



**MASER SOSINSKI  
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**Township of Ocean**  
**Ocean County, New Jersey**

3

**NATURAL RESOURCE INVENTORY MAPS**

**December 1992**

**MSA Project No. G91035**

**This document was prepared with the aid of a grant from the New Jersey Department of Environmental Protection and Energy, Office of Environmental Services.**

Consulting, Municipal and Environmental  
Engineers ■ Planners ■ Surveyors

## I. INTRODUCTION

A primary function of a municipal environmental commission is the preparation of a Natural Resource Inventory. Such an inventory is the foundation upon which the environmental commission will base future decisions concerning land use development. Future land use determinations fall under the purview of the municipal planning board but the environmental commission, as an advisory body to the planning board, provides expertise with regard to environmental matters.

The following text and associated maps constitute an update of the Natural Resource Inventory for the Township of Ocean. Important natural features have been mapped through the use of a computer aided drafting technique. Mapped information has been digitized and stored on computer disks. The data can be retrieved and drafted by computer onto a base map of the Borough resulting in a display of natural features as they relate to man-made features such as streets and municipal boundaries. The computer based mapping can be generated at a variety of scales.

A brief explanation of the source of the mapped data and the relevance of each is contained in this text. The information contained in this natural resource inventory can serve as an important data base for input into land use development decisions.



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## **II. DESCRIPTION OF MAPPED FEATURES**

### **1. Roadway and Surface Water Base Map**

The basis for the Roadway and Surface Water Base Map was TIGER map files made available by the New Jersey Department of Environmental Protection and Energy, Office of Science and Research. TIGER maps have been compiled by the U.S. Bureau of the Census. Locations of roadways, surface waters, and municipal boundaries are available, in digital format on computer disks which were provided by NJDEPE in association with the Office of Environmental Services (OES) grant program. The base map, as indicated by its name, serves as a foundation upon which to draft the environmental features of interest in this project.

### **2. Wetlands**

The New Jersey Freshwater Wetlands Protection Act, P.L. 1987, C.156 took effect on July 1, 1988. This Act controls regulated activities undertaken within freshwater wetlands within the State of New Jersey. The Act defines regulated activities as:

1. The removal, excavation, disturbance or dredging of soil, sand, gravel or aggregate material of any kind;
2. The drainage or disturbance of the water level or water table;
3. The dumping, discharging or filling with materials;
4. The driving of pilings;
5. The placing of obstructions; or

6. The destruction of plant life which would alter the character of a freshwater wetland, including the cutting of trees except the approved harvesting of forest products pursuant to N.J.A.C. 7:7A-2.5(a)2.

A permit is required to perform any of the above regulated activities in identified freshwater wetlands.

Freshwater wetlands have been identified and mapped by NJDEPE on 1986 aerial photos. The information on these maps was digitized and overlaid on the base map of Ocean Township.

### 3. Hydric Soils

Hydric soils have been defined by the U.S.D.A. Soil Conservation Service (1982) as soil that is either: (1) saturated at or near the soil surface with water that is virtually lacking free oxygen for significant periods during the growing season, or (2) flooded frequently (i.e., more than 50 times in 100 years) for long periods (i.e., more than 7 consecutive days) during the growing season. This definition attempts to identify soils that support the growth and reproduction of hydrophytes or wetland vegetation. These soils are either saturated and/or flooded long enough to produce anaerobic (no oxygen) conditions in the soil, thereby affecting the reproduction, growth and survival of plants.

Hydric soils occurring in Ocean County prepared by the Soil Conservation Service are identified in the Ocean County Soil Survey. Soil types for Ocean Township were available in digitized format from the New Jersey Department of Environmental Protection and Energy Geographic Information System digital data files. This data was plotted by Maser Sosinski & Associates, P.A. Hydric soils were then located and indicated by shading on the digitized map.

LACEY  
TOWNSHIP

OCEAN TOWNSHIP

BARNEGAT  
TOWNSHIP

BAY

BARNEGAT



GENERAL NOTES:

1. THIS MAP WAS PREPARED FOR THE TOWNSHIP OF OCEAN, NEW JERSEY, AND IS TO BE USED AS A PLANNING TOOL ONLY. IT IS NOT TO BE USED AS A FINAL WETLANDS Delineation.
2. THIS MAP IS TO BE USED AS A PLANNING TOOL ONLY. IT IS NOT TO BE USED AS A FINAL WETLANDS Delineation.
3. REAMS AND WBS SURFACE WATER BODIES HAVE BEEN DERIVED FROM THE USGS TOPOGRAPHICAL QUADRANGLE.

		Engineers • Planners • Surveyors	
MAUSER, SOBSNICK & ASSOCIATES, P.A.		Victorio Plaza 10000 Route 1 Suite 100 Ocean County, NJ 08562	
SURFACE WATER AND FRESHWATER WETLANDS MAP			
FOR TOWNSHIP OF OCEAN OCEAN COUNTY NEW JERSEY			
Scale: 1" = 2000'	Date: MAY 27, 1992	Job No: 92-0000	Sheet No: 1 of 1





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December 9, 1992

Mr. Dennis Tredy  
Ocean Township Environmental Commission  
Municipal Building  
Railroad Avenue  
Waretown, NJ 08758

Re: Recreation Use of Bayfront Property  
Block 272.09, Lot 1.03  
Ocean Township, Ocean County  
MSA Project G91-035

Dear Mr. Tredy:

In accordance with the OES Grant (NJDEPE Project #9163), please find below a brief report on the above-referenced property concerning its potential usefulness as public open space. As part of the study, Maser Sosinski & Associates, P.A. reviewed recent land use approvals, inspected the property and reviewed other Ocean Township open space.

#### **Property Description and Owner**

The 2.47-acre waterfront property is located at the end of Tuscarora Boulevard and fronts on Barnegat Bay and Bay Lagoon (see attached Figure). The property is approximately 900' long and has a varying width ranging from approximately 100 feet to 230 feet. Bulkheading surrounds the waterfront portion of the property. The property is currently vacant. Vegetation on the property consists of grasses and Phragmites (see Photographs 1 & 2).

The property has received final site plan approval from the Ocean Township Zoning Board of Adjustment to construct 12 townhouse condominium units. An extension of time for the approval was granted to July 31, 1993 by the Zoning Board on June 24, 1992. The "Permit Extension Act" approved by the governor on August 7, 1992 further extends this approval until December 31, 1994.

The property is currently owned by Peninsula Associates, c/o BEI Ritz, an agent for the Resolution Trust Company. The current assessment is \$600,000.00.

To: Mr. Dennis Tredy  
Re: Recreation Use of Bayfront Property  
Block 272.09, Lot 1.03  
Ocean Township, Ocean County  
MSA Project G91-035

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### **Public Open Space Potential**

The property is located at the end of Tuscarora Boulevard, an improved roadway, and fronts on Barnegat Bay. The property has 100' of frontage on a curbed cul-de-sac which provides access to the property. The property could be developed for several recreational uses including fishing, crabbing, a playground and passive recreation. Playground equipment could include swings, "Jungle Jims," tot lots, and other typical items associated with children's playgrounds. The property is too narrow for the development of play fields or athletic fields although tennis courts, basketball, volleyball, shuffle board and horseshoes could probably be accommodated.

A large residential neighborhood is located immediately west of the property and extends to Route 9. Although a detailed inventory of homes was not conducted, the number of homes is estimated to exceed 400 homes. Some of these homes are lagoon-front properties, while a substantial number are not waterfront. The population of this residential neighborhood would provide local use of the property.

### **Potential Land Acquisition**

The most cost effective manner to acquire recreational property is generally through the use of New Jersey's Green Acres grants and/or loans. The state offers several funding mechanisms to purchase property. The Township of Ocean would have to make application to the department for funding. The application would require a townshipwide inventory of all publicly owned properties and a preliminary plan for the use of the subject property.

Prior to making application to the state, the township may want to establish the fair market value (FMV) of the property. Although the property is assessed at \$600,000.00, the FMV may be higher considering the approvals to construct 12 townhouse condominiums. Eventually, the town would have to negotiate the FMV with the owner to establish a purchase price. If a purchase price cannot be agreed upon, the town will have to acquire the property through condemnation.



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**Summary**


The Tuscarora Boulevard property is an attractive waterfront property for recreational use. The property is an excellent location for fishing, crabbing and playground uses. It is likely that the main use of the property will come from the adjacent neighborhood. Secondary use may come from the remaining areas of Ocean Township and northern Barnegat Township.

Since the property has final site plan approval, the cost of the property is likely to be the main issue in acquiring this property for recreational purposes. If Ocean Township wishes to expand their recreational resources, and the purchase price of the property is not prohibitive, the funding of the property and improvements may be obtained through the Green Acres Program. This program offers municipalities several avenues of funding to assist in the overall expansion of publicly owned property throughout the state.

Should you have any questions on the above, please do not hesitate to call me.

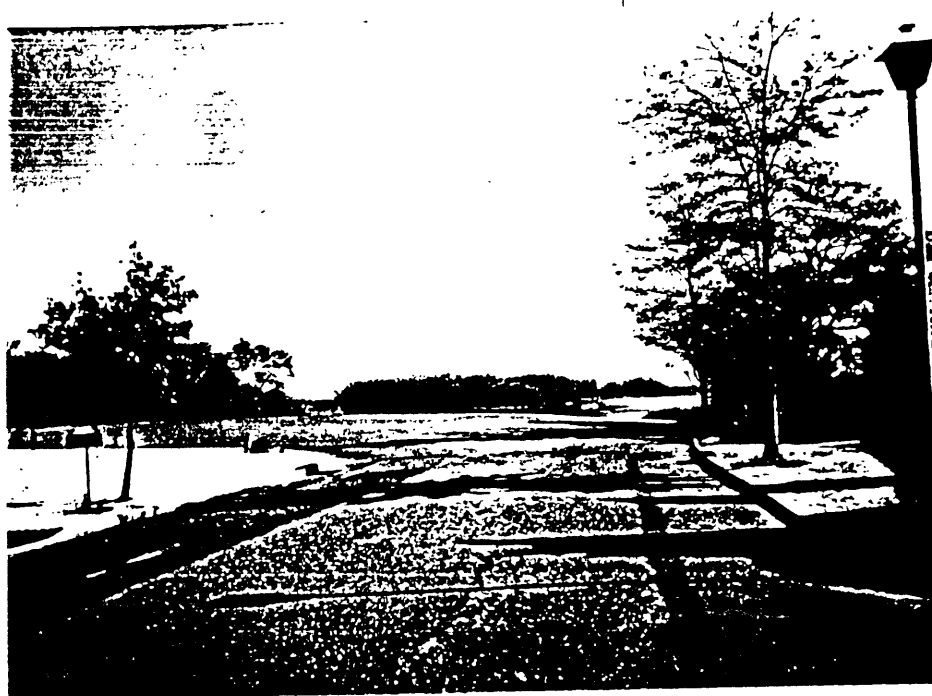
Very truly yours,

MASER SOSINSKI & ASSOCIATES, P.A.



Joseph J. Layton, P.P., AICP

JJL/pms  
enc.



— Looking East towards site.  
— Tuscarora Boulevard in foreground. —



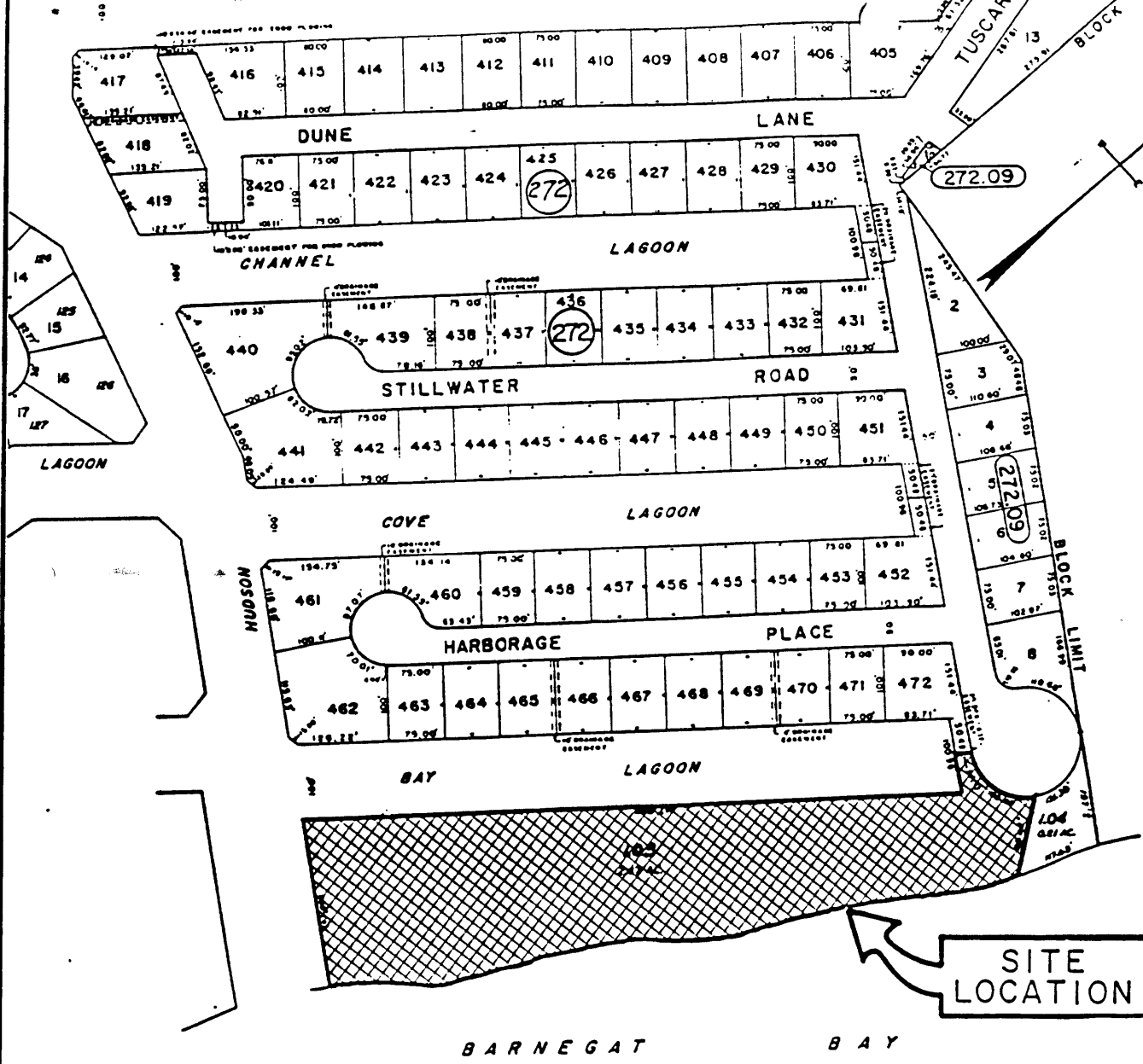
— Looking South at site. Barnegat  
— Bay is to left, Bay Lagoon to  
right.

HARBOR

LAGOON

TUSCARORA BLOCK

SHEET 29



SITE LOCATION

BARNEGAT BAY



MASER SOSINSKI  
& ASSOCIATES, P.A.

Engineers ■ Planners ■ Surveyors

Victoria Plaza  
30 Freneau Avenue ( Route 79 )  
Matawan, N.J. 07747  
Tel No. (908) 583 - 5900

## OFFICIAL TAX MAP

BASE MAP TAKEN FROM TAX MAP OF  
OCEAN TOWNSHIP SHEET 29  
OCEAN COUNTY, N.J.