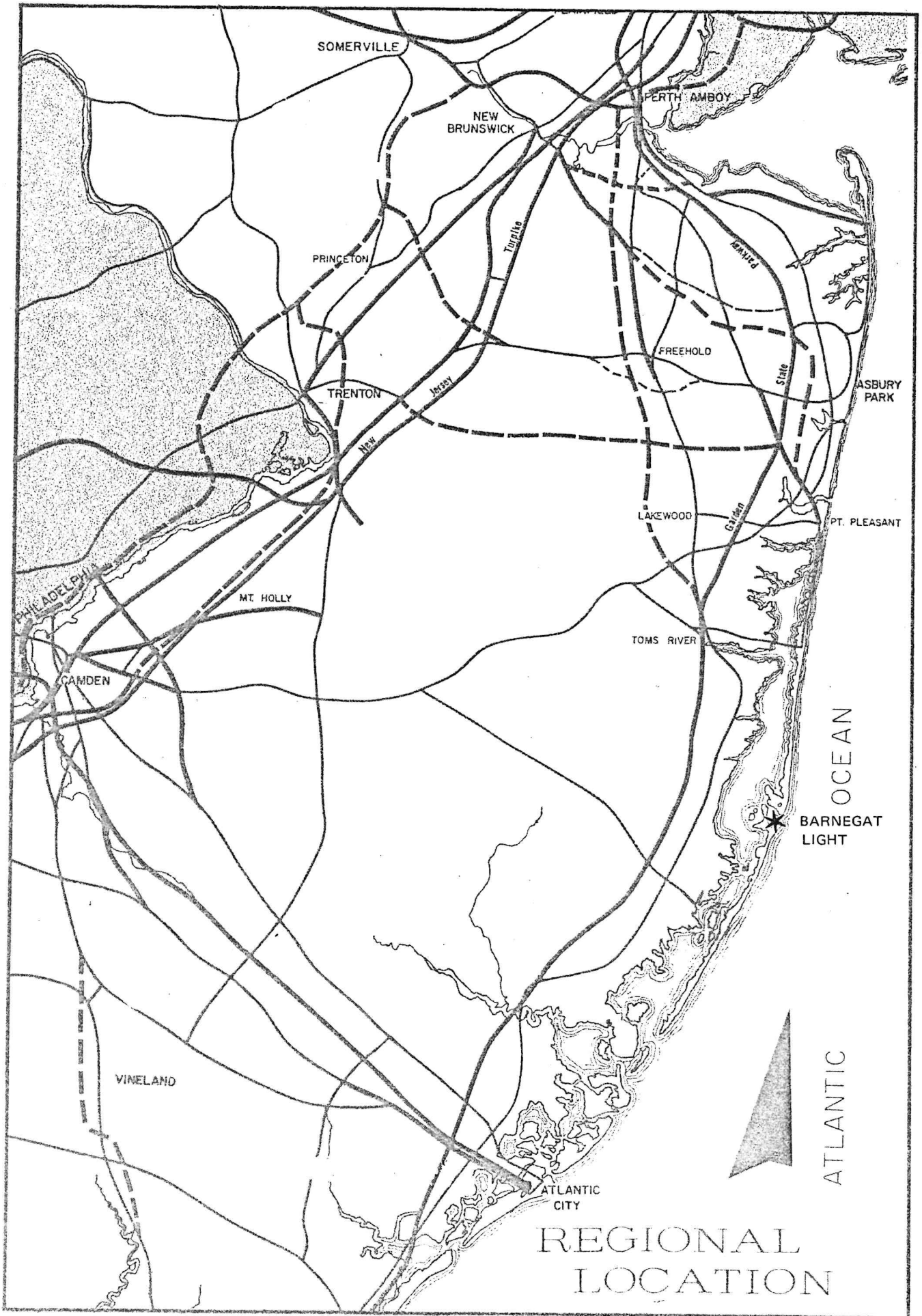
Barnegat Light is a resort-oriented community, located in the heart of the New Jersey seashore and is a part of one of the most urbanized regions of the country. This region comprised of New Jersey and the New York City and Philadelphia metropolitan areas is a region of high economic growth with a large diversified economic base which means increased economic activity for service industries such as real estate and recreation.

The State of New Jersey alone had 7,192,805 people in 1970, an increase of 18.5 percent over 1960, and is one of the most urbanized states in the country. Approximately 90 percent of the people of this state live in urban areas. The state has a large industrial base and projected population and economic growth are good. Of the total population in New Jersey, approximately 70 percent live in the eight northeastern counties, within roughly one and one-half hours driving time of Long Beach Island via the Garden State Parkway. Another 15 percent of the population reside in Mercer, Burlington, Camden and Gloucester Counties, one hour driving time of the Island via Routes 539, 70 and 72.

The dynamic increase in both income and population in the region coupled with good highway access and more leisure time means that more and more people can be expected to and are seeking vacation areas where they may escape from their jobs and urban life. The New Jersey seashore presents just that opportunity and is itself expanding and prospering as a result of it.

Ocean County is a good example of that prosperity (with its forty miles of ocean front). The population increased 95 percent in the last decade and shows no signs of leveling off. The 1970 population of 290,760 persons was estimated to be in excess of 305,000 by 1976. Median incomes have jumped from \$9,246 in 1970 to \$14,100 in 1978. This represents an increase in median income of 52 percent in eight years. The northeastern part of the county has grown rapidly and is becoming very urbanized. The resort areas are becoming increasingly commercialized, catering more towards the renter, the day visitor, the non-resident.

Southern Ocean County, on the other hand, is less densely developed. However, Long Beach Island is built-up to a degree resembling the northeastern section of the County. There is one significant difference—a low degree of commercialization. This is true of Barnegat Light, in particular, where the shopping attitude is oriented towards servicing local residents, including summer, local residents.



SOMERVILLE

NEW BRUNSWICK

PERTH AMBOY

PRINCETON

Turkey

Raritan

FREEHOLD

Sligo

ASBURY PARK

TRENTON

New Jersey

LAKWOOD

Garfield

PT. PLEASANT

PHILADELPHIA

MT. HOLLY

TOMS RIVER

CAMDEN

OCEAN

BARNEGAT LIGHT

VINELAND

ATLANTIC

ATLANTIC CITY

REGIONAL LOCATION

HISTORY

The narrow sand-bar which separates the sheltered coves and meadows of Barnegat Bay from the reaches of the broad Atlantic had its beginnings over ten thousand years ago when sand washing down from the north began accumulating along the off-shore shelf forming Long Beach Island. As the Island grew, seeds were deposited on it producing the trees and shrubs which anchored it against the elements and gave shelter to its first animal inhabitants. A rich meadow reached down into the waters of Barnegat Bay and the Island was a natural haven for shellfish and water fowl.

Indians of the Lenni-Lenape tribe trekked overland from as far away as what is now the Camden area to spend their summers here, enjoying the pleasures and reaping the benefits which nature had made available. Then, when the busy summer was over, the Indians left the Island—left it to the seagulls and winter winds. Next came the Vikings, probably three hundred years before Columbus. They left behind one of their chiefs; the figurehead from the ship which was his funeral pyre remained to be found—a memento of a brave Scandanavian seamen who was to be followed by many more making their livelihood off the shore of Barnegat Light.

The first white men coming to the area to stay were the Dutch who, in addition to exploring and charting this coast, gave the name of “barendegat” to Barnegat Inlet, meaning “Inlet of Breakers”. The Dutch were followed by the English and both spent much the same type of life as their predecessors, the Indians.

The coming of the nineteenth century saw the erection of the first house at the northerly end of Long Beach Island. A second house, accommodating boarders, was built next, around 1825. Then called the Herring House, it was rebuilt in 1855 as the Ashley House. The next renewal of this first multi-family dwelling in Barnegat Light took place in the early 1870's, with the new name of Kinsey's Hotel. Finally, in 1882, the building was abandoned.

The Barnegat City Beach Association founded Barnegat City and began promoting it as a summer resort community in 1881. To be sure, the community was known and its assets enjoyed prior to this, but this organization is responsible for the first plan of Barnegat City, with its wide boulevards and side streets and individual lots. During this period of time the Oceanic, Sunset and Social Hotels were built. Guests arrived by train to enjoy this most fashionable summer resort.

Since the first Lighthouse was built here in 1835 to warn ships of the "Graveyard of the Atlantic", Barnegat Light has been staging a never-ending battle against the sea. The first Lighthouse toppled into the sea, partly as a result of being "built of inferior materials". The new Lighthouse, still standing, was completed in 1858, and tells of a continuous struggle against the encroachment of the sea. Brushwood jetties were built in 1866 to build the beach near the Lighthouse; and, between 1867 and 1871, three thousand, nine hundred and ninety-four tons of rough quarry stones were deposited to try to build the beach in front of the Lighthouse. In 1877, the keeper at the Lighthouse reported the recession of nearly half a mile of the shoreline since 1839. During the stormy winter of 1919-1920, erosion made the keeper's dwelling uninhabitable and in April, 1920, the building was gone, another victim of the sea. Erosion continued to threaten "Old Barney" and in the summer of 1933, local residents rallied to save her from the sea, soliciting local and county funds. Since then, efforts have become more intensive by this community of sea-faring and seashore-oriented people to enjoy the attributes of this location while maintaining a healthy respect for the sea.

ENVIRONMENTAL CONSIDERATIONS

An environmental analysis is an integral part of the Master Plan. Environmental factors are now receiving much more consideration than they did when the last Master Plan of the Borough was undertaken.

Situated on the northern end of Long Beach Island and surrounded by water on three sides, the Borough is slightly under two miles in length and varies in width from approximately one-third to two-thirds of a mile. It is generally characterized by a wide dune and beach area on the ocean side of the island and a marshy bayfront area. To the northern end of the Borough is Barnegat Inlet which is overlooked by the famous Barnegat Lighthouse.

Topography

Slope plays a very negligible role as a constraint to development in Barnegat Light. Looking from east to west, the island's elevation rises gradually in the beach area to an elevation of approximately ten feet and then rises to a maximum of 13 to 15 feet in the dune area. The land then slopes gradually down leveling off at about seven or eight feet in the center section of the island. This height generally continues westward dropping to about three or four feet along the bay.

From this brief discussion it may be seen that, excepting the immediate ocean and bayfront areas, little concern will be warranted with respect to topography as it affects the future development of the Borough.

Drainage

Nearly two-thirds of the Borough has a high groundwater table (1' or 2' below the ground surface), making it difficult to obtain good results with on-site sewage disposal systems. In these areas of poor drainage, individual systems can cause pollution of the groundwater, the ground surface and the bay. The principal areas of poor drainage are on the bayside of Central Avenue where the soil type is either marine tidal marsh or the same overlaid with hydraulic fill. This soil type is characterized by exceedingly poor drainage conditions and is subject to consolidation being composed of organic, silty and clayey soils.

Groundwater Resources

Groundwater is very important to Barnegat Light since there are no surface supplies from which to draw fresh water. The Borough, like most of the southern shore communities, draws its water from the Kirkwood Formation, an underground aquifer. This is the most heavily pumped of the coastal plain aquifers and herein lies the area of concern. Intense utilization by the resort communities along the coast has had the cumulative effect of lowering water level in the aquifer, thereby reducing the fresh water head in the formation and indicating the possibility of salt water encroachment. The deeper aquifers are already subject to contamination and should the Kirkwood Formation become contaminated, water supplies along the southern coastal area would be in jeopardy.

Soils

The effects of drainage, consolidation of soils, need for cuts and fills and limitations on alignment are some of the factors which necessitate a knowledge of the soil characteristics for intelligent planning in a community. Some of the factors mentioned above must be investigated in detail by the Engineer in specific site design; but, in delineating land use patterns and general roadway alignment, the planner should be familiar enough with the soil characteristics of his community that he does not propose the impossible or the improper.

There are two soil types found in Barnegat Light, as reported in the Engineering Soil Survey of New Jersey, Report No. 8, Ocean County. They are:

Marine Stratified Material

Geologic Identification—Marine stratified material, a result of both wave and wind action; referred to as beach sand and gravel on geological maps.

General Characteristics—Assorted homogeneous material consisting primarily of medium to coarse quartz sand; intermixed fine gravels and shell fragments occur in the level portions of this formation; underlaid by tidal marsh deposits and sand.

Land Form—A narrow off-shore bar paralleling the coastline of Ocean County; a short distance inland from the seaward side of this bar, a series of hummocky sand dunes ranging from 10 to 20 feet in height occurs; this dune formation slopes westward and merges into a level area of beach sands and gravels; along the western edge of the bar is an active tidal marsh.

Drainage Conditions--Excellent in the dunes, with generally good to excellent drainage on the surrounding level beach areas; ground water table fluctuates with tidal action, as there is salt water on either side of this narrow formation.

Pavement Support-- Good to excellent on the level beach areas; fair to poor in the sand dune formation.

Marine Tidal Marsh

Geologic Identification--Marine tidal marsh composed of organic, silty and clayey soils, overlying sands and gravels; subject continually to marine inundation.

General Characteristics--Stratified silts, clays, sands and gravels containing variable amounts of organic matter and usually very soft and highly compressible; top two to six feet of the tidal marsh consists of an organic layer of decomposed vegetable matter from tidal marsh plant growth.

Land Form - Characteristically flat; at or near ocean tide level.

Drainage Conditions - Exceedingly poor drainage; low permeability due to the high silt and clay content of these materials, the flat land surface, and the ever-present fluctuation of tide water combine to create very poor drainage conditions.

Pavement Support - Extremely inadequate for pavement support.

Other Comments- The physical characteristics of the tidal marsh deposits make them extremely susceptible to consolidation. The possibility of large settlements of embankments and other structures must be anticipated.

Beach and Dune Areas

The most important environmental consideration is the beach and dune. Its importance is two-fold: recreational and protective. Throughout the history of Barnegat Light, the people have had a continuous battle against the relentless onslaught of the ocean. In recent years the erosion has not been as great due to the Borough's efforts in arresting it, and, it would seem, that the shoreline is beginning to become more stabilized.

The beach and dune area form a protective facility or barrier countering the eroding of the ocean. The beach and underwater slope immediately adjacent thereto are the most important parts of the protective facility. A long, sloping beach and underwater slope will dissipate wave force thereby preventing damage to the upland areas. Dunes are the last barrier to the ocean and prevent splash-over but, without a beach of the proper configuration in front of the dunes to dissipate wave force, the dunes will present very little opposition to the water.

The Long Beach Island coastline is continually eroding. Annual losses of sand in Barnegat Light have been computed to be 15,000 cubic yards in the area bounded by 20th Street and the southern Borough line and, at 10,000 cubic yards in the Inlet section between the "south jetty" and the Lighthouse. Jetties are being used by the Borough in the battle against erosion because they serve the function of preventing littoral drift thereby causing deposition of sand and the building of the beach. The new jetties at the southerly end of the Borough appear to be arresting erosion very effectively although some additional beach fill through hydraulic dredging may be necessary to obtain the desired configuration of the beach.

The dunes are vulnerable to erosion by both wind and water. Wind attacks occur for substantial and frequently recurring periods of time, whereas, if protected by typical berms, beaches and underwater slopes, the dunes are attacked by water only at infrequent intervals. The best available means of protecting the sand dunes against wind erosion is by preventing indiscriminate trespassing, construction or other acts which might destroy or damage, the dunes and, through the use of native plantings, supplemented by sand fencing and other similar devices. The construction of homes in these critical areas should not be permitted, such construction weakening the Borough's objective for dune protection.

LAND USE TRENDS

It is essential to the development of a Master Plan that a complete and thorough inventory be taken of the existing land use of Barnegat Light. This is a logical and proper first step in a comprehensive planning program for it enables us to understand the present character of the community as well as the social and economic forces that have influenced its past development. For the amount of land utilized by a specific use emphasizes the force of these human activities in shaping the community.

Once the data has been gathered a complete analysis is made of the existing land use. This analysis of the various types of land uses includes their location, distribution and a percentage comparison with the total developed land. This is necessary for it provides the foundation on which the future land use proposals are built and it also serves as the guide for the remainder of the Master Plan.

Land use is concerned with surface utilization; land is either developed, vacant, or covered by water. The term "developed" includes all land that is used for purposes that are recognized as urban in character whether public or private in nature, and whether devoted to an open use such as parks or playgrounds, or to a site use such as residence, industry, or commerce. Vacant land is land that is not given over to any urban use even though it may be potentially available for development. Water areas include natural and artificial bodies of water and represent no use except when embraced within a park or recreational area.

The survey of land use in the Borough of Barnegat Light was completed in November of 1978. The information was collected by means of a detailed field survey that covered each parcel of land in the Borough. This was carried out on foot and by car and was supplemented by aerial photographs and other sources of information. The land uses were categorized and have been mapped, both as to extent and location, on a mounted map of the Borough drawn at a scale of one inch equals 200 feet. This data has also been generalized for report presentation and included herein. Ten categories of land uses were employed in the classification of the data obtained in the Borough. The land use was also analyzed in each category.

Single-Family Residential

This category includes the land devoted to single-family detached dwellings. It accounts for 141.15 acres or 34.4 percent of the developed area of the Borough. This use is spread evenly throughout Barnegat Light with no predominant concentration at any point.

Two-Family

The land devoted to two-family detached dwellings or with one apartment for rent is classified in this category. Of the developed land 14.16 acres or 3.5 percent falls into this use. This use is also evenly distributed in the Borough although a slightly larger amount is located on the ocean side of Central Avenue. No doubt people have more success renting apartments as close to the ocean as possible.

Hotel-Motel

This use includes hotels, motels, and apartment units rented to transients. It accounts for 2.12 acres or 0.52 percent of the developed land area.

Office-Professional

This use includes real estate offices, insurance offices, etc. It comprises .96 acres.

Commercial

Normal retail establishments where goods and/or services are purchased including service stations, grocery and other commercial enterprises are included in this category. Of the developed area 6.84 acres or 1.67 percent are used for commercial establishments. Much of this is located in the northern section of the town, specifically on Broadway and at the intersection of Central Avenue. The other stores are dispersed around Broadway; however, a small business section also exists between 16th and 18th Streets.

Marine Commercial

This use includes generally all land facilities that pertain to marine enterprises. More specifically, it includes row boat facilities, marinas or boat yards, bait and tackle stores, and commercial fishing enterprises. Their facilities use 9.5 acres or 2.31 percent of developed land in the area. Practically all of these facilities are located along the bay frontage.

Quasi-Public

The quasi-public category includes all land uses occupied by churches, clubs and similar private groups which have only limited public control. Their combined uses account for .64 acres or 0.15 percent of the developed land.

Public Land, Buildings and Parks

This category includes all land in public ownership such as the meadowlands, beach and dune areas, Barnegat Light State Park, and vacant parcels within the Borough. Barnegat Light has 115.76 acres or 28.20 percent of the total developed land area in this category. Being a shore resort town, Barnegat Light is in a most envious position in that the municipality owns sufficient acreage of the natural assets which bring people to it. Public ownership of beaches and meadowlands provides additional insurance that the people will not be denied access to these natural environs and to the waters abounding them.

Vacant Land

Vacant land totals 30.17 acres or 6.85 percent of the total land in the community. Most of this undeveloped land consists of lots that are evenly spread throughout Barnegat Light.

Streets

All land including the rights-of-way of improved or unimproved public streets and roads is included in this category. This land occupies 115.84 acres or 28.22 percent of the developed land. Although this is a high percentage of land used for this purpose, it is a result of the narrow, linear shape of the community. From a functional viewpoint, the street design is sound and achieves its intended purpose.

EXISTING LAND USE ANALYSIS
BARNEGAT LIGHT BOROUGH

Land Use Category	Area (in acres)	Percent of Total Area	Percent of Developed Land Area
Single-Family Residential	141.15	32.04	34.40
Two-Family Residential	14.16	3.21	3.50
Hotel-Motel	2.12	0.48	0.52
Office-Professional	0.96	0.22	0.23
Commercial	6.84	1.55	1.67
Marine Commercial	9.50	2.16	2.31
Quasi-Public	0.64	0.14	0.15
Public Buildings	3.73	0.85	0.90
Public Lands and Parks	112.03	25.44	27.30
United States Coast Guard	3.34	0.76	0.80
Streets	115.84	26.30	28.22
Total Developed Areas	410.31	93.15	100.00
Vacant Areas	30.17	6.85	
Total Area	440.48	100.00	

EXISTING LAND USE ANALYSIS
BARNEGAT LIGHT BOROUGH

Land Use Category	Number of Lots April 1963 Study	Number of Lots November 1978 Study	Change
Single-Family Residential	494	772	+278
Two-Family Residential	55	80	+ 25
Intensive Residential	14	N/A	
Hotel/Motel	N/A	7	
Office Professional	N/A	4	
Commercial	34	28	- 6
Marine Commercial	20	8	- 12
Quasi-Public	3	2	- 1
Public	56	33	- 23
Vacant	678	132	-546

ANNUAL RESIDENTIAL BUILDING PERMIT ISSUANCES
BARNEGAT LIGHT BOROUGH

Year	Single-Family	Two-Family	Total
1965	22	62	84
1966	25	38	63
1967	56	2	58
1968	47	2	49
1969	33	0	33
1970	25	0	25
1971	31	0	31
1972	2	0	2
1973	4	0	4
1974	0	0	0
1975	0	0	0
1976	0	0	0
1977	22	0	22
1978 (through November)	22	0	22

Source: New Jersey Department of Labor & Industry
Office of Demographic & Economic Analysis

CIRCULATION

Within the Borough of Barnegat Light, street rights-of-way account for 30 percent of the total land area. Considering the municipal investment in land area and in costs, both initial construction and maintenance, it is imperative that the circulation system function efficiently, economically and safely. It is the purpose of most circulation studies to determine the effectiveness of the system through an analysis of how well the functions of movement of people and vehicles and provision of access to abutting properties are performed.

In Barnegat Light, the overall street system functions extremely well. Road rights-of-way are generally in excess of recommended design requirements. Bayview, Central and Broadway are the primary north-south roads in the Borough and have 100 foot rights-of-way. With minor exception, all other roads have 70 foot rights-of-way. This includes 4th Street, 6th Street from Broadway to Bayview and 20th Street from Central westward which, in the delineations described, functions as secondary streets.

The only street not mentioned which is of primary importance is one which exists on maps only - Seaview Avenue. Laid out originally to provide a boulevard or promenade along the oceanfront, in all likelihood, this street right of-way serves very effectively as a limit to private development eastward into the beach and dune area. There are no lots platted east of it, the land being in Borough ownership. It is critical to the continued protection of Barnegat Light from erosion and from the ravages of ocean storms that no building or development east of Seaview Avenue be permitted at any time.

Parking facilities are an important part of the circulation system and must be provided in such a manner so as not to interfere with the flow of traffic nor with the use of adjacent land uses. Parking facilities are important along streets to provide temporary parking for abutting property owners. Commercial establishments and community facilities also require parking areas either on-street or off-street although off-street parking is desirable.

COMMUNITY FACILITIES

A municipality is responsible for providing community facilities and utilities to its citizens. Fire protection is provided by Barnegat City Volunteer Fire Company. Utilizing the Fire Insurance Rating Organization of New Jersey standards, the Borough appears to be well protected. Virtually all commercial buildings and all residences are within prescribed travel distances from the fire station. All homes are within 600 feet of a fire hydrant. And, hydrant locations and water flows are adequate.

Barnegat Light's water supply system is dependent upon groundwater resources which are, at this time of ample quantity and quality. The potential problem of salt water contamination was previously discussed.

The waste of a community can create intolerable nuisance, spread disease, and reduce property values. The very essence of the shellfishing, boating and recreational industries upon which Barnegat Light and all of Ocean County are dependent, requires that the bay and ocean waters be kept free not only of pollution but, of the possibility of pollution. As previously mentioned, two-thirds of the Borough is not suitable for the use of individual disposal systems due to the high ground water table. Borough officials recognizing the necessity of providing a community-wide sewerage system have been able to tie into the Ocean County Sewerage System. The overall tie-in was recently completed during the summer of 1978. This now enables the Borough to effectively accommodate future development without the fear of contaminating groundwater supplies.

Barnegat Light's water supply system is dependent upon groundwater resources. Barnegat Light also supplies water to the Highbar Harbor and a portion of the Loveladies sections of Long Beach Township. The Borough has recently conducted test well construction and the construction of a new production well is in the imminent future. The well will be located west of Bayview Avenue between 20th and 21st Streets. The potential problem of salt water contamination was previously discussed.

The waste of a community can create intolerable nuisance, spread disease, and reduce property values. The very essence of the shellfishing, boating and recreational industries upon which Barnegat Light and all of Ocean County are dependent, requires that the bay and ocean waters be kept free not only of pollution but, of the possibility of pollution. As previously mentioned, two-thirds of the Borough is not suitable for the use of individual disposal systems due to the high ground water table. Borough officials recognizing the necessity of providing a community-wide sewerage system have been able to tie into the Ocean County Sewerage System. The overall tie-in was recently completed during the summer of 1978. This now enables the Borough to effectively accommodate future development without the fear of contaminating groundwater supplies.

Surface water runoff from impervious surfaces also has the potential of contaminating the bay waters. Greases and oils, accumulating on pavement surfaces can be carried through the groundwater system and result in the pollution of the groundwater and bay. CAFRA and other agencies of the New Jersey Department of Environmental Protection have recently encouraged the use of techniques to implement the "zero runoff" concept. Namely, the use of semi-pervious aggregate pavements and checker-block pavers in parking areas to allow storm water to infiltrate through the surface. NJDEP has also encouraged the burying of downspouts and leaders from residential construction to further reduce the detrimental effects of surface water runoff. Performance standards regulating or controlling surface water runoff could be incorporated into the development review procedures of the Planning Board.

At one time, the old schoolhouse on Central Avenue at 5th Street served as a joint museum and municipal building with local officials' homes making up the considerable difference in space required by them in the fulfillment of their duties. Now, the Borough has a municipal building in which are provided: Mayor's office, Clerk's office, tax office, Council and public meeting room, construction code official office, and an additional room for use as a police substation. The post office is also housed in the same building, in an adjacent section.

The museum is still contained in the old schoolhouse and is operated by the Historical Society of Barnegat Light. Its most famous piece is the original lens from the Lighthouse.

Barnegat Light's school needs are met at the regional level. Elementary school facilities are provided by the Long Beach Island Consolidated School District. The present location of the grade school is in Ship Bottom. The Ethel Jacobson Grade School is located in Surf City.

Secondary school facilities are provided by the Southern Ocean County Regional School District of which Barnegat Light is a member. The present high school is located in Manahawkin on a 50-acre site as is the middle school.

The Borough provides several recreational facilities for its residents. In the vicinity of the Municipal Building on 10th Street, the Borough has a ballfield, playground, tennis court and ice skating facility.

The Barnegat Light First Aid Building is located adjacent to the water works on 10th Street.

The Barnegat Light State Park occupies the northerly tip of the Borough and contains about 12.5 acres. Created to preserve "Old Barney", the park now also provides parking area, picnic tables, rest rooms and areas for fishing, swimming and sunbathing. The park attracts in excess of 10,000 persons during the summer months.

HOUSING

Development in Barnegat Light first took place at the northerly end of the Borough, near the Lighthouse, where the Borough is the widest. The hotels located there and early residential development clustered in the area to be near the Lighthouse, the activity, and the railroad station. Commercial development first began in this area principally along Broadway, the road to the Lighthouse. Undoubtedly, a desire to be adjacent to Barnegat Inlet, the waterway to the ocean, was also a principal factor in the early development of the northerly section of the Borough.

Throughout most of the Borough, housing is characterized by the detached, single-family home. Even two-family homes have assumed the style of the one-family and place the second unit over the first rather than alongside.

The seasonal character of the Borough's housing relates very strongly to the structural conditions of the buildings. Multiple minor defects such as chipped, peeling or discolored paint or siding and other examples of routine maintenance are evident and expected as at least 80 percent of the dwellings are "second" homes. Many of these homes also lack insulation and year-round heating facilities.

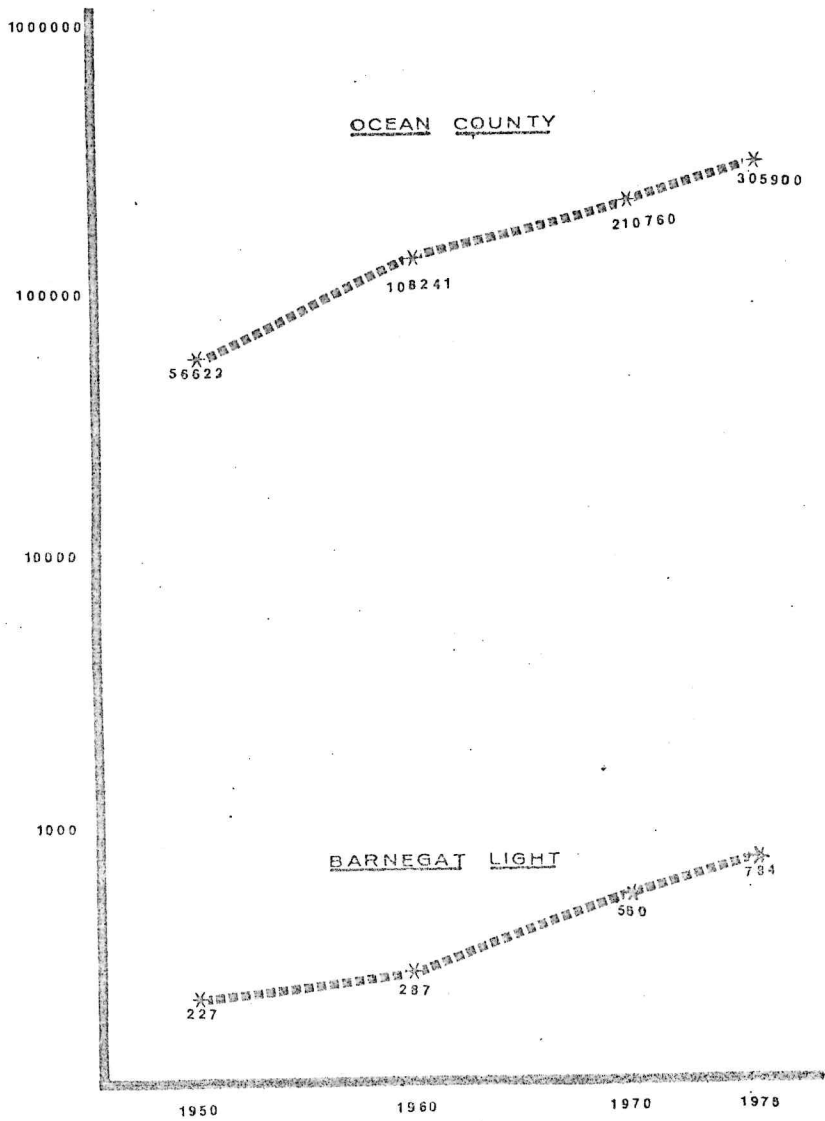
POPULATION

Barnegat Light's population increased during the 1960-1970 decade by 95 percent, from 287 to 560. The official State estimates prepared by the New Jersey Department of Labor and Industry, Office of Demographic and Economic Analysis indicate that as of July 1, 1976, Barnegat Light's population was 784. This represents an increase of 40 percent since the 1970 census.

Barnegat Light will no doubt never experience growth as it did during the 1960's, in which its population nearly doubled. Assuming that Barnegat Light's remaining 132 vacant lots were developed as single-family dwellings, using the Ocean County Planning Board's multiplier of 3.831 persons per household, the Borough could conceivably support a total population of 1290 at full development. This figure of course is hypothetical from the standpoint that municipal support facilities such as water and sewer are not taken into account.

In comparison Ocean County's population also increased by 95 percent during the 1960-1970 period from 108,241 to 210,760. The State estimates as of July 1, 1976 are 305,900. This represents an increase of 45 percent since the 1970 census.

POPULATION GRAPH



MASTER PLAN

A comprehensive Master Plan actually embodies three separate yet inherently interrelated plans. The Land Use Plan, the Transportation Plan, and the Community Facilities Plan are three basic elements constituting the Master Plan for Barnegat Light.

MASTER PLAN GOALS

- TO CREATE A BALANCED AND COMPATIBLE ARRANGEMENT OF RESIDENTIAL, COMMERCIAL AND RECREATIONAL LAND USES
- TO PRESERVE AND CONSERVE EXISTING VIABLE RESIDENTIAL NEIGHBORHOODS
- TO PERMIT THE GRADUAL EXPANSION OF EXISTING RESIDENTIAL AREAS THAT ARE INTERSPERSED WITH VACANT LAND
- TO ESTABLISH A UNIFIED CIRCULATION SYSTEM BY PROPERLY RELATING LOCAL ROADS TO THE STATE AND COUNTY FUNCTIONAL ROAD CLASSIFICATION SYSTEM
- TO RECOGNIZE EXISTING COMMERCIAL DEVELOPMENT AND ALLOCATE AREAS FOR GRADUAL EXPANSION INCLUDING NEIGHBORHOOD BUSINESS AREAS

LAND USE POLICY

Residential Land Use Policy

Residential land use is divided into two categories, single-family and single/two-family. The area west of Central Avenue is categorized as single-family development providing for single-family detached housing, much the same as that prevalent in the Borough today. It is this type of housing, coupled with the wide streets, ample front and side yard setbacks which is responsible for the uncluttered, family atmosphere of the Borough.

Single/two-family residential is proposed for the area east of Central Avenue providing for both single and two-family detached housing. Two-family homes characteristically predominate on the ocean side.

The desirability of maintaining, to the greatest extent possible, the family character or non-commercialized summer resort character is an important factor in the delineation of the residential land development policy.

Commercial Land Use Policy

Commercial areas in Barnegat Light are planned to meet community needs and, in certain areas, transient and vacationer demands. Two retail commercial areas are delineated on the plan. The first lies between 19th and 15th Streets, fronting on Central Avenue. It is the aim of the Master Plan to encourage the expansion of commercial uses in this centralized location of the Borough. Use should front Central Avenue and should provide adequate off-street parking.

The second commercial area begins at 10th Street and extends along Broadway to the Inlet. This area has developed as both a neighborhood and seasonal business area. The attraction of the State Park and Barnegat Lighthouse make Broadway a heavily travelled roadway. In addition, the marine development at the bay and the fishing available in the Inlet bring many people to this area who require services particularly in the form of eating, lodging and marine equipment. As stated for the southerly commercial area, uses should front the major roadway and should provide adequate off-street parking so as not to interfere unduly with residential development on side streets.

Marine Commercial Land Use Policy

Marine development is a vital part of the economy of Barnegat Light. People want access to the bay and ocean either for commercial enterprise or for pleasure. Marinas and boat liveryes provide that access and generate demands for other related services such as restaurants, lodging

establishments, marine equipment and supply stores and other indirectly related services and facilities. The marine commercial area provided between 20th and 13th Streets will permit a doubling of marina facilities. In this area, the land adjacent to the easterly side of Bayview Avenue has been planned for marine oriented uses as well for several reasons. It will permit its utilization for parking areas for the marinas thereby permitting greater and more flexible use of the bay-front lands which are limited. The land on the easterly side of Bayview can also be used for the related marine uses such as boat sales and construction, shops and service establishments and lodging facilities. However, these facilities should develop fronting Bayview Avenue, not the side streets; and, ample screenings and setbacks should be provided next to residential properties.

Marine commercial development is planned between 10th and 4th Streets along Bayview Avenue and extending along portions of 6th and 5th Streets. Most of this area is presently devoted to marine uses and the plan seeks to continue them and provide some area for expansion. As with the southerly marine commercial area, development of related facilities along the non-waterfront properties is encouraged in order to provide a more complete and balanced marine commercial economy in the Borough.

Borough-owned facilities presently comprise a part of this northerly area, lying between 7th and 10th Streets on the westerly side of Bayview Avenue. Boat stalls and a boat launch ramp are provided and, improved land is leased to private parties who operate boat facilities.