

point that is on the same bearing as White Pine Lane, thence west along that bearing to the end of White Pine Lane, thence west on White Pine Lane to Petersburg Avenue (County route 610), thence north on Petersburg Avenue (County route 610) to Tuckahoe Marmora Road, thence east on Tuckahoe-Marmora Road to Tuckahoe Road (County route 631), thence west on Tuckahoe Road (County route 631) to State route 50, and thence southeast on State route 50 to Perry Road.

3. Seaville coastal hamlet

a. The coastal hamlet boundary extends from the intersection of Hope Corson Road and State route 50, thence due west to the Connecticut main transmission line, thence southwest along the transmission line to the Upper Township/Dennis Township boundary, thence southeast along the township boundary to the Garden State Parkway, thence northeast on the Garden State Parkway to Hope Corson Road, thence northwest on Hope Corson Road to State route 50.

4. Tuckahoe coastal hamlet

a. The coastal hamlet boundary extends from the intersection of State route 50 and Budd Avenue, thence east on Budd Avenue to a point 500 feet east of State route 50, thence north along a line that is parallel to and 500 feet east of State route 50 to a point that is 200 feet south of Schoolhouse Lane, thence east for a distance of 500 feet along a line that is parallel to and 200 feet south of Schoolhouse Lane, thence north along a line that is perpendicular to Schoolhouse Lane to a point that is 200 feet north of Schoolhouse Lane, thence west along a line that is parallel to and 200 feet north of Schoolhouse Lane to a point that is 500 feet east of State route 50, thence north along a line that is parallel to and 500 feet east of State route 50 to Mosquito Landing Road, thence west on Mosquito Landing Road to State route 50, thence south on State route 50 to a point that is 500 feet north of State route 49, thence west along a line that is parallel to and 500 feet north of State route 49 to 2nd Avenue, thence south on 2nd Avenue to State route 49, thence east on State route 49 to State route 50, thence south on State route 50 to Budd Avenue.

III. Ocean County coastal centers

A. Barnegat coastal town

1. The coastal town boundary extends from the intersection of Atlantic Avenue and Main Street (US Route 9), thence north on Main Street (US Route 9) to Brook Street, thence east on Brook Street to School Street, thence north on School Street to Bay Avenue, thence east on Bay Avenue to Water Street, thence north and northwest on Water Street to Main Street (US Route 9), thence northeast on Main Street (US Route 9) to Rose Hill Road, thence northwest on Rose Hill Road to

Barnegat Boulevard, thence southwest on Barnegat Boulevard to Bay Avenue, thence east on Bay Avenue to Gunning River Road, thence south on Gunning River Road to Atlantic Avenue, and thence southeast on Atlantic Avenue to Main Street (US Route 9).

B. Brick Township coastal town

1. The boundary for the southern part of the coastal town extends from the intersection of State route 70 and Cedar Bridge Avenue, thence southeast on Cedar Bridge Avenue to Brick Boulevard, thence north on Brick Boulevard to State route 70, thence northeast on State route 70 to Jack Martin Boulevard, thence northwest on Jack Martin Boulevard to State route 88, thence south a perpendicular distance of 200 feet, thence east along a line that is parallel to and 200 feet south of State route 88 to West Princeton Avenue, thence southeast on West Princeton Avenue to a point that is a perpendicular distance of 600 feet north of State route 70, thence southwest along a line that is parallel to and 600 feet north of State route 70 to a point that is a perpendicular distance of 1,300 feet northeast of Chambers Bridge Road, thence northwest along a line that is parallel to and 1,300 feet northeast of Chambers Bridge Road to the Brick Township/Lakewood Township municipal boundary, thence west and south along the municipal boundary to a point that is a perpendicular distance of 450 feet north of Cedar Bridge Avenue, thence east along a straight line to a point on State route 70 that is 900 feet northeast of Cedar Bridge Avenue, and thence southwest on State route 70 to Cedar Bridge Avenue; and

2. The boundary for the northern part of the coastal town extends from the north end of Hendrickson Avenue, thence southeast along a line that is parallel to Pello Road to State route 70, thence northeast on State route 70 to a point that is a perpendicular distance of 100 feet west of Morris Avenue, thence north along a line that is parallel to and 100 feet west of Morris Avenue to the end of Morris Avenue, thence west along a straight line to the intersection of Hayes Avenue and Sweeney Avenue, thence southwest on Sweeney Avenue to its end, thence southeast along a line perpendicular to Sweeney Avenue to a point that is on an imaginary line extending northeast from, and on the same bearing as, Hendrickson Avenue, and thence southwest to the north end of Hendrickson Avenue.

C. Dover Township coastal centers

1. Toms River coastal regional center

a. The coastal regional center boundary extends from intersection of the former Central Railroad of New Jersey railroad right of way and the Manchester Township/Dover Township municipal boundary, thence east along the railroad right of way to the Dover Township/Berkeley Township municipal

boundary, thence southeast along the municipal boundary to Main Street, thence east along the north bank of the Toms River to the Island Heights Borough municipal boundary, thence north, east, south and east along the municipal boundary to the mean high water line of Barnegat Bay, thence north and east along the mean high water line of Barnegat Bay to Adams Avenue, thence west on Adams Avenue to a point that is a perpendicular distance of 500 feet from Fischer Boulevard, thence northwest along a line parallel to and 500 feet east of Fischer Boulevard to a point 1,000 feet southeast of Hooper Avenue, thence northeast along a line that is parallel to and 1,000 feet southeast of Hooper Avenue to the Dover Township/Brick Township municipal boundary, thence west along the municipal boundary to a point that is a perpendicular distance of 1,000 feet west of Hooper Avenue, thence southeast along a line that is parallel to and 1,000 feet from Hooper Avenue to Bay Avenue, thence northwest on Bay Avenue to Bay Lea Road (County route 571), thence west on Bay Lea Road (County route 571) to Old Freehold Road (County route 623), thence north on Old Freehold Road (County route 623) to Intermediate West Way, thence west on Intermediate West Way to Indian Head Road, thence west on Indian Head Road to a point that is a perpendicular distance of 1,200 feet east of US route 9, thence north along a line that is parallel to and 1,200 feet east of US route 9 to a point that is a perpendicular distance of 2,000 feet west of Vermont Avenue at its intersection with the Lakewood Township/Dover Township boundary, thence east along that perpendicular line to the intersection of Vermont Avenue and the Lakewood Township/Dover Township boundary, thence northwest along the municipal boundary to a point that is a perpendicular distance of 1,000 feet northwest of State route 70, thence southwest along a line that is parallel to and 1,000 feet from State route 70 to Dover Pines Avenue, thence south on Dover Pines Avenue to State route 70, thence northeast on State route 70 to Whitesville Road, thence southeast on Whitesville Road to Cox Cro Road, thence southeast on Cox Cro Road to a point that is a perpendicular distance of 750 feet west of US route 9, thence south along a line that is parallel to and 750 feet west of US route 9 to Indian Head Road, thence west on Indian Head Road to Whitesville Road, thence southeast on Whitesville Road to the Garden State Parkway, thence south on the Garden State Parkway to a point that is a perpendicular distance of 600 feet north of State route 37, thence west along a line that is parallel to and 600 feet from State route 37 to Shady Nook Drive, thence south on Shady Nook Drive to a point that is a perpendicular distance of 300 feet north of State route 37, thence west along a line that is parallel to and 300 feet from State route 37 to Cardinal Drive, thence north on Cardinal Drive to Oak Ridge Parkway,

thence north on Oak Ridge Parkway to the mean high water line of the Toms River, thence northwest along the mean high water line of the Toms River to the Dover Township/Manchester Township municipal boundary, thence southwest along the municipal boundary to the intersection of the former Central Railroad of New Jersey railroad right of way and the Manchester Township/Dover Township municipal boundary.

D. Lakewood coastal regional center

1. The coastal regional center boundary extends from the intersection of the Conrail railroad right of way and County Line Road (County route 526), thence east on County Line Road to Brook Road, thence south on Brook Road to Ridge Avenue, thence southwest on Ridge Avenue to Somerset Avenue, thence south on Somerset Avenue to Bergen Avenue, thence west on Bergen Avenue to Linden Avenue, thence south on Linden Avenue to Ocean Avenue (State route 88), thence east on Ocean Avenue (State route 88) to Chambers Bridge Road (County route 549), thence south on Chambers Bridge Road to the Garden State Parkway, thence south on the Garden State Parkway to State route 70, thence west on State route 70 to the Lakewood-Dover Township boundary line, thence northwest along the Lakewood-Dover Township boundary line to the Lakewood-Jackson Township boundary line, thence north along the Lakewood-Jackson Township boundary line to the Conrail railroad right of way, and thence northeast along the Conrail railroad right of way to County Line Road.

E. Ocean Township coastal centers

1. Waretown coastal village

- a. The coastal village boundary extends from the intersection of US route 9 and Main Street, thence northeast on Main Street to Old Main Shore Road (County route 613), thence north on Old Main Shore Road (County route 613) to US route 9, thence west a perpendicular distance of 500 feet, thence south along a line that is parallel to and 500 feet west of US route 9 to a point that is a perpendicular distance of 500 feet north of County route 532, thence west along a line that is parallel to and 500 feet north of County route 532 a distance of 1,500 feet, thence south along a line that is perpendicular to County route 532 to a point that is a perpendicular distance of 500 feet south of County route 532, thence east along a line that is parallel to and 500 feet south of County route 532 to US route 9, and thence south on US route 9 to Main Street.

New Rule, R.2000 d.45, effective February 7, 2000.

See: 31 N.J.R. 2042(a), 32 N.J.R. 503(a).

Administrative change.

See: 32 N.J.R. 1803(b).

Administrative change.

See: 32 N.J.R. 3828(a).

Petition for Rulemaking.

See: 33 N.J.R. 329(b), 33 N.J.R. 590(b).

Amended by R.2001 d.81, effective March 5, 2001.

See: 32 N.J.R. 352(a), 32 N.J.R. 682(a), 33 N.J.R. 843(a).

Rewrote the section.

Amended by R.2001 d.152, effective May 7, 2001.

See: 33 N.J.R. 156(a), 33 N.J.R. 1371(a).

Rewrote the section.

Petition for Rulemaking.

See: 33 N.J.R. 1475(a).

Administrative change.

See: 34 N.J.R. 1421(b).

Administrative change.

See: 34 N.J.R. 4196(a).

Petition for Rulemaking.

See: 35 N.J.R. 3720(a), 4786(a).

Administrative change.

See: 36 N.J.R. 5674(a).

Amended by R.2006 d.46, effective February 6, 2006.

See: 37 N.J.R. 2351(a), 2985(a), 38 N.J.R. 928(c).

Heading was "Boundaries of Coastal Centers in the CAFRA Area Not Located on Barrier Islands, Oceanfront Spits, or Peninsulas"; rewrote the section.

Administrative changes.

See: 38 N.J.R. 1669(a).

APPENDIX 3**BOUNDARIES OF NON-MAINLAND COASTAL CENTERS IN THE CAFRA AREA**

For purposes of N.J.A.C. 7:7E-5 and 5B, this appendix sets forth the boundaries of the non-mainland coastal centers in the CAFRA area. The boundaries of the mainland coastal centers are set forth in Appendix 2 and the boundaries of coastal centers that expired on February 7, 2005 are set forth in Appendix 4.

In accordance with N.J.A.C. 7:7E-5.3(c), the impervious cover allowed on a site within a Department-delineated coastal center must be placed on the net land area of the site, as determined under N.J.A.C. 7:7E-5.3(d). The placement of impervious cover on a site in a coastal center may be further restricted by other provisions of this chapter, including the Special Area rules at N.J.A.C. 7:7E-3.

The appendix is organized as follows: Counties are listed alphabetically. Within each county, the municipalities are listed alphabetically. Within each municipality, the non-mainland coastal centers are listed alphabetically.

I. Atlantic County coastal centers on barrier islands, spits, and peninsulas

A. Brigantine coastal town

1. The coastal town boundary follows the municipal boundary of the City of Brigantine, but does not include any bay islands or the Absecon Wildlife Management Area.

II. Cape May County coastal centers on barrier islands, spits and peninsulas

A. Lower Township coastal centers

1. Diamond Beach coastal town

a. The coastal town boundary extends from the intersection of the Wildwood Crest/Lower Township municipal boundary and Park Boulevard thence southwest on Park Boulevard to North Station Avenue, thence southeast on North Station Avenue to Ocean Drive (County route 621), thence southwest on Ocean Drive (County route 621) to Madison Avenue, thence southeast on Madison Avenue to its end, thence southeast on the same bearing to the water's edge, thence northeast along the water's edge to the municipal boundary, and thence northwest along the municipal boundary to Park Boulevard.

B. Ocean City coastal regional center

1. The coastal regional center boundary follows the municipal boundary of Ocean City, but does not include any bay islands or Corson's Inlet State Park.

C. Sea Isle City coastal town

1. The coastal town boundary follows the municipal boundary of Sea Isle City, but does not include the area north of a line that extends along 22nd Street and along the same bearing from either end of 22nd Street to the mean high water line.

III. Monmouth County coastal centers on barrier islands, spits and peninsulas

A. Monmouth Beach coastal town

1. The coastal town boundary follows the municipal boundary of the Borough of Monmouth Beach, but does not include any bay islands.

B. Sea Bright coastal town

1. The coastal town boundary follows the municipal boundary of the Borough of Sea Bright, but does not include any bay islands.

IV. Ocean County coastal centers on barrier islands, spits and peninsulas

A. Barnegat Light coastal village

1. The coastal village boundary follows the municipal boundary of Barnegat Light Borough, but does not include any bay islands or Barnegat Light State Park.

B. Bay Head coastal town

1. The coastal town boundary follows the municipal boundary of Bay Head Borough.

C. Beach Haven Borough coastal town

1. The coastal town boundary follows the municipal boundary of Beach Haven Borough, but does not include any bay islands.

D. Berkeley Township coastal town

1. The coastal town boundary circumscribes that part of Berkeley Township that is east of Barnegat Bay, north of Island Beach State Park and south of Seaside Park Borough.

E. Brick Township coastal centers

1. South Mantoloking coastal village

a. The coastal village boundary circumscribes that part of Brick Township that is east of Barnegat Bay, north of Dover Township, and south of Mantoloking Borough, but does not include any bay islands.

F. Dover Township coastal centers

1. Normandy Beach/Chadwick coastal town

a. The coastal town boundary circumscribes that part of Dover Township that is east of Barnegat Bay, north of Lavallette Borough and south of Brick Township, but does not include any bay islands.

2. Ortley Beach coastal town

a. The coastal town boundary circumscribes that part of Dover Township that is east of Barnegat Bay, north of Seaside Heights Borough, and south of Lavallette Borough, but does not include any bay islands.

G. Harvey Cedars coastal town

1. The coastal town boundary follows the municipal boundary of Harvey Cedars Borough, but does not include any bay islands.

H. Lavallette coastal town

1. The coastal town boundary follows the municipal boundary of Lavallette Borough, but does not include any bay islands.

I. Long Beach coastal town

1. The coastal town boundary circumscribes those non-contiguous parts of Long Beach Township that are east of Barnegat Bay, but does not include any bay islands or the Holgate Unit of the Edwin B. Forsythe National Wildlife Refuge.

J. Mantoloking coastal village

1. The coastal town boundary follows the municipal boundary of Mantoloking Borough, but does not include any bay islands.

K. Seaside Park coastal town

1. The coastal town boundary follows the municipal boundary of Seaside Park Borough, but does not include any bay islands.

L. Ship Bottom coastal town

1. The coastal town boundary follows the municipal boundary of Ship Bottom Borough, but does not include any bay islands.

M. Surf City coastal village

1. The coastal village boundary follows the municipal boundary of Surf City, but does not include any bay islands.

New Rule, R.2000 d.45, effective February 7, 2000.

See: 31 N.J.R. 2042(a), 32 N.J.R. 503(a).

Administrative change.

See: 32 N.J.R. 1803(b).

Administrative change.

See: 36 N.J.R. 5674(a).

Amended by R.2006 d.46, effective February 6, 2006.

See: 37 N.J.R. 2351(a), 2985(a), 38 N.J.R. 928(c).

Heading was "Boundaries of Coastal Centers in the CAFRA Area Located on Barrier Islands, Oceanfront Spits, or Peninsulas"; rewrote the introductory paragraph.

APPENDIX 4

EXPIRED BOUNDARIES OF COASTAL CENTERS

For purposes of N.J.A.C. 7:7E-5 and 5B, this appendix sets forth the boundaries of the coastal centers in the CAFRA area that expired on February 7, 2005 that have not been re-established as mainland coastal centers or which no longer qualify as mainland coastal centers. See N.J.A.C. 7:7E-5B.6.

The expired boundaries of coastal centers located in a municipality that, prior to October 15, 2005, held a pre-petition meeting with the Office of Smart Growth in accordance with N.J.A.C. 5:85-7.3 are identified with an asterisk (*). N.J.A.C. 7:7E-5B.6(h) sets forth the impervious cover limits and vegetative cover requirements for a 100 percent affordable housing development proposed in one of the expired coastal centers identified by an asterisk. In accordance with N.J.A.C. 7:7E-5.3(c), the impervious cover allowed on a site within a Department-delineated coastal center must be placed on the net land area of the site, as determined under N.J.A.C. 7:7E-5.3(d). The placement of impervious cover on a site in a coastal center may be further restricted by other provisions of this chapter, including the Special Area rules at N.J.A.C. 7:7E-3.

The Department will update the list of expired boundaries of coastal centers in this appendix by notice of administrative change as part of the New Jersey Register notice required in N.J.A.C. 7:7E-5B.6(d). The appendix is organized as follows: Counties are listed alphabetically. Within each county, the municipalities are listed alphabetically. Within each municipality, the coastal centers with expired boundaries are listed alphabetically.

I. Atlantic County expired coastal centers

A. Corbin City expired coastal hamlet*

1. The expired coastal hamlet boundary extends from the southern intersection of State route 50 and Main Street (County route 611), thence a perpendicular

1. The expired coastal village boundary extends from the intersection of State route 49 and the mean high water line on the south bank of Alloways Creek (watercourse), thence south on State route 49 to Sickler Street, thence southwest on Sickler Street to New Street, thence northwest on New Street to its end, thence northwest along the same bearing to the mean high water line on the south bank of Alloways Creek (watercourse), and thence east along the mean high water line to State route 49.

New Rule by R.2006 d.46, effective February 6, 2006.

See: 37 N.J.R. 2351(a), 2985(a), 38 N.J.R. 928(c).

Former N.J.A.C. 7:7E Appendix 4, CAFRA Centers, recodified as N.J.A.C. 7:7E Appendix 5.

Administrative changes.

See: 38 N.J.R. 1669(a).

Amended by R.2006 d.363, effective October 2, 2006.

See: 38 N.J.R. 1921(a), 38 N.J.R. 4214(a).

Added the second paragraph; and inserted asterisks following multiple entries in the list of coastal centers with expired boundaries.

APPENDIX 5

CAFRA CENTERS

This non-regulatory appendix contains the list of CAFRA centers the boundaries of which have been accepted by the Department under N.J.A.C. 7:7E-5B.3(b), and which are incorporated into and shown on the CAFRA Planning Map. As required under N.J.A.C. 7:7E-5B.4(b), an applicant shall refer to the CAFRA Planning Map in order to determine the location of a site for the purposes of determining the applicable impervious cover limits under this chapter.

The Department will update the list of CAFRA centers, in this Appendix by notice of administrative change as part of the New Jersey Register notice required in N.J.A.C. 7:7E-5B.3(b). The appendix is organized as follows: Counties are listed alphabetically. Within each county, the municipalities are listed alphabetically. Within each municipality, the CAFRA centers are listed alphabetically.

I. Atlantic County CAFRA centers and CAFRA cores

A. Atlantic City

1. Atlantic City CAFRA urban center

B. Galloway Township CAFRA centers and CAFRA cores

1. Galloway Downtown CAFRA core
2. Oceanville CAFRA village
3. Smithville CAFRA core
4. Smithville CAFRA town
5. Wrangleboro CAFRA town

II. Cape May County CAFRA centers

A. Avalon Borough

1. Avalon Borough CAFRA town

B. Cape May City

1. Cape May City CAFRA town

C. Cape May Point Borough

1. Cape May Point CAFRA village

D. Stone Harbor Borough

1. Stone Harbor Borough CAFRA town

E. Wildwood City/North Wildwood City/Wildwood Crest Borough/West Wildwood Borough

1. The Wildwoods CAFRA regional center

III. Cumberland County CAFRA centers

A. Bridgeton City

1. Bridgeton CAFRA Regional Center

B. Commercial Township CAFRA centers

1. Laurel Lake CAFRA village
2. Mauricetown-Haleyville CAFRA village
3. Port Norris CAFRA village

C. Lawrence Township

1. Cedarville CAFRA Village

D. Maurice River Township

1. Delmont CAFRA village
2. Dorchester-Leesburg CAFRA village
3. Heislerville CAFRA village
4. Port Elizabeth Bricksboro CAFRA village
5. Mauricetown Station CAFRA hamlet

E. Millville City/Vineland City

1. Millville-Vineland CAFRA regional center

IV. Monmouth County CAFRA centers

A. Asbury Park City

1. Asbury Park CAFRA urban center

B. Atlantic Highlands Borough

1. Atlantic Highlands Borough CAFRA town

C. Long Branch City

1. Long Branch CAFRA regional center

D. Manasquan Borough

1. Manasquan Borough CAFRA town

E. Red Bank Borough

- 1. Red Bank CAFRA regional center
- V. Ocean County CAFRA centers
 - A. Little Egg Harbor Township
 - 1. Mystic Island CAFRA town
 - 2. Parkertown CAFRA village
 - B. Little Egg Harbor Township/Tuckerton Borough
 - 1. Tuckerton CAFRA town
 - C. Seaside Heights Borough
 - 1. Seaside Heights CAFRA Town
 - D. Stafford Township
 - 1. Stafford/Manahawkin CAFRA regional center
- VI. Salem County CAFRA centers and CAFRA nodes

A. Lower Alloways Township CAFRA centers

- 1. PSE & G Energy Facility node

B. Salem City

- 1. Salem City CAFRA regional center

New Rule, R.2001 d.81, effective March 5, 2001.

See: 32 N.J.R. 352(a), 32 N.J.R. 862(a), 33 N.J.R. 843(a).

Administrative change.

See: 34 N.J.R. 1421(b).

Administrative change.

See: 34 N.J.R. 4196(a).

Administrative change.

See: 36 N.J.R. 5674(a).

Administrative change.

See: 37 N.J.R. 4435(a).

Recodified from N.J.A.C. 7:7E Appendix 4 by R.2006 d.46, effective February 6, 2006.

See: 37 N.J.R. 2351(a), 2985(a), 38 N.J.R. 928(c).