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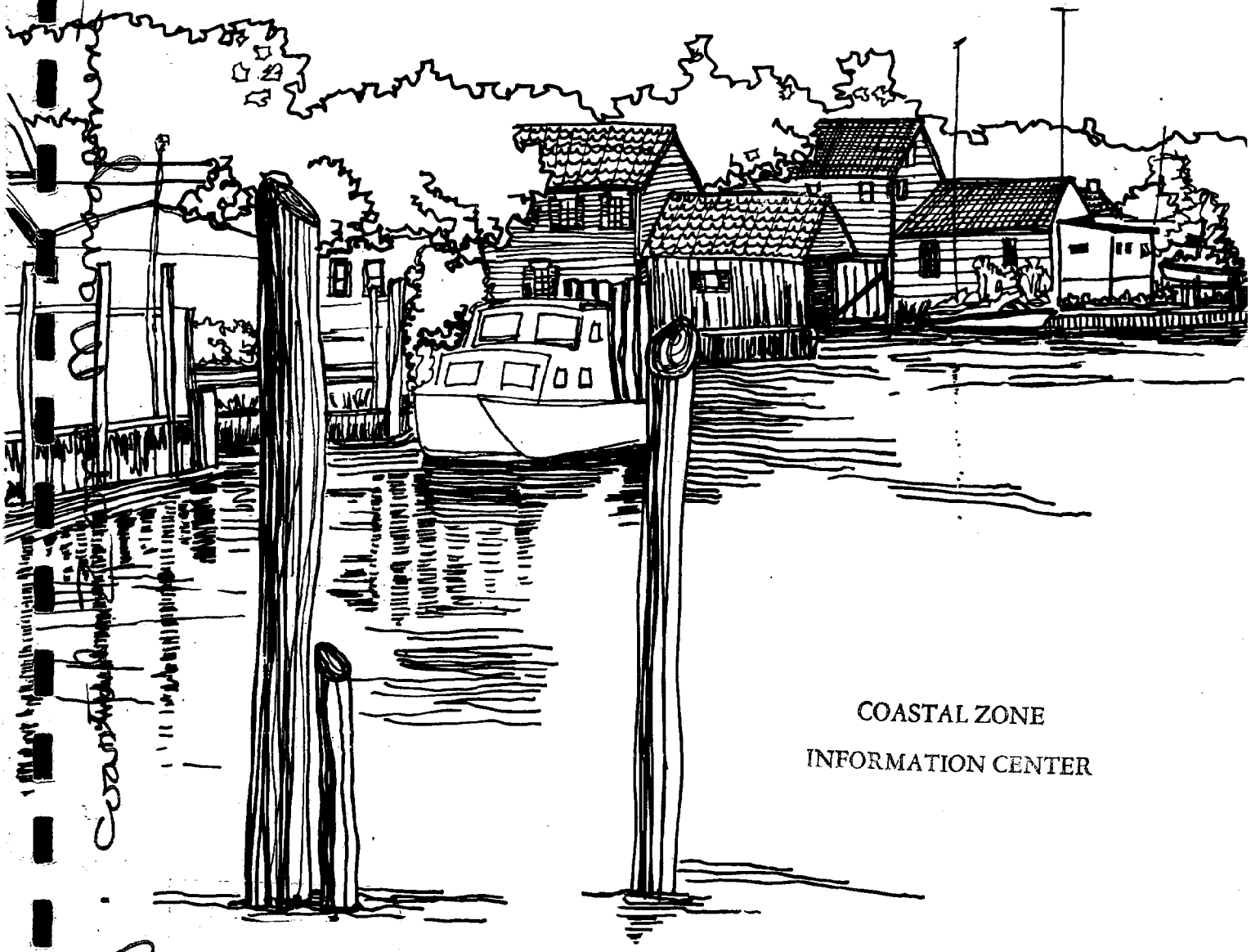

COASTAL ZONE
INFORMATION CENTER

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KERTON WATERFRONT PLAN

OCEAN COUNTY , NEW JERSEY

TUCKERTON WATERFRONT PLAN

FOR

THE BOROUGH OF TUCKERTON

OCEAN COUNTY, NEW JERSEY

Prepared by TOWNPLAN ASSOCIATES

November, 1981

U.S. DEPARTMENT OF COMMERCE NOAA
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INTRODUCTION

The purpose of the Tuckerton Waterfront Plan is to provide the Borough of Tuckerton with a design concept master plan which will serve as a basis for future planning in the waterfront study area. The Waterfront Plan will help to implement the Coastal Resource and Development Policies (N.J.A.C. 7.7E-1,I et. seq.) which encourage public access to the waterfront, recreational use of the waterfront, mixed use redevelopment and at least one waterfront park for each municipality within the coastal area.

In order to accomplish these goals, it has been necessary to study the physical characteristics in the project area including the geology, soils, water quality, topography, and vegetation; the existing pattern of land use and ownership; the present zoning structure; the Special Areas which exist as defined by the New Jersey Coastal Management Program; and the historic and cultural development of the Borough; and its interaction with surrounding communities. These factors help to define the "sense of place" which exists in a community and to serve as guidelines for the scale and detail of future development. These studies comprised the first phase of the waterfront plan which were submitted to the Borough of Tuckerton and the Bureau of Coastal Planning and Development in September, 1981.

The Design Concept Master Plan which has evolved is based on these background studies and the considerable input which has been received from municipal, county and state officials. The Master Plan was presented to the public on November 11, 1981 and the present plan reflects the concerns and comments which were expressed at that hearing.

The Master Plan coordinates recommendations for specific areas with particular emphasis on vacant areas, public access, revitalization of the Central Business District and enhancement of the historical character of the Borough. Due to the nature of the existing development in the project area, the Master Plan is intended to provide recommendations for the realization of future development which will respond to the public need for access to the waterfront, protection of environmentally sensitive areas and realization of the recreational potential of the Tuckerton waterfront for future generations.

This report was prepared under contract with the New Jersey Department of Environmental Protection, Division of Coastal Resources, Bureau of Coastal Planning and Development with the financial assistance of the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, Office of Coastal Zone Management, under the provisions of the Federal Coastal Zone Management Act, P.L. 92-583, as amended.

PLANNING AREA

The Borough of Tuckerton is located in the southeastern corner of Ocean County, New Jersey on Little Egg Harbor Bay. Tuckerton has a population of 2,472 and the ambience of a small coastal town. Its narrow streets are lined with many historic buildings which are clustered along the Tuckerton Creek and the Borough is bounded by water and wetlands.

The Tuckerton waterfront planning area is bounded by Great Bay Boulevard on the west, Lake Pohatcong on the north, South Green Street and the adjoining development on the east and extends in a southerly direction down South Green Street to Bass Road. In order to encompass the entire Central Business District, the planning area extends along East Main Street (Route 9) to Pine Avenue.

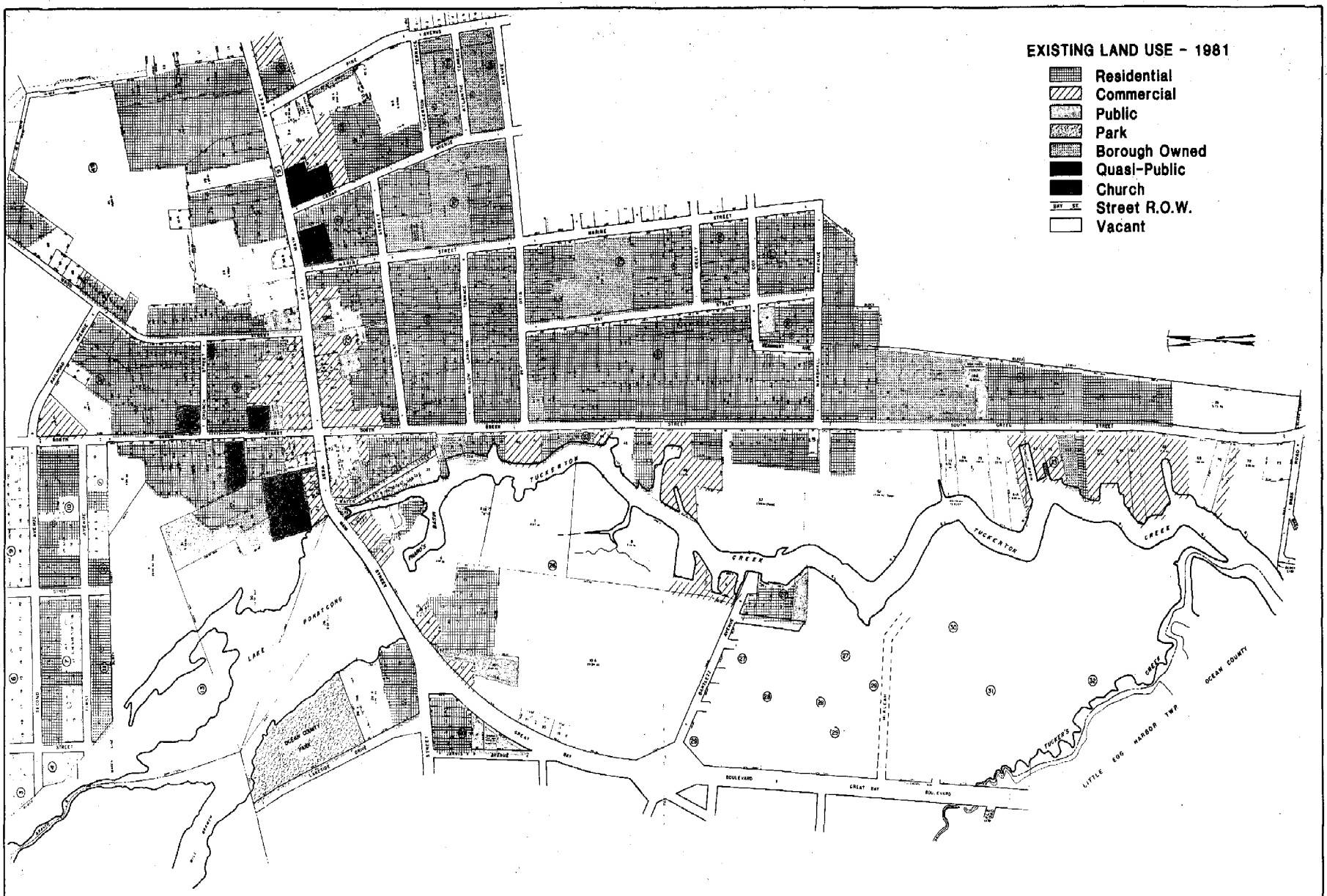
The development which has occurred in the planning area is at a high intensity. Existing land use is comprised of the business district on Main Street and the water based commercial uses on South Green Street surrounded by primarily residential uses as delineated on the existing Land Use Map. The residential uses interspersed with the commercial uses on South Green Street do not appear to be in obvious conflict of use, but more extensive buffering might be desirable in the future if the intensity of commercial use increases.

There are approximately seven marinas located along the Tuckerton Creek, two of which are municipal docks. Most of the marina use is on a long-term rental basis for recreational purposes, but commercial clamming activities still operate out of Tuckerton. Recreational boats do travel up the Creek to the docks behind Stewart's Root Beer stand, but these docks are in great need of repair. Access to the marinas is primarily by automobile off South Green Street and Bartlett Avenue.

The navigational channel which provides access up the creek is approximately 75'to 80' wide and 5' to 6' deep. The channel was dredged in 1977 and this necessitated the moving of over a million clams. Though this was a difficult procedure, the Bureau of Coastal Engineering stated that the experience gained would facilitate future dredging operations.

County operated Tip Seaman Park provides the only public water based recreational facility in the Borough of Tuckerton. It is located on the west side of Lake Pohatcong and contains swimming facilities and a large variety of recreational activities. Its location south of Route 9 (West Main Street) makes pedestrian and bike access somewhat precarious due to the large volume of traffic carried on Route 9 during the summer season.

The only large contiguous undeveloped site in the planning area is located on the west side of the Tuckerton Creek and is bordered by Great Bay Boulevard. Approximately one third of the site is designated wetlands.

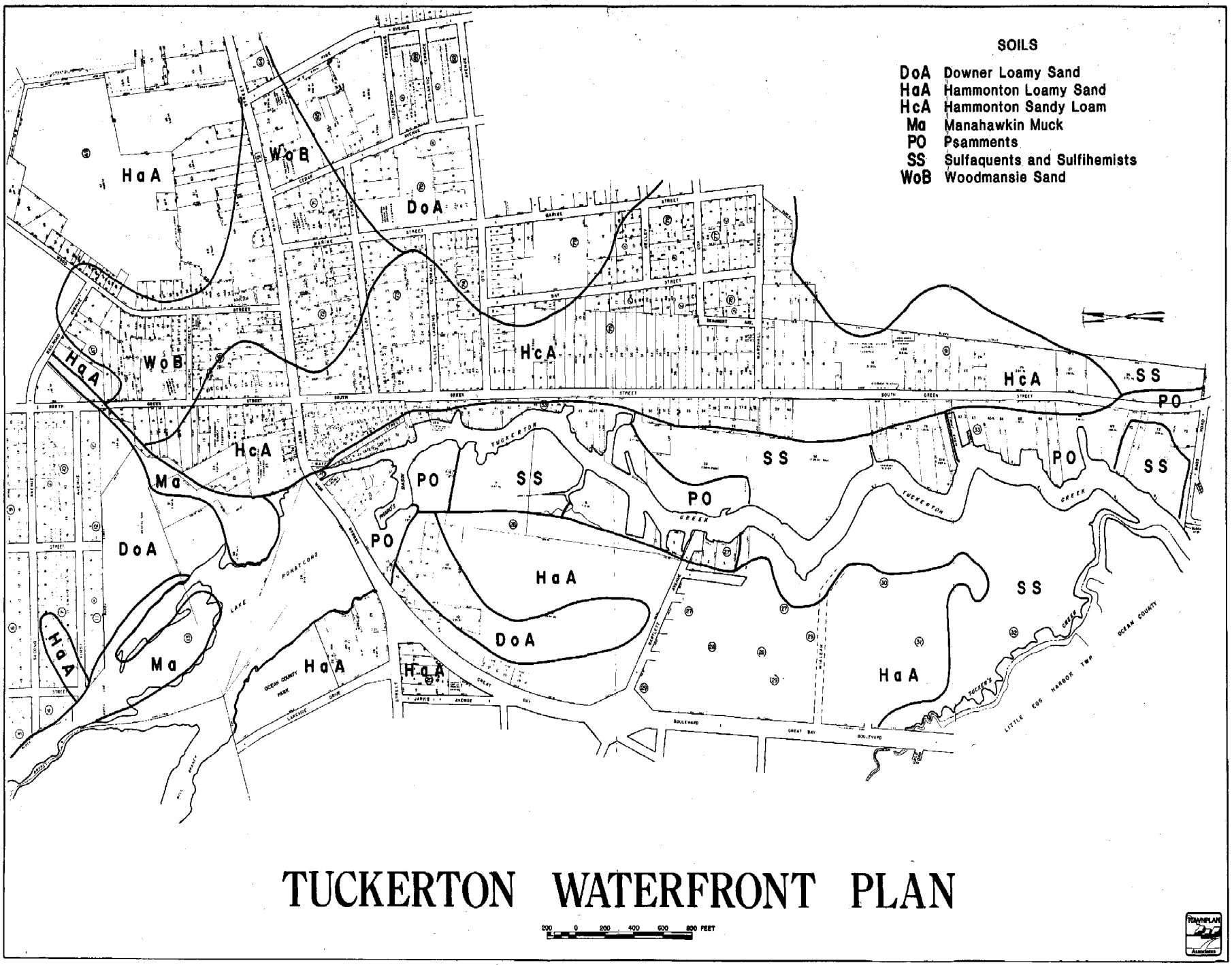


TUCKERTON WATERFRONT PLAN

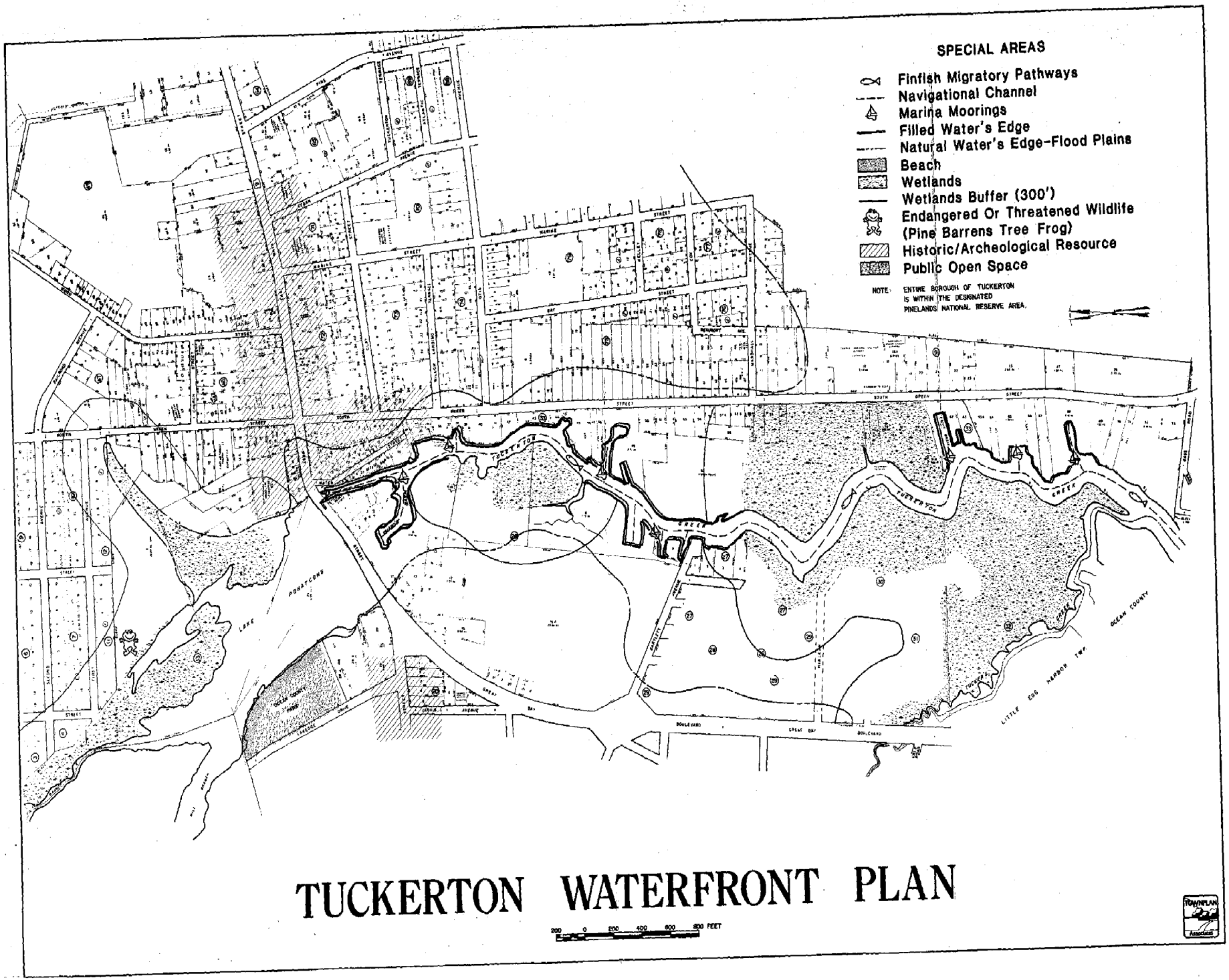
ENVIRONMENTAL CONSTRAINTS

A large portion of the planning area which borders the Creek and Lake Pohatcong consists of designated wetlands, white cedar swamps and soil types which possess severe development restrictions (Manahawkin Muck and Sulfaquents - sulfihamists). There have also been sightings of the Pine Barren Tree Frog, which is an endangered species along the northern portion of Lake Pohatcong. These special areas and soil types are delineated on the special areas map and soils map. It is recommended that as future development occurs in the planning area, a sufficient buffer be maintained from these environmentally sensitive areas.

Tuckerton Creek is condemned for shellfish but, seasonal harvesting of shellfish is permitted at the mouth of Tuckerton Creek on Little Egg Harbor Bay. Though this is out of the planning area, care must be taken to avoid development which would lead to degredation of the water quality. The unusual environmental sensitivity of the planning area has been reflected in recommendations contained in the Design Concept Master Plan.



TUCKERTON WATERFRONT PLAN


SPECIAL AREAS
Finfish Migratory Pathways
Navigational Channel
Marina Moorings
Filled Water's Edge
Natural Water's Edge-Flood Plains
Beach
Wetlands
Wetlands Buffer (300')
Endangered Or Threatened Wildlife
(Pine Barrens Tree Frog)
Historic/Archeological Resource
Public Open Space
NOTE: ENTIRE BOROUGH OF TUCKERTON IS WITHIN THE DESIGNATED PINELANDS NATIONAL RESERVE AREA.
TUCKERTON WATERFRONT PLAN
200 0 200 400 600 800 FEET

DESIGN CONCEPT MASTER PLAN

The Design Concept Master Plan coordinates recommendations for specific areas with particular emphasis on vacant areas, public access, revitalization of the central business district, and designation of an historic district. The plan also presents detailed design plans for two sites within the project area.

REVITALIZATION OF THE CENTRAL BUSINESS DISTRICT

Since much of the waterfront planning area is comprised of the Central Business District and the Marine Commercial District, it is felt that the key component for the successful implementation of the Design Concept Master Plan is a program of business revitalization in Tuckerton. Business activity has declined in the Central Business District and the Marine Commercial District which are showing the strain of competition from neighboring shopping centers. The Central Business District has recently lost many of its historical structures in a series of unfortunate fires leaving large vacant gaps along Main Street and North Green Street. The present image of these districts is one which lacks vitality with business facades in need of sprucing up and some signage grossly out of scale with existing structures.

Revitalization efforts will require a comprehensive program which includes:

1) Community Involvement -

It is recommended that a Revitalization Committee be formed which will involve the participation of local merchants, business people, Borough officials, and civic groups. A collective effort will ensure public support and reinforce a sense of pride in the community. It is important that a committee manager be designated to facilitate the implementation and coordination of the revitalization program.

2) Business Promotion -

An integral part of revitalization is a program of business promotion which will improve advertising, generate interest, and create special events which will bring people into Tuckerton. This can be accomplished by pooling resources and establishing a theme for the Tuckerton Central Business District which could be used collectively or by individual businesses.

3) Rehabilitation of Building Facades -

The rehabilitation of building facades will develop a unified and attractive image for the Borough. It is the most visible way to illustrate revitalization.

4) Business Recruitment -

It is necessary to work on creating a healthy mix of goods and services by actively recruiting stores and professionals for the business district.

Goals of the revitalization program should be to promote visibility, convenience, comfort, and activity in the business district which will create an atmosphere attractive to people visiting and shopping in the Borough. Specific recommendations include:

1) Visibility

- Instituting a program of storefront and streetscape renovation to realize the historical character of the area. This is not meant to impose a theme on restoration efforts, but to enhance the implicit character of each structure. In many instances, this may be as simple as a new coat of paint or removing "modernization" efforts which cover or obscure original architectural details.

- Ensuring that new buildings are on a scale in keeping with the size and detail of existing structures to provide a unified image for the district.

- Requiring storefront signs to be on a scale in keeping with the structure. In some cases, smaller signs would reveal the original architectural detail of the building.

- Slowing traffic through the Borough to enhance the visibility of the businesses. This is especially true of traffic travelling on Main Street (Route 9) which appears to be going faster than the posted 30 m.p.h. limit.

2) Convenience

- Limiting on-street parking to 45 minutes (the time spent by the average shopper) to encourage turnover.

- Enforcing the parking requirements in the zoning ordinance for new development in order to ensure adequate parking facilities.

- Sidewalk restoration on the south side of Main Street to provide unhindered pedestrian access.

3) Comfort

- Provision of seating, shade, waste baskets, and pedestrian scale lighting in the Central Business District would enhance the atmosphere for pedestrians.

- Emphasizing pedestrian crosswalks to avoid conflicts with automobiles.

- Slowing traffic so as not to inhibit pedestrian circulation through the central business district.

4) Activity

- Generating customers in the Central Business District through a strong business promotion program.

- Storefronts should respond to people through the use of outside displays, awnings for shade and seating. Locating a kiosk in a central busy place to post notices of public events and Borough information.

- Encouraging public events such as parades, foot races, etc. to bring people into Tuckerton.

ZONING RECOMMENDATIONS

It is recommended that the Central Business District (B-1 Zone) be maintained at its present scale. Ensuring the viability of the present district is the foremost concern. However, it is recommended that the zoning make provision for mixed use development in the B-1 Zone (Central Business District) and the B-3 Zone Marine Commercial District) which would permit commercial uses on the first floor and housing on the second floor. Since there are vacant parcels of land in the Central Business District and along the filled water's edge at the end of Tuckerton Creek, this is one method which can help to meet housing needs in the area.

The only large contiguous vacant tract of land in the planning area is located on the west side of Tuckerton Creek, bordered by Great Bay Boulevard. It is presently zoned PSC, Senior Citizen Residential. Cluster development is encouraged in this zone. It is recommended, however, that the density of 4 units per acre be based on gross "developable" acreage rather than dwelling units per gross acres of residential land as defined in the Ordinance since almost one-third of the site consists of designated wetlands. Adequate buffering from wetlands should also be required. It is also recommended that a provision requiring public access easement along the waterfront be included in the Ordinance.

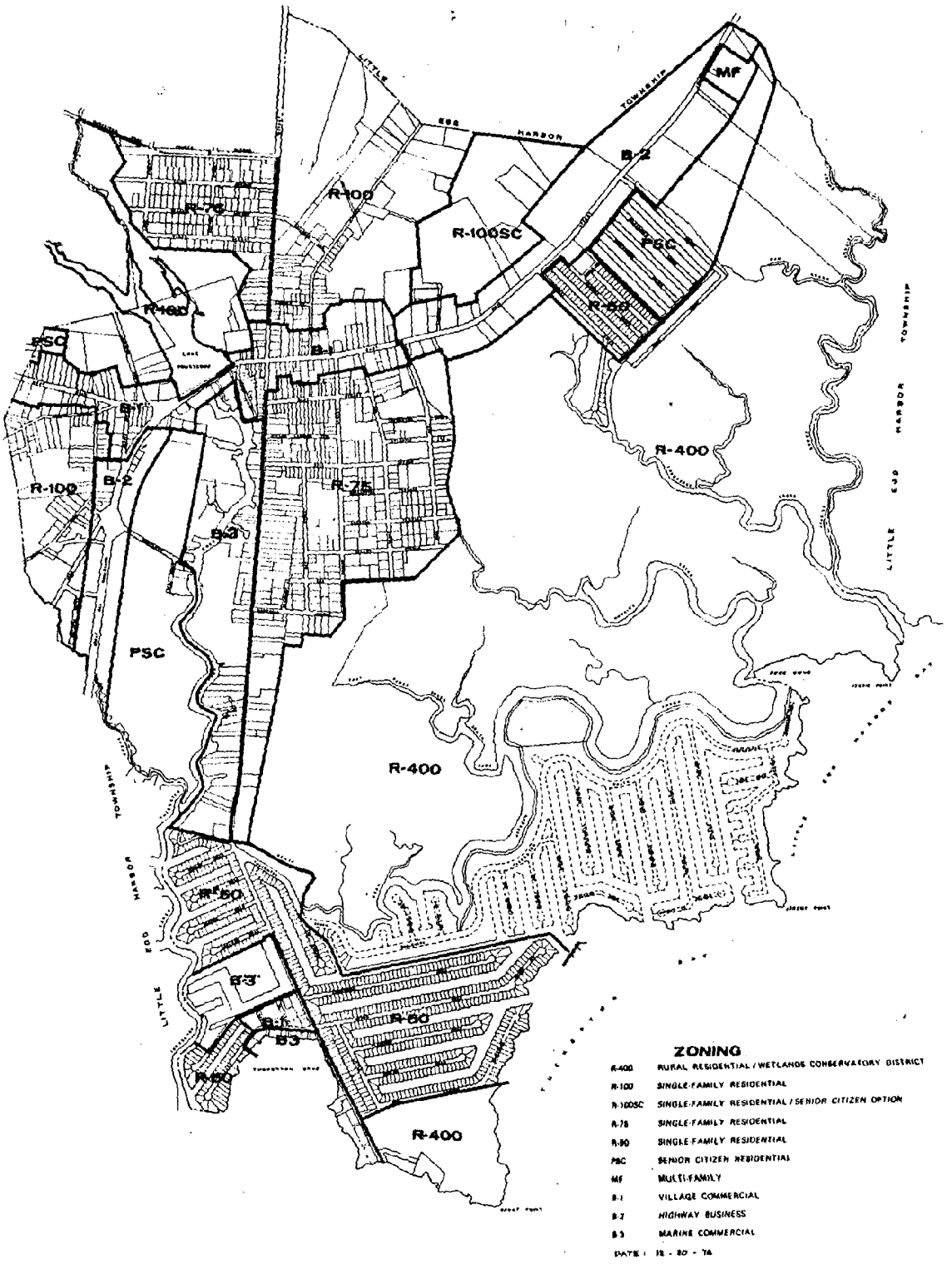
As properties along the waterfront develop, it is recommended that the facilitation of public access along the waterfront be required.

DESIGN RECOMMENDATIONS

The Design Concept Master Plan proposes the development of two sites in the planning area which will facilitate public access to the waterfront and enhance the recreational potential of the Borough. Site I, Willow Landing

BOROUGH OF TUCKERTON

OCEAN COUNTY NEW JERSEY



was chosen because of its historical significance and direct linkage to the central business district. Redevelopment of the site would be facilitated by the fact that the site is municipally owned and would enhance the revitalization efforts of the Borough.

Willow Landing was used to provide ferry service for vacationers to Long Beach Island in the mid 1800's. The old Tuckerton Borough Hall is also located on this site. As delineated on the Design Concept Master Plan, Willow Landing is located on South Green Street at the boundary of the Central Business District and the Marine Commercial District. Since it is the first public access point on the Tuckerton Creek and the location of one of the municipal docking facilities, it will provide linkage between the retail/professional business and the recreation oriented businesses in Tuckerton.

The proposal entails the rehabilitation of the site as a "Village Green" concept. It would provide a bricked plaza at the historical Tuckerton Borough Hall incorporating seating, lighting, and landscaping. Historical orientation information will be provided at a kiosk located on the plaza for tourists and residents of Tuckerton.

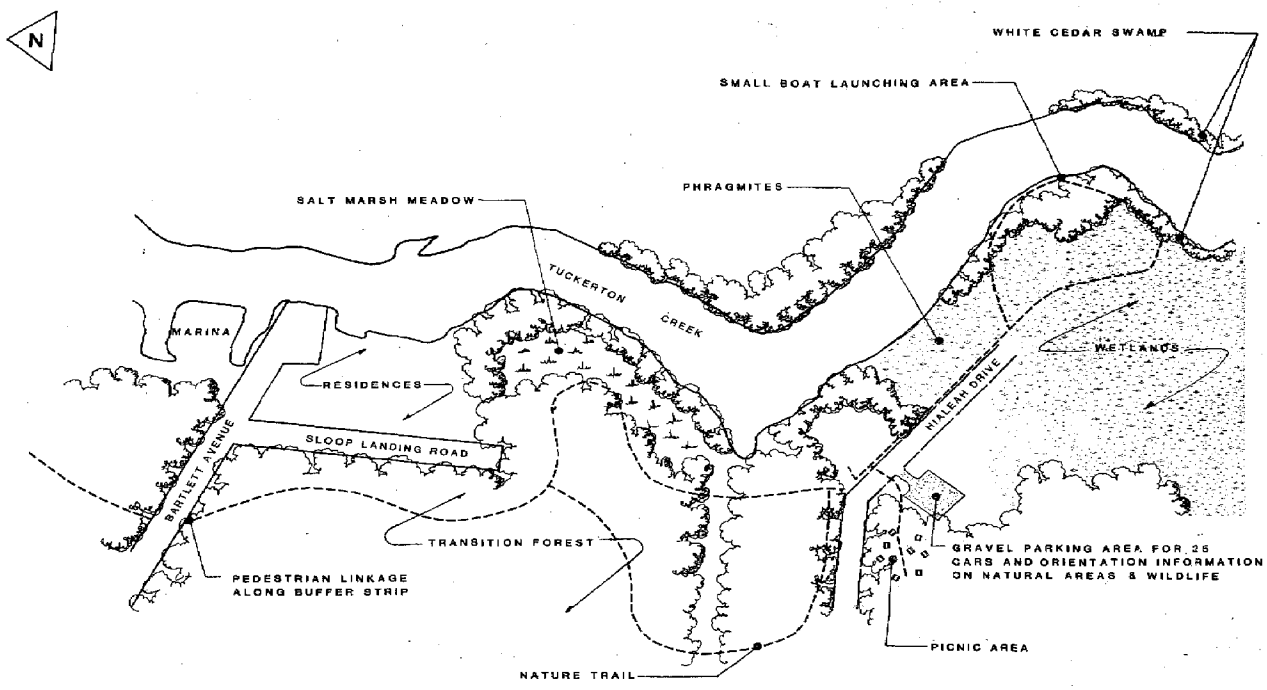
The rehabilitation of Willow Landing would provide an area for public gatherings and events. It would also provide visitors with information on Tuckerton's colorful history and provide an overview of the activities on the Creek.

Direct pedestrian access is possible from South Green Street and Water Street which is a quaint, narrow street possessing the character of "Old Tuckerton" due to its winding nature and proximity to the Creek. It is recommended that Water Street be considered for pedestrian access only (except for residents of the street). The addition of shade trees and benches along the street would create a mall atmosphere, strengthen pedestrian linkage with the central business district, and encourage commercial development of the vacant parcels of land. (see Public Access Section, Page 8)

The restoration of the docks on this portion of the Creek and the addition of a segment across the mouth of the Creek would provide pedestrian access to the west side of the Creek.

Potential funding sources for the implementation of this project are 50% funding from the Green Acres Program and Community Development Block Grants. A Cost Estimate for implementation is included in the Appendix.

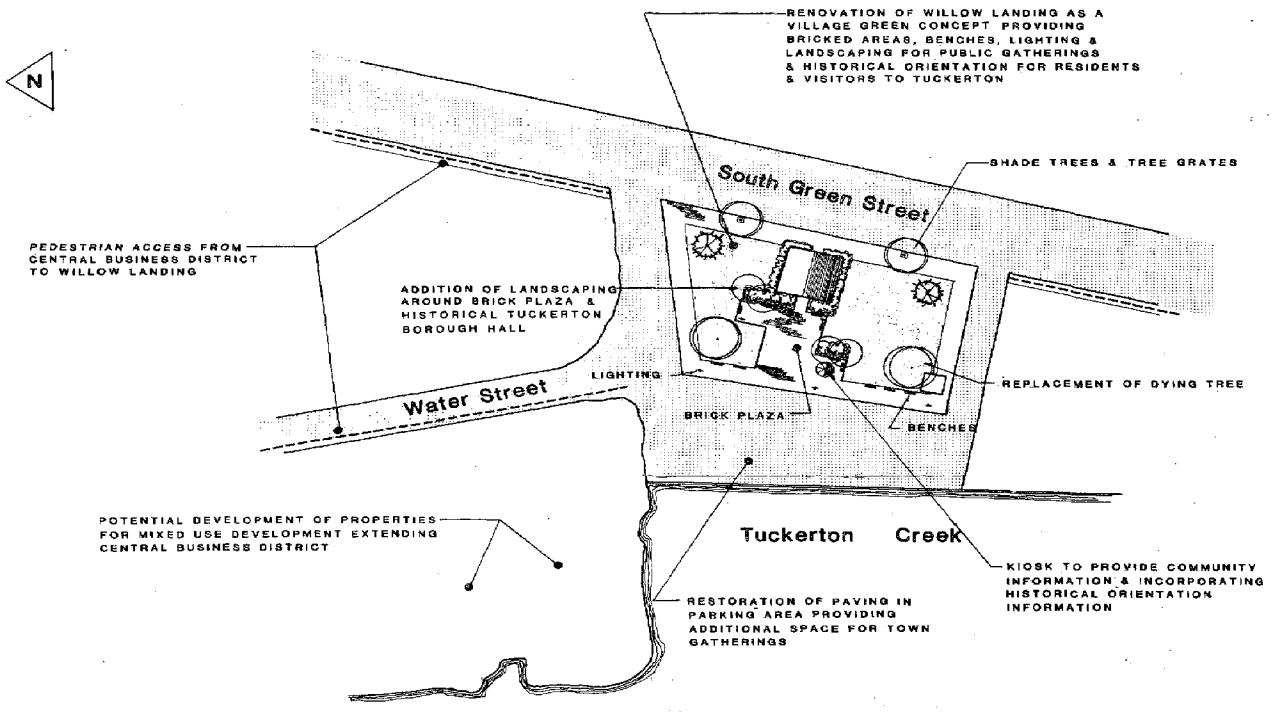
Site II was chosen for the development of a waterfront park based upon the space limitations and the environmental constraints existing in the project area. The vacant properties on the east side of the creek were deemed unsuitable due to space limitations which were increased by the presence of designated wetlands and soils possessing severe development restrictions. Although the site selected on the west side of the creek does contain a considerable amount of wetlands, it is abutted by higher ground providing



SITE 2

WATERFRONT PARK

0 25 50 100 200
SCALE IN FEET



SITE 1

WILLOW LANDING

0 10 25 50
SCALE IN FEET

room for access, parking and picnicking facilities. It runs from the Borough property off Sloop Landing Road to approximately 1,000' past Hialeah Road along the Creek as delineated on the Design Concept Master Plan. This 10± acres site is proposed for the development of a waterfront park. Due to the environmental sensitivity of the area, proposed uses are primarily passive.

A gravel parking area would be provided for approximately 25 cars which would contain orientation information on the unique vegetation and wildlife of the area. The proposed nature trail would provide access, primarily along the higher ground, to wetland areas of salt cordgrass (spartina alternaflora), salt hay meadows (spartina patens), phragmites, white cedar swamp and transition forest. In sections of the trail which are wet, a boardwalk would be used. A small sandy strip along the Creek would provide a launching area for small boats and spectacular views of the natural areas along the Creek. Picnic facilities would be provided along the higher ground.

The proposed park is located on what would be the buffer area for the PSC Zone. Pedestrian linkage is proposed through the buffer area to the north end of the Creek. The park would strengthen the recreational potential of the Borough, provide waterfront access and educational information on the functioning of wetlands areas.

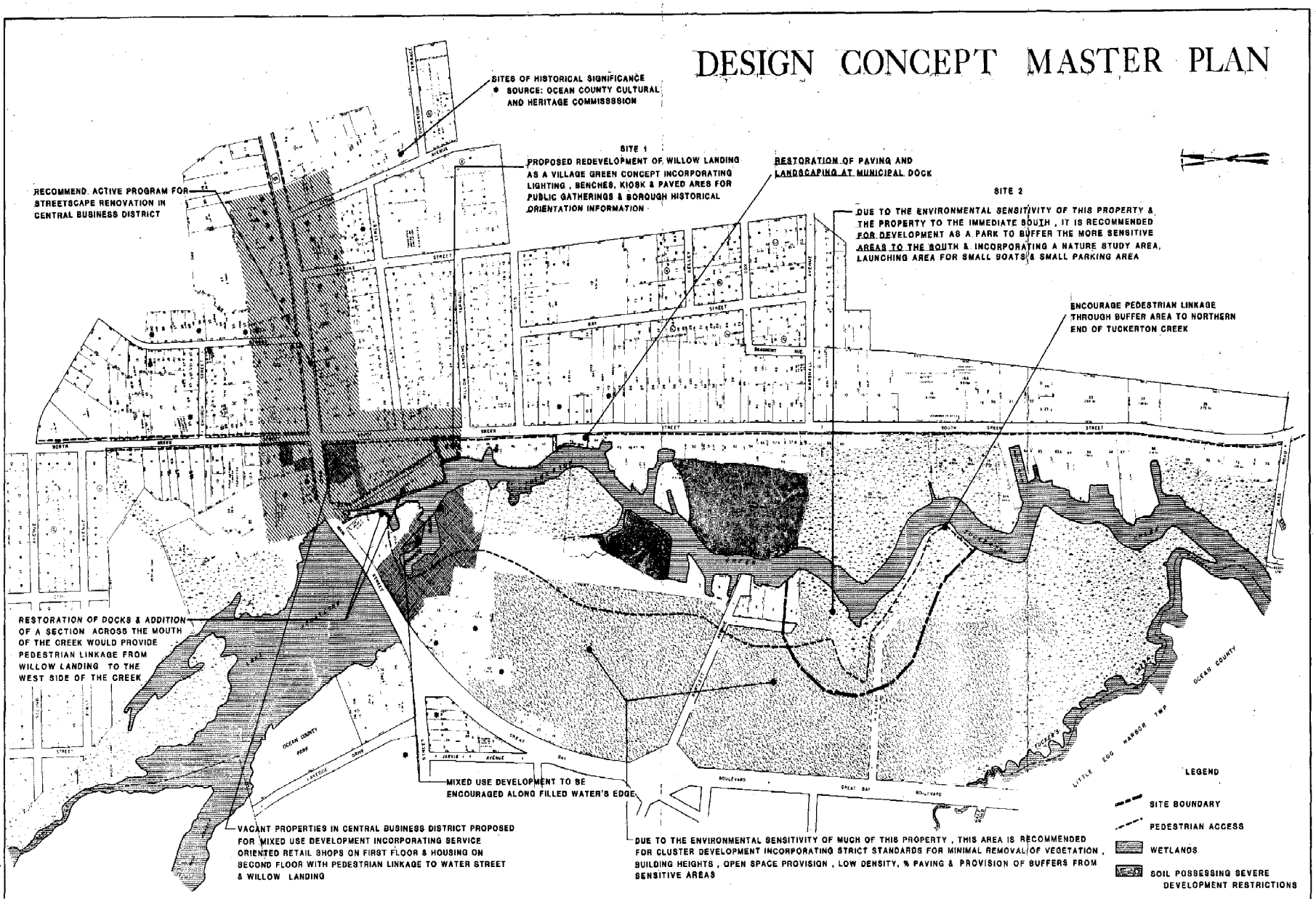
Potential Acquisition of the property could be accomplished through dedication of this open space segment to the Borough by the site developer and/or through application to the Green Acres Program for 50% funding. A potential source of matching funds would be a Community Development Block Grant. A Cost Estimate for implementation of this project is included in the Appendix.

PUBLIC ACCESS

The public access segment of the plan enhances the existing access through the Central Business District to the waterfront and proposes additions which will extend pedestrian access to the west side of Tuckerton Creek. In order to extend the scope of the Central Business District and facilitate pedestrian access to the waterfront, it is recommended that Water Street be designated a pedestrian pathway providing linkage to Willow Landing. Automobile access would still be provided to residents of Water Street, but due to its narrow width and poor alignment, it is felt that the enhancement of pedestrian access would encourage commercial development along Water Street.

Pedestrian access is also proposed along the western side of the Creek through the wetlands buffer and future designated open space portion of the PSC Zone providing linkage with the Marina Commerical District along the north end of the Creek. Restoration of the docks at the north end of the Creek and an additional segment crossing the mouth of the Creek would facilitate pedestrian access across the Creek.

DESIGN CONCEPT MASTER PLAN



TUCKERTON WATERFRONT PLAN

Presently, pedestrian access along West Main Street (Route 9) to the west side of the Creek is extremely difficult due to the lack of sidewalks (narrow width in portions) and the volume of traffic. Since this is part of the Central Business District, it is recommended that as development occurs, pedestrian access routes be required.

Due to the private ownership of property and wetlands vegetation along the edge of the Creek, waterfront access along the Creek is not recommended as a feasible proposal. Presently, pedestrian/bike access is possible along south Green Street due mainly to the low volume of traffic. Access to the marinas located on South Green Street is primarily by automobile. It is recommended that as property redevelops, pedestrian/bike access be provided to the waterfront park at the southern end of South Green Street which is out of the planning area.

HISTORICAL DISTRICT

As stated in the Tuckerton Master Plan, the reason for creating an historic district is the preservation of local heritage. The creation of such districts tends to stabilize and improve property values by stimulating the upgrading and maintenance of structures and would, therefore, be an invaluable aid in the revitalization of the central business district.

The designation of historical sites and the Historical District was facilitated by a survey which was conducted by the Ocean County Cultural and Heritage Commission. The proposed district, encompasses the structures on both sides of Main Street from Water Street to 223 East Main Street and from Water Street to Willow Landing as delineated on the Design Concept Master Plan. Clusters of historical sites and structures are discontinuous throughout the Borough and decisions to expand the historical district or to create new ones should refer to the survey conducted by the Ocean County Cultural and Heritage Commission which contains detailed information on most structures.

The following guidelines provide recommendations for the rehabilitation, preservation, and continued use of historical structures. They also suggest specific actions to be considered or avoided to ensure that the distinguishing qualities of buildings and neighborhood environments will not be damaged by new work.

1) Every reasonable effort should be made to provide a use compatible with the structure which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2) The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3) All buildings, structures, and sites should be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance should be discouraged.

4) Restoration of a structure to its original state is encouraged, but changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance should be be recognized and respected.

5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site should be treated with sensitivity.

6) Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

8) Every reasonable effort should be made to protect and preserve archeological resources affected by, or adjacent to, any project.

9) Contemporary designs for new structures and alterations or additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10) Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

The following is a list of historical sites and buildings in the Tuckerton planning area:

SURVEY FORMS

Capt. Napolean Bonaparte Horner House, Main Street
John Price House, 216 Main Street

Capp House, 209 Cedar Street
Capt. Samuel Lippincott House, 343 Wood Street
Residence, 220 Wood Street
Residence, Wood Street - 49/36
Residence, Wood Street - 49/30-31
Residence, 117-119 Wood Street
First Presbyterian Church, Route 9
Friends Meeting House, Off Rt. 9 behind deli
Isaac Downs Property, 131 Main Street
Residence, 151 Main Street 49/27
Residence, 213 North Main
Edward Horner House, 217 East Main
Jones Residence, 219 Main Street (near Cedar)
Caroll Coy Property, 223 East Main Street
Residence, Locust Street 49/13
Residence, 206 Western Avenue
Residence, 213 Clay Street
Residence, 210 Clay Street
Old Tuckerton Borough Hall, 220 S. Green Street
Jarvis Rider, 200 S.E. corner Centre & Maple
Residence, 238 S. Green Street
Residence, 223 S. Green Street
Residence, 313 S. Green Street
Tuckerton Library, Cox's Avenue
Residence, 100 Bartlett Lane
Residence, Bartlett Lane 26/10
Bartlett Homestead, Bartlett Lane

STREETSCAPES OF HISTORICAL INTEREST

Water Street
Clay Street between Marine & Green
Church Street
Green Street

LISTINGS

Austin House, 317 Main Street
Main Street
West Main Street
134 Main Street
126 Main Street
Deli, Main Street
Tuckerton High School, Marine Street
115 Marine Street
337 South Green Street
123 Wood Street
221 Wood Street
Wood Street
Masonic Hall, Wood and Church Streets

312 Main Street
Cemetery, Church and North Green Street
224 Western Avenue
Rockhill, 350 Marine Street

COASTAL RESOURCE AND DEVELOPMENT POLICIES

In developing the Design Concept Master Plan for the Tuckerton Waterfront, design recommendations were based upon the Coastal Resource and Development Policies of the Department of Environmental Protection regarding the use and development of coastal resources. These policies are used primarily by the Division of Coastal Resources in reviewing permit applications under the Coastal Area Facility Review Act (CAFRA), N.J.S.A. 13:19-1 et. seq. All property in the Borough of Tuckerton is is within the CAFRA jurisdiction. The policies are also used to review permit applications under the Wetlands Act, N.J.S.A. 13:1A-1 et. seq. and Waterfront Development Permit Program N.J.S.A. 12:5-3 and provide a basis for recommendations by the development of the Tidelands Resource Council on applications for riparian grants, leases, or licenses. The Borough is also part of the Pinelands National Preserve but outside the New Jersey Pinelands Commission state regulatory area.

SPECIAL AREAS

Development proposals in the Tuckerton Design Concept Master Plan gave considerable attention to the environmental sensitivity of the special areas which exist within the planning area as defined by the Coastal Resource & Development Policies. No proposals have been made which would adversely affect these areas and policies which were given special attention are noted below. The special areas which exist within the Tuckerton waterfront planning area are:

Coastal Management Plan Reference	Special Areas
7:7E-3.5	Finfish Migratory Pathways
7:7E-3.7	Navigation Channels
7:7E-3.10	Marina Moorings
7:7E-3.17	Filled Water's Edge
7:7E-3.19	Natural Water's Edge - Floodplains
7:7E-3.21	Beaches
7:7E-3.26	Wetlands
7:7E-3.27	Wetlands Buffer (300')
7:7E-3.35	Historic and Archeological Resources
7:7E-3.37	Endangered or Threatened Wildlife
7:7E-3.39	Public Open Space

Finfish Migratory Pathways (3.5) - There is no development proposed in the project area which would create a physical barrier to the movement of fish along finfish migratory pathways or endanger their environment.

Navigational Channel (3.7), Marina Moorings (3.10) - Based upon the acceptable water quality in the planning area, recreational use of the waterfront is endorsed for boating as expressed in the policies on

navigational channels and marina moorings. The maintenance dredging of the channel is conditionally acceptable provided an acceptable spoil disposal site exists and turbidity is controlled.

Filled Water's Edge (3.17) - Vacant sections of the filled water's edge in the planning area have been designated for mixed use development encouraging public access along the waterfront. This is an acceptable use since it will provide the public with access to water based activities in the planning area and mixed use development is encouraged in filled water's edge areas.

Natural Water's Edge Floodplain (3.19) - The only development proposed in the natural water's edge - floodplain is a portion of the proposed waterfront park (Site II). Since boardwalks will be used to protect sensitive vegetation, the use is "water dependent" and has no feasible alternate site, it is consistent with Coastal Resource and Development Policies.

Wetlands (3.26) - The proposed waterfront park would encompass a portion of the wetlands but, construction would be minimal (a gravel parking lot) and the proposal meets the following four conditions required by the D.E.P. for such development:

1) Water access is a central purpose of the development.

2) There is no feasible alternate site.

3) No impairment of natural tidal circulation will occur as a result of the implementation of this project.

4) There will be no impairment of the natural vegetation of the wetlands.

Wetlands Buffer (3.27) - The proposed development of Waterfront Park (Site II) would encompass the wetlands buffer. But, since development would be minimal and activities would be primarily passive, no adverse impact is anticipated. It is also felt that the educational information the park would provide on the functions of wetlands areas would be of great benefit to the community.

Historical and Archeological Resources (3.35) - The proposed Design Concept Master Plan encourages the adaptive reuse of historical structures in the Central Business District and provides guidelines for the rehabilitation, preservation and continued use of historic structures. It also makes specific recommendations to ensure that the distinguishing qualities of buildings and neighborhood environments will not be damaged by new construction and that new construction shall be compatible in scale and detail with existing structures.

Vegetation (8.9) - Proposed development will preserve, to the maximum extent practicable, existing vegetation within development sites. All

development will plant new vegetation, particularly appropriate native coastal species in areas where it is practical.

Public Access to the Shorefront (8.13) - The Tuckerton Waterfront Design Concept Master Plan delineates a pedestrian path along the waterfront containing perpendicular and linear access to the waterfront to the maximum extent practicable. It also provides planning stratigies for the acquisition of public access easements along the waterfront as properties in the area develop.

Buffers and Compatibility of Uses (8.15) - Due to the great environmental sensitivity of the wetlands which exist in the project planning area, the maintenance of adequate buffers between the wetlands and any future development has been greatly stressed in the Design Concept Master Plan.

Neighborhood and Special Communities (8.18) - The Design Concept Master Plan contains proposals for the enhancement of a pedestrian access and a program of storefront rehabilitation and streetscape revitalization. It is felt that these measures will enhance the physical coherence of the waterfront planning area.

REQUIRED DEVELOPMENT PERMITS

Waterfront Development Permit from the Department of Environmental Protection, will be required under the Waterfront Development Law (NJSA 12:5-3), for the following development in the waterfront area:

1) Docks, wharves, piers, bulkheads, bridges, pipelines, cables, moorings, and other submerged structures;

2) The construction, reconstruction, structural alteration, relocation, or enlargement of any building or other structure, or any excavation or landfill and any change in the use of any building or other structure or land extension of use of land provided the use is at or below mean high water line.

Tidelands Grant, Lease or License must be received from the Tidelands Resource Council before a waterfront development permit may be issued.

CAFRA Permit will be required for the location, design, and construction of any housing development of 25 or more dwelling units, sewer lines, and roadways of more than 1,200 linear feet.

Wetlands Permit from the DEP will be required under the Wetlands Act of 1970 - (N.J.S.A. 13:9A-1 et seq.) to regulate any activities within designated coastal wetlands which would include the implementation of the waterfront park.

Stream Encroachment & Flood Hazards Permit will be required for any structure or alteration within the 100 year floodplain which encompasses a major portion of the planning area.

U. S. Army Corps of Engineers Permit will be required to excavate and discharge dredged or fill materials and for construction of the docks, bulkheads, and any marina facilities along the Tuckerton Creek.

Water Quality Certificate - from D.E.P.'s Division of Water Resources will be required for any activity requiring a permit from the U.S. Army Corps of Engineers under Section 404.

U.S. Coast Guard Permit will be required for any development which will affect navigable waters such as the development of marina facilities along the Creek.

Ocean County and/or Borough of Tuckerton Street Opening Permit(s) for any development fronting upon and affecting County or municipal roadways in the planning area.

Site Plan Review may be required by one or more of the following agencies:

Borough of Tuckerton Planning Board, Ocean County Planning Board, and the New Jersey Department of Environmental Protection, Division of Coastal Resources, as part of permit applications.

Soil Erosion and Sedimentation Control Permit by the Ocean County Soil Conservation District for proposed sediment control practices for all construction which would result in a soil disturbance of 5,000 or more square feet of land surface area.

A-95 Planning Review will be required, if Federal funding is involved, by the following agencies:

Tri-State Regional Planning Commission
New Jersey Department of Community Affairs
Ocean County Planning Board
Tuckerton Planning Board and Borough Council
Other federal, state, regional, county, or municipal agencies deemed appropriate

RECOMMENDATIONS

The Design Concept Master Plan for the Borough of Tuckerton coordinates recommendations for specific areas in the Borough with particular emphasis on vacant areas, public access to the waterfront, revitalization of the Central Business District, and enhancement of the historical character of the Borough. The proposals for the project area have responded to the existing environmental constraints and will help to implement Coastal Resource and Development Policies.

All permits which will be required for development have been identified along with the corresponding agency which administers them. This should help to promote a cooperative working relationship with the federal and state agencies which will become involved in the revitalization and development process.

The following are the major recommendations for the implementation of the Design Concept Master Plan:

1. The first priority for the successful implementation of the Design Concept Master Plan is the establishment of a comprehensive program for the revitalization of the Central Business District. The report contains specific guidelines and goals which would best be implemented by the formation of a Revitalization Committee which will actively pursue funding sources for revitalization efforts in the Borough.

2. The revitalization program would be greatly enhanced by the designation of a Historical District as delineated in the report. The use of signage to promote the district and the adoption of the suggested guidelines for the rehabilitation of historical structures would strengthen revitalization efforts.

3. The refurbishment of Willow Landing (Site 1) and its development as a "Village Green" concept would provide a logical area for historical orientation information and extension of the Central Business District. Towards this goal, Willow Landing should be placed on the Program Participation Interest Form which the Borough would submit to the Green Acres Local Matching Assistance Program as the first step before application is made for a development grant.

4. Consideration should be given to incorporating the zoning recommendations into local ordinances to insure future development responsive to existing environmental constraints in the area and to facilitate public access to the waterfront.

5. Future development proposals in the project area should adhere to the goals in the public access section of the study through the encouragement of pedestrian access (especially on S. Green Street) to the waterfront, connection of the east side of the creek to the west

through the addition of a boardwalk across the north end of the creek, and development of pedestrian access on the west side of the creek.

6. Development of the waterfront park (Site II) on the west side of the creek.

7. Promote a cooperative working relationship with federal and state agencies throughout the entire process of revitalization.

8. The Borough should pursue an active policy of grantsmanship to acquire all available non-municipal funds to implement the Design Concept Master Plan. Closely coordinate and sequence grant applications to maximize revenue acquisition.

9. Encourage continuous input and participation from residents of the Borough regarding revitalization and development.

APPENDIX

WILLOW LANDING RENOVATION

BOROUGH OF TUCKERTON

OCEAN COUNTY, NEW JERSEY

COST ESTIMATE (1981)

DESCRIPTION	AMOUNT
SITE PREPARATION AND EXCAVATION	3,000.00
INSTALLATION OF BRICK PLAZA, WALKS AND CURBING	20,000.00
PAVING PARKING LOT	11,700.00
LANDSCAPING INCLUDING PARK BENCHES AND KIOSK	22,900.00
LIGHTING	16,000.00
CONSTRUCTION TOTAL	$73,600.00
CONTINGENCIES (7%)	5,152.00
SURVEY, INSPECTION & ENGINEERING (13%)	9,048.00
TOTAL	$88,320.00
SAY	$90,000.00

WATERFRONT PARK DEVELOPMENT

BOROUGH OF TUCKERTON

OCEAN COUNTY, NEW JERSEY

COST ESTIMATE (1981)

DESCRIPTION	AMOUNT
NATURE TRAIL & TRAIL MARKERS (including boardwalk)	20,000.00
EXCAVATION	2,000.00
GRAVEL PARKING LOT & RAILROAD TIE CURBING	12,000.00
PICNIC AREA	5,000.00
LANDSCAPE RESTORATION (if needed)	10,000.00
CONSTRUCTION TOTAL	$49,000.00
CONTINGENCIES (7%)	3,430.00
SURVEY, INSPECTION & ENGINEERING (13%)	6,370.00
TOTAL	$58,800.00
SAY	$60,000.00

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