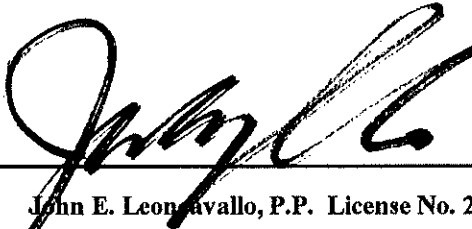


MASTER PLAN

Borough of Island Heights Ocean County, New Jersey

Prepared By
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Adopted: November 6, 1997



John E. Leoncavallo, P.P. License No. 2649

The original of this document has been signed and sealed in accordance with New Jersey Law.

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**INTRODUCTION
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BOROUGH OF ISLAND HEIGHTS

OCEAN COUNTY, NJ

INTRODUCTION

The Island HEIGHTS Master PLAN program included an analysis of the Borough by members of the Planning Board and Board's Planning Consultant. Data was compiled from previous reports, from the Ocean COUNTY Planning Board, Borough records, field surveys, interviews of Borough officials and historical accounts of the Borough. The bulk of the research was undertaken by Planning Board members and the Secretary. Special appreciation is also extended to the Ocean County Planning Board staff for assistance on land use and population data, use of the base map and other support materials used in the basic planning studies and to the staff of O'Donnell, Stanton and Associates for providing professional assistance in compiling and editing the studies for final publication.

Some study data has been incorporated directly into the text of the Master Plan. This includes the data on community facilities and utilities, transportation and circulation and parks and recreation facilities. Other data is presented in the following sections including the regional setting, historical background, population, natural features inventory, land use analysis and housing.

REGIONAL SETTING

Island Heights is a small community containing 0.60 square miles. The Borough is the fifth smallest community in the County of Ocean and contains less than one-tenth of one percent of the 638 square miles within the County.

Island Heights is located on the north bank of the Toms River in east central Ocean County. Island Heights is located approximately sixty-two (62) miles south of New York City and fifty-four (54) miles east of Philadelphia. The Borough is located on the mouth of the Toms River adjacent to the Inland Waterway which extends from the Manasquan River in northern Ocean County south to Florida.

Ocean County is the fastest growing county in the State of New Jersey and one of the fastest growing areas in the northeastern United States. From 1950 to 1960, the Ocean County population almost doubled from 56,622 to 108,241. By 1970, the population had almost doubled again to 208,470. Since 1970, the population of Ocean County has increased almost fifty percent to more than 300,000.

HISTORICAL BACKGROUND

EARLY HISTORY

The Borough of Island Heights is a unique archaeological site being the second highest point of land on the entire Atlantic seaboard south of the Highlands which is located opposite Sandy Hook in Monmouth County. The bluffs which are formed on the south side of the Island were frequented by the Lenni Lenape Indians who are known to have frequented Island Heights and to have lived in caves on the south side of the Island. Numerous remnants of Indian habitation have been found on the Island including arrow heads, shell mounds and other artifacts.

The first recorded European to own the Island area was Dr. Johnson who received the Island as part of a patent grant given to him on June 24th, 1690. The area was known as Dr. Johnson's Island until approximately 1745 when it was renamed Toms River Island.

In the 1700's James Dillon possessed the area but was forced to flee to Canada during the Revolutionary War since he was a Royalist. Another member of the Dillon family took over ownership of the island. On the east end of the island is a home built in pre-revolutionary times called "The Dillon House." Dillon's Creek which extends through the north central portion of the Borough is also named after the Dillon family. The Island was also commonly referred to as Dillon's Island.

The Island was sold and resold through the years but remained in a natural state through the mid-1800's.

THE ISLAND HEIGHTS ASSOCIATION

In 1877, Reverend J.H. Graw, then President Elder of the New Brunswick District (Methodist Church), was impressed with the idea that the Toms River Island would be an ideal location for a camp meeting and summer resort. In conjunction with twenty-five (25) or thirty (30) other persons, Reverend Graw formed the Island Heights Association which was incorporated on July 1st, 1878. The Association purchased one hundred and seventy-two (172) acres of land and ten (10) acres were cleared for a campground, a pavilion, thirty (30) camp meeting cottages and a wharf for transporting persons to and from the island.

On August 20th, 1878, one hundred (100) lots were sold producing \$10,000.00 in revenue, all of which were utilized for improvements of the campground itself.

In founding Island Heights Reverend Graw intended to establish a Christian family resort under temperance influences, and as a result the Association included in every deed of sale a clause prohibiting the use of liquor. Many of the deeds in Island Heights today contain this restriction.

An early permanent house on the island was built in 1879 by Reverend Samuel Van Sant. Other buildings were also erected in conjunction with the camp meeting ground and in 1882 the cornerstone of the First Methodist Church was laid. One of the early problems confronting the Island Heights Association was transportation to and from the Island and also provision of food. While a hotel was erected, Island House, it was not able to serve the public for some time due to the difficulty of obtaining food stuffs. Access to and from the Island was restricted to boats along the Toms River and all freight shipped to and from the island was transported in scows on the River. The first general store which was constructed is located on the corner of Central and Ocean Avenues and the building is now occupied as a residence.

In 1883 the Pennsylvania Railroad built a branch to Island Heights from their main line from Camden to Seaside Park and in 1888 the Island Heights Hotel Association was incorporated to construct guest facilities.

In keeping with the original intent of the founding fathers, Sunday sailing and bathing were prohibited and vehicles of any type were denied access to the community by gates which were locked from Midnight Saturday to Monday morning. Deliveries were halted and no Sunday papers were distributed. Even trains were not permitted on the Sabbath in Island Heights.

ISLAND HEIGHTS BOROUGH

The Island Heights Post Office was founded in 1887, the first Island Heights School District was formed on March 4th, 1889, the Island Heights Yacht Club was formed in 1898 and was incorporated on April 7th, 1900. Riparian rights were purchased at the foot of Oak Avenue for \$100.00 and the Yacht Club and a clubhouse was constructed that year.

The Island Heights Volunteer Fire Company was formed on February 14th, 1895. The original Fire House was a car garage on Jaynes Avenue and in 1923 the Fire Company moved to a new house on the corner of Van Sant Avenue and Simpson Avenue. That building served as the Fire Company until the present fire house was completed in 1963, located at the corner of Lake and Maple Avenues.

In 1902 John Wanamaker of Philadelphia constructed a vacation spot for his "Wanamaker Cadets" who were cash boys and girls employed in Wanamaker Department Stores in New York City and Philadelphia. The camp was subsequently shut down by Wanamaker when child labor was deemed unlawful. The Wanamaker Complex was used during World War II by the Army and in 1949 the camp was purchased by the Presbyterian Church and operated as a summer camp. The Church built nine (9) sleeping cabins, a chapel and recreation hall, an infirmary, a shower building and maintenance shop and garage. The Borough subsequently purchased the property in 1975 and converted the recreation hall into the Borough Meeting Hall, the infirmary was converted into the Municipal Clerk and Tax Collector's Office, the chapel was modified to house the Post Office and the sleeping cabins have been relocated through the town with one of them now serving as the headquarters for the Borough Police Department. The campgrounds are also used as a recreation site.

The Island Heights Library was formed in 1907 as the Island Heights Improvement Society which changed to the Community Center and Library. In 1956 the corporation was dissolved and the library was taken over as a municipal function. In January, 1978, the Island Heights Library joined the Ocean County Library System.

The Island Heights First Aid Squad was incorporated on November 22, 1949. In 1957 the Ocean Arts and Crafts Club was formed by Mrs. Edna Thompson Feerick and in 1960 was changed to the Ocean County Artist Guild which was incorporated as a non-profit organization. The Headquarters of the Guild are located on the corner of Ocean and Chestnut Avenues in a Victorian home which was deeded to the Guild in 1974 by Mrs. Edith M. Grace. In 1960 the Ocean County String Band was founded in Island Heights and the Band leased the former Borough Hall at the intersection of Van Sant and Simpson Avenues.

Saint Gertrude's Roman Catholic Church was established as a mission by Saint Joseph's in Toms River in 1908.

HISTORICAL PRESERVATION

The Borough has an interesting history and a notable collection of turn of the century homes and commercial shops. The Island Heights Historic District, as depicted on the Land Use Map, is listed on the National and New Jersey Register of Historic Places Inventory.

POPULATION

The Borough of Island Heights is characterized by a changing population composition and size. These changes will effect the types and the scopes of community services which should be provided by the Borough in years to come. This section provides an analysis of the population growth of Island Heights in comparison to the trends of population within the County and with surrounding municipalities.

Population Growth: 1930 - 1976

The Borough of Island Heights has experienced a changing population growth rate since 1930. Based upon the population changes which have occurred from 1930 to 1976, one can see that Island Heights had a slight population decrease from 1930 to 1940 when the population declined from 453 to 392, a decrease of 61 residents, or minus 13.5 percent. From 1940 to 1950, the population more than doubled increasing to 795 residents. During that ten-year period, Island Heights had an increase in population of 403 residents. Population growth continued through 1960 when the Census recorded a population of 1,150, an increase of 355 residents over the 1950 figure. By 1970, the population of Island Heights had increased to 1,397, which was a numerical increase of 247 residents, or 21.5 percent increase in population. Based upon the Official State Estimates of Population, prepared by the New Jersey Department of Labor and Industry for July 1, 1976, the Borough of Island Heights had a total of 1,455 residents, a numerical increase of 58 residents since 1970 and a moderate increase of 4.2 percent.

The growth of population on an annual basis, indicates that rapid population growth occurred following World War II and extended through the 1960's. Since 1970, the Borough of Island Heights has had a very modest annual increase in population of less than one percent per year.

Population Projections: 1980 - 2000

Population projections have been prepared by the Ocean County 208 Water Quality Planning Program for the County as a whole and also for each of the thirty-three municipalities within the County. Based upon these projections, the Borough of Island Heights could reach a population of 1,780 to 1,820 by 1980, 2,000 to 2,200 by 1990 and 2,300 to 2,700 by the year 2000. These population projections were based upon historical trend data. Assumptions were made that past growth trends would continue into the future. It should be recognized that these projections are estimates which may or may not occur depending upon future development controls and opportunities within the Borough. The population projections can be impacted by a number of important decisions by the Borough within the next several years. These would include the type of zoning adhered to by the Borough, including decisions relative to provisions for multi-family development, senior citizen development or redevelopment of various sections of the Borough from existing patterns or densities of development to more intensive type uses.

Another important aspect of future population growth would be the composition of population. Based upon recent growth trends within Ocean County and in Island Heights, population in the future will tend to become older in nature with a more intensive concentration of senior citizens within the Borough and the adjoining Ocean County area. These factors should be considered as part of the future planning program within the Borough.

NATURAL FEATURES INVENTORY

The natural resources within Island Heights have provided the basic setting for the development of the community. The natural resources within the Borough include geology, topography, natural drainage, soils, vegetation, air quality, water, animal life and other features which occur within natural environment. Natural resources will continue to have an impact upon future development and also in terms of promoting certain types of development which are designed to utilize the natural resource setting.

Geology

The Borough of Island Heights is located in the lower Atlantic Coastal Plain Physiographic Province, which extends southeast from a line between Trenton and New Brunswick to the Atlantic Ocean. The Atlantic Coastal Plain includes parts of Mercer and Middlesex Counties and all of Monmouth, Ocean, Burlington and other counties in southern New Jersey. The Atlantic Coastal Plain gradually decreases in elevation from its highest points along the northern and western extremities near Trenton and New Brunswick to sea level along the coast.

The Borough of Island Heights is located within an area known as the Cape May Formation. The Cape May Formation is classified in the most recent geologic time period which occurred approximately one million years ago. The Cape May formation occurred within the Cenozoic Era, the Quaternary Period, and the Holocene Epoch. The area around Island Heights is composed of less than fifty feet along the coastal area of Ocean, Atlantic and Cape May Counties. In comparison to other geological deposits within the county, the Cape May Formation is less compact and does not contain as much weathered chert and iron oxide pebbles as the earlier geologic deposits in other parts of Ocean County. The lower portions of Island Heights are composed of geologic deposits referred to as the Holocene Series. This series includes beach deposits, swamp and tidal marsh deposits are identified as sedimentary deposits which are fairly uniform and consist of typically well sorted, fine to medium - grained quartz sands. The swamp and tidal marsh deposits are composed of silt and clay that is high in organic content. The tidal marsh deposits are found in the salt marsh areas of the Borough along Barnegat Bay, while the swamp deposits are found along the fringes of the upper reaches of Dillon's Creek and other stream areas in the northern portion of the Borough. Finally, there are stream deposits consisting of thin sand layers which are found along portions of Dillon's Creek and other drainageways which have developed from upstream runoff of sediments.

Topography

Topographically, the Borough of Island Heights is comprised of two plateau areas divided by Dillon's Creek. The area south of Dillon's Creek extends from sea level to fifty feet above sea level. The highest points within the Borough are found along Summit Avenue where several locations are found at forty or more feet above sea level. The highest point within the Borough is located north of Summit Avenue along West End Avenue where the highest point in the Borough is found at fifty feet above sea level.

The area north of Dillon's Creek ranges from approximately five feet above sea level to forty feet above sea level. The highest points north of the creek are found along Route No. 37 at Central Avenue and Garfield Avenue.

While much of Island Heights has been developed on the plateau areas of Island Heights, the Borough is noted for its steep hills overlooking the Toms River. The topography actually forms a bluff along a portion of the Toms River and the result is that most of the Borough along the river has a very narrow floodplain. Ironically, the areas within the Borough which are subject to flooding are found in the inland portion of the Borough along Dillon's Creek. The low wet areas along the Creek form a permanent belt of open space extending from the northeastern corner of the Borough westerly to West End Avenue and extending northerly between West End Avenue and Maple Avenue to Route No. 37. The "L" shaped drainage area along Dillon's Creek represents an important aspect of the natural resources within the Borough.

The topography of Island Heights has also been a major feature in terms of the development pattern within the Borough. The excellent view of the water by homes along the hills of Island Heights have been the major physical feature which has provided the Borough with a unique setting along the Toms River.

The Borough also has several areas which are ideal for boating facilities, active public recreation areas and passive recreation areas. While these areas have been developed for the most part, future planning within the Borough should recognize the importance of these features and assist in maintaining development in compatible fashion with these features.

Soils

There are six basic soils found within the Borough of Island Heights according to the Interim Soil Survey Report for Ocean County prepared by the U.S. Department of Agriculture, Soil Conservation Service in cooperation with the New Jersey Agriculture Experiment Station at Rutgers University in 1976. These soils include Lakehurst Sand, Evesborough Sand, Downer Loamy Sand, Atsion Sand, Dune Lands, and Fill Land Over Tidal Marsh.

The majority of the Borough is composed of Evesborough Sand and also Downer Loamy Sands. These areas basically form the two plateau areas extending north and south of Dillon's Creek. The cove around Holly Lake is comprised of Dune Sand. A broad band of Lakehurst Sand extends along the fringe areas of the Dillon's Creek floodplain while the floodplain itself is constituted of Atsion Sands and also Fill Land Over Tidal Marsh.

In terms of potential impact on development, soils provide a basis for evaluating potential urban development capabilities. Approximately eighty percent of the Borough is comprised of Evesborough Sands and Downer Loamy Sands which have only slight limitations for development. Most of this area is currently developed because of the ease of development and the fact that roadway construction, building foundations and other types of development can be accomplished with few limitations. The Lakehurst Sand Soils which are located along the Dillon's Creek area have moderate limitations in terms of development due to seasonal high water tables on one and one-half to four feet and also the fact that road construction may be affected by moderate frost action if not provided with good subsurface drainage. Lakehurst Soils also have severe limitations in terms of development potential for picnic and play areas, paths and trails, athletic fields and other types of open space uses which have extensive traffic. Lakehurst Soils are noted by their low fertility and also have a high dust hazard.

Atsion Sand and Fill Over Muck Soils have severe limitations in terms of community development due to a seasonal high water table of zero to one foot except where fill is three to eight feet in depth. The areas which contain Atsion Sand, Fill Over Muck and Tidal Marsh Lands are subject to seasonal flooding. Due to severe natural development limitations of these soil types, little development has occurred where soils exist. Recognizing the severe development limitations, the Borough should recognize that development should be restricted to limited types of uses which would be compatible with the flooding characteristics of these areas. It should also be recognized that with future development of the upland areas in Dover Township, greater flood flows in Dillon's Creek could occur. Any type of development should provide for flood potential and also for restrictions in terms of foundations, footings, and utilities.

A map indicating the locations of soil types if Island Heights is presented on the following page. A synopsis of the soils is presented in TABLE 1 entitled, "Soils and Development Limitations - Island Heights, New Jersey."

Detailed soils data can be reviewed from the U.S. Department of Agriculture, Soil Conservation Service, Ocean County Soil Conservation District Offices located on Lacey Road in Lacey Township.

TABLE 1
SOILS AND DEVELOPMENT LIMITATIONS
ISLAND HEIGHTS, NEW JERSEY

DEVELOPMENT LIMITATIONS

<u>USES</u>	<u>(At)</u>	<u>(DoA)</u>	<u>(EvB)</u>	<u>(EVC)</u>	<u>(EVD)</u>	<u>(FtB)</u>	<u>(LhA)</u>
Dwellings: with Basements	Sev	Slight	Slight	Slight	Mod.	Sev.	Sev.
without Basements	Sev.	Slight	Slight	Slight	Mod.	Sev.	Mod.
Local Roads/Streets	Sev.	Slight	Slight	Slight	Mod.	Mod.	Mod.
Play Areas/Athletic Fields (Playgrounds)	Sev.	Mod.	Sev.	Sev.	Sev.	Sev.	Sev.
Picnic Areas	Sev.	Mod.	Sev.	Sev.	Sev.	Sev.	Sev.
Lawns & Landscaping	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.
Shallow Excavations	Sev.	Mod.	Sev.	Sev.	Sev.	Sev.	Sev.
Terraces and Diversions	Not Needed	Favorable	Too Sandy	Too Sandy	Too Sandy	Too Sandy	Not Needed
Topsoil	Poor	Poor	Poor	Poor	Poor	Poor	Poor
Roadfill	Poor	Good	Good	Good	Good	Good	Good
Embankment Dike and Levee Material	Seepage	Seepage	Seepage	Seepage	Seepage	Seepage	Seepage
Flooding	None	None	None	None	None	Rare	None
Depth to Seasonal Water Table	0-1'	6' +	6' +	6' +	6' +	6' +	1.5' to 3.5'
Slope Characteristics	0 - 2%	0 - 5 %	0 - 5%	5 - 10%	10 - 15%	2 - 10%	0 - 3%

KEY: Slight Limitations: Land Areas which have relatively free of limitations for intended uses.
 Moderate (Mod.) Limitations: Land Areas with moderate limitations due to slopes, wetness, soil texture, etc.
 Severe (Sev.) Limitations: Land Areas with severe limitations due to steep slopes, high water table and unfavorable soil textures, etc.
 Psalements: Due to the variability of these soils, the Psalements soils were not rated.

(At) Attison Sand (DoA) Downer Loamy Sand
 (EvB) Evesboro Sand (EVC) Evesboro Sand
 (EVD) Evesboro Sand (FtB) Fripp Fine Sand
 (LhA) Lakehurst Sand

Source: SOIL SURVEY OF OCEAN COUNTY, NEW JERSEY

Prepared By: O'DONNELL, STANTON & ASSOCIATES, INC., Toms River, NJ
 October 22, 1997

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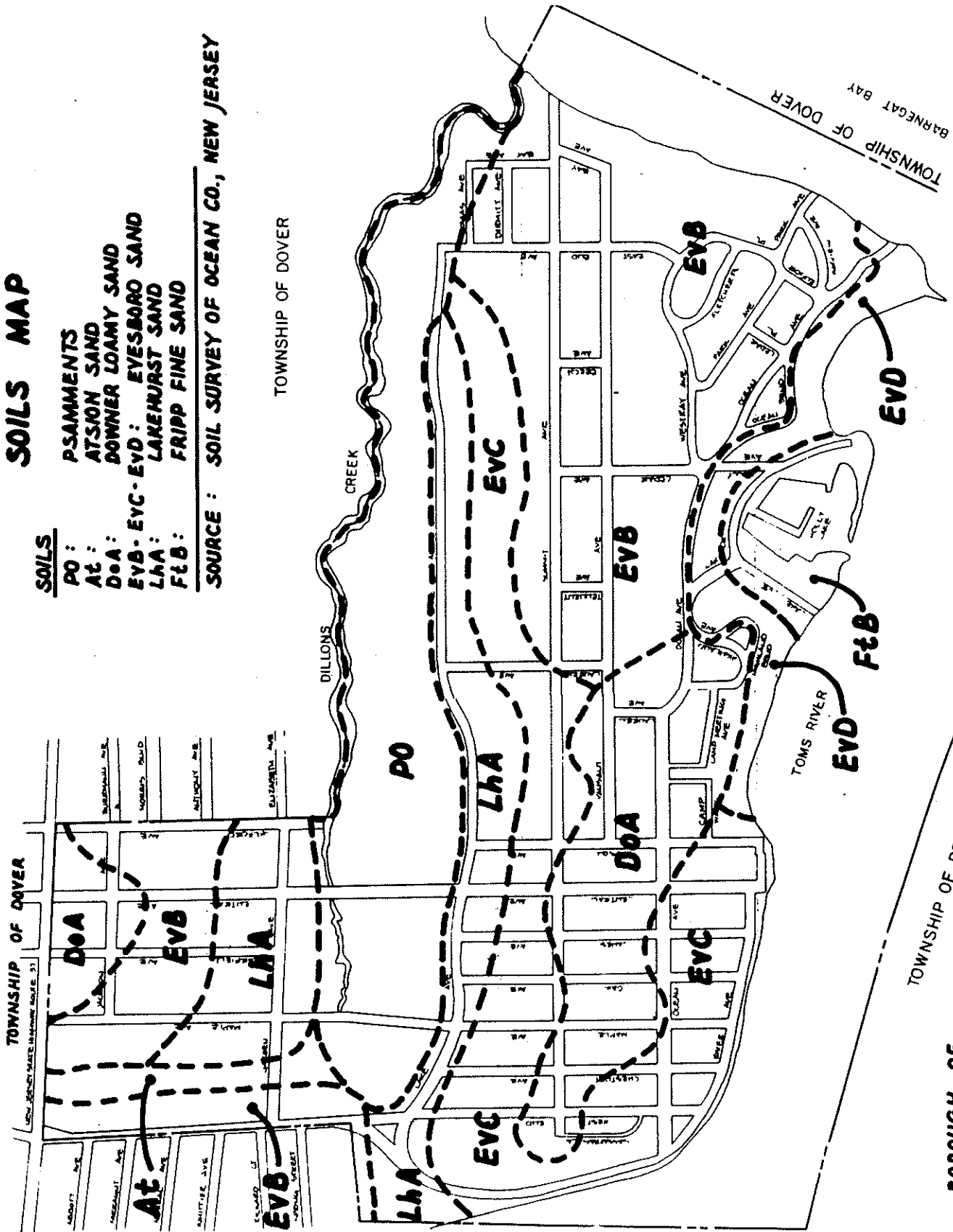
SOILS MAP

SOILS

- PO : PSAMMENTS
- At : ATSION SAND
- DoA : DOWNER LOAMY SAND
- EVB·EYC·EVD : EYESBORO SAND
- LhA : LAKEHURST SAND
- FtB : FRIPP FINE SAND

SOURCE : SOIL SURVEY OF OCEAN CO., NEW JERSEY

TOWNSHIP OF DOVER



TOWNSHIP OF BERKELEY

BOROUGH OF
ISLAND HEIGHTS
OCEAN COUNTY NEW JERSEY

NOT TO SCALE

PREPARED BY:

O'DONNELL, STANTON & ASSOCS., INC.

TOMS RIVER, NEW JERSEY

10-22-97

LAND USE ANALYSIS

An analysis of existing development provides a municipality with a profile of the historical development character of the community and also determines to a large extent where and how development will occur in the future. Land development patterns provide a framework within which the Borough will allocate future land uses for residential, commercial, public, quasi-public, open space and other uses.

The land uses within the Borough of Island Heights are an accumulation of development which began more than one hundred years ago. The existing uses, however, are in the process of transition as new development occurs on vacant properties or replaces physically or economically obsolete buildings.

Land uses within Island Heights were first surveyed in detail in 1968. The Ocean County Planning Board conducted a detailed land use survey in 1976. In addition to describing land uses as they currently exist within the Borough, therefore, it is possible to provide a comparison with land uses as they occurred in 1968.

Land uses within the Borough have been categorized by the type of use. The uses of land have also been categorized on the basis of developed or undeveloped land. The existing land uses within the Borough are described below.

Developed and Undeveloped Land

The Borough of Island Heights contains 0.60 square miles, or 384 acres. Based upon the 1976 detailed land use survey by the Ocean County Planning Board, Island Heights contains a total of 275.3 acres of land areas which are categorized as developed. This represents 71.7 percent of the total land area within the Borough. Vacant and wooded lands, or undeveloped lands within the Borough, totaled 108.7 acres, or 28.3 percent of the total land area within the Borough. The specific land uses contained within Island Heights are described in the following paragraphs:

Residential Development

The Borough of Island Heights contained 188.6 acres of residential land uses in 1976. The bulk of this land was utilized for single family homes (184.0 acres). Two-family homes accounted for 4.0 acres, while multi-family uses accounted for 0.6 acres. Residential plans accounted for 68.5 percent of the total developed area and 49.1 percent of the total land area within the Borough. Single family homes account for 47.9 percent of all the land area in the Borough and 66.9 percent of the developed area.

Commercial and Business

Commercial and business development represented 13.9 acres of the total land area. This represented 5.1 percent of the developed land and 3.6 percent of the total land area of the Borough. The bulk of the commercial and business category was devoted to retail uses which represented 6.9 acres or a total of 2.5 percent of the developed land. In terms of the total Borough, retail uses represented 1.8 percent. Professional offices and banks accounted for 1.3 acres, or 0.5 percent of the total developed land. Services including hotels, beauty shops, barber shops, and other types of personal service establishments accounted for two-tenths of an acre, or 0.1 percent of the land area. Marine commercial accounted for 5.5 acres, or 2.0 percent of the developed land within the Borough.

Industrial

Industrial uses have accounted for 3.4 acres, or 1.3 percent of the developed area in the Borough. Industrial uses included light industrial development and also utility and transportation service locations. Light industrial consisted of 0.2 acres or 0.1 percent of the developed land, while utility and transportation activities accounted for 3.2 acres, or 1.2 percent of the developed land within the Borough. Altogether industrial lands represent 0.9 percent of the total land area in Island Heights.

Public

Public lands are utilized for various Borough purposes, the Island Heights Elementary School, parks and Borough owned beaches. Public uses totaled 16.5 acres, or 5.9 percent of the developed land and 4.3 percent of the total land area within the Borough. Borough uses totaling 8.4 acres and 3.1 percent of the developed land was the major public use. The Island Heights Elementary School accounted for 3.5 acres, or 1.2 percent of the developed land while parks accounted for 3.4 acres and Borough beaches for 1.2 acres.

Quasi-public

Quasi-public uses include churches, civic and social organizations and related membership oriented facilities. Quasi-public uses totaled 1.4 acres, or 0.5 percent of the developed land and 0.4 percent of the total land area within Island Heights.

Streets and Highways

According to the County survey, Island Heights contains 51.5 acres of streets and highways. This category is based upon actual right-of-way measurements. Streets and highways represent 18.7 percent of the developed land and 13.4 percent of the total land area of Island Heights.

Vacant and Wooded

The remainder of the Borough consists of vacant and wooded property (including a portion of Dillon's Creek). These lands represented 108.7 acres or 28.3 percent of the total land area within the Borough.

A table showing the existing land uses within the Borough for 1976 according to the Ocean County Planning Board and to a Water Quality Planning Project survey undertaken during the summer of 1976 is shown on the following page. The table includes the land uses by type within the Borough, the total number of acres, the percent of developed land and the percent of total land within the Borough. Sub-totals of various land uses have been prepared for reference purposes. Residential land uses are presented in sub-total form along with the specific type of residential development (i.e. single family, two family, or multi-family).

The existing land uses within Island Heights are presented graphically on an existing land use map prepared by the Ocean County 208 Water Quality Planning Program. A copy of this map is on file at the Borough Clerk's office and also at the Ocean County Planning Board office.

TABLE 2
ISLAND HEIGHTS
EXISTING LAND USES - 1976

<u>LAND USE</u>	<u>ACRES</u>	<u>PERCENT OF</u> <u>DEVELOPED LAND</u>	<u>PERCENT OF</u> <u>TOTAL LAND</u>
RESIDENTIAL	188.6	68.5	49.1
Single Family	184.0	66.9	47.9
Two Family	4.0	1.4	1.0
Multi-Family	0.6	0.2	0.2
COMMERCIAL AND BUSINESS	13.9	5.1	3.6
Retail and Wholesale	6.9	2.5	1.8
Professional offices and Banks	1.3	0.5	0.3
Services (hotels, beauty shops, etc.)	0.2	0.1	0.1
Marine commercial	5.5	2.0	1.4
INDUSTRIAL	3.4	1.3	0.9
Light Industrial	0.2	0.1	0.1
Utilities and Transportation	3.2	1.2	0.8
PUBLIC	16.5	5.9	4.3
Borough Uses	8.4	3.1	2.2
School	3.5	1.2	0.9
Parks	3.4	1.2	0.9
Borough Beaches	1.2	0.4	0.3
QUASI-PUBLIC	1.4	0.5	0.4
STREETS AND HIGHWAYS	51.5	18.7	13.4
TOTAL DEVELOPED LAND	275.3	100.0	(71.7)
VACANT AND WOODED	108.7		28.3
TOTAL UNDEVELOPED	384.0		100.0

SOURCE: Ocean County Planning Board and 208 Water Quality
 Planning Project - Summer 1976

SECTION 1
LAND USE ELEMENT

LAND USE PLAN ELEMENT

INTRODUCTION

The Land Use Plan is a dynamic planning document which is the cornerstone of the Master Plan and the master plan process. The Land Use plan Element will serve as the guide for the Borough in making its land use / community planning decisions. The Plan will be the " framework" for zoning regulation and planning in the Borough. After the adoption of the Land Use Plan, the Planning Board should recommend the zoning ordinance amendments to the Borough Council to implement the Land Use Plan Element.

In the Land Use Plan, each land use district is described to provide a concise statement of the nature of the land use which should be permitted. In accordance with the requirements of the Municipal Land Use Law, a description is supplied of any general changes needed in the zoning ordinance to implement the Land Use Plan.

PLAN DESCRIPTION AND POLICY

The Land Use Plan divides the Borough into six suggested zoning districts with the following descriptions:

L-R -- Low Density Residential: This district is intended to permit single family detached dwellings on minimum lots of 20,000 square feet with a minimum lot width of 100 feet. Island Heights Borough has one area which has developed historically as low density. It is located in the southeast corner of the Borough on the bluffs overlooking the Toms River and Barnegat Bay. Most homes in this area are oriented to the shoreline.

M- R -- Medium Density Residential: The area designated *M-R* is the largest residential district for a single type of land use designated in the Master Plan. The medium density area provides for a variety of lot sizes and development patterns ranging from small lots of 3000 to 5000 square feet in the vicinity of the Camp Meeting Ground to long narrow lots which extend along the northern bluffs area between Summit and Lake Avenues.

The medium density residential district is recommended to continue in conformance with the present zoning which provides for a minimum lot size of 7500 square feet, a minimum lot width of 75 feet and a minimum lot depth of 100 feet.

GC -- General Commercial: The General Commercial district is located in the central portion of the Borough and is a developed commercial area. The area extends from Dillon's Creek south along Central Avenue including the intersection of Central and Lake Avenues. Permitted uses are limited to those that are of a scale and nature to serve the adjacent residential areas. Specific uses are retail sales of goods including: hardware, plumbing and electrical supplies; boat and auto supplies; furniture and appliance stores; personal service establishments; limited manufacturing; warehousing; wholesale or distribution businesses; research labs; administrative offices; veterinary facilities; farmers' markets; essential services; public utilities and Federal, State, County and municipal buildings and grounds.

HC -- Highway Commercial: The Borough's most extensive commercial district extends along Rt. 37 from West End Avenue to Gilford Avenue. This area has developed in a manner compatible with other highway commercial uses in Dover Township. It is recommended that this area continue to provide a variety of retail; personal services; office; wholesale and distribution; light manufacturing and other types of commercial/retail uses.

DC -- Downtown Commercial: This district extends from the River north to Ocean Avenue and includes the northeast corner of the intersection of Central and Ocean Avenues. It is recommended that this district continue with a variety of small retail and personal shops; offices and art galleries. Apartments within the Downtown Commercial Zoning District will be discouraged due to lack of adequate off-street parking. Commercial development is desirable without residential units above.

M -- Marina: Two marina designations are recommended to continue on the Land Use Plan. one is the Holly Lake Marina and the other is the Dillon's Creek Marina.

The Holly Lake Marina contains two large marinas - Cozy Cove Marina and Nelson Marine Basin. The area has been a historical marina area in Island Heights and also contains a boat launching facility which is owned and operated by the Borough. The commercial marinas and Borough owned properties, which extend along the Toms River, provide a natural setting for marina recreational activities and it is anticipated that these marinas will continue to serve this function for the long-term future.

The second marina area is located along the southern edge of Dillon's Creek extending from the Borough Park (at the mouth of Dillon's Creek) northwesterly along the Creek. This area has been developed into a permanent marina area called Dillon's Creek Marina.

HD -- Historic District Overlay Zone : This overlay area would encompass a significant portion of the southern part of the Borough adjacent to or near the Toms River (see Land Use Map). Historic Sites or buildings in the Overlay Zone should be strongly encouraged to preserve the historic characteristics of their properties. Appropriate language may be included within the Borough's development regulations to require that an applicant's Environmental Impact Statement detail how the project has considered alternatives that respect historic sites and preservation.

Special Considerations

In addition to the Land Use Classifications proposed, the following measures and or policy statements are also recommended:

1. With the goal of maintaining the Borough of Island Heights as a unique, attractive community on the Toms River, it is not desirable in the future to allow additional apartments or multi-family dwellings in any residential , commercial or marina zone districts.

2. Additionally, certain uses are proposed to be specifically labeled as prohibited land uses in the Zoning Ordinance: these "Prohibited Uses" include, but are not limited to, auto repair garages, auto body collision and repair, and auto repair service.

3. With the intent of protection of the environmental quality of the Borough, it is recommended that a measure be adopted to maintain and protect sensitive landscape features, especially wetlands, steep slopes, landmarks, historic sites and areas containing scenic or recreational resources.

To this end, as a Condition of Approval to all future applications where wetlands are found, it is recommended that all property deeds for the affected lots, contain the intent of the following provision:

"The lands designated herein are wetlands and wetlands buffer areas. There shall be no fill, improvement or change of grade within the wetlands buffer areas without written approval of the New Jersey Department of Environmental Protection. This restrictive covenant shall run with the land and be binding upon the grantees, their heirs, successors and assigns."

**TABLE LU-1
1996 EXISTING LAND USE
Borough of Island Heights**

LAND USE CATAGORY	PERCENT
Residential	83.2 %
Commercial	2.8 %
Public Lands	4.8 %
Vacant	9.2 %
TOTAL	100 %

Source: Borough of Island Heights Assessment Records
Prepared By: John Leoncavallo, Professional Planner, 1997

SECTION 2
HOUSING ELEMENT

HOUSING PLAN ELEMENT

The Housing Plan Element of the Master Plan is a required element along with the Land Use plan of the Borough's Master Plan. Through 1992, the Borough's identified indigenous need was seven units based on the provisions of the Fair Housing Act. Its allocated present and prospective need numbers were 10 units. This was due primarily to the lack of available vacant and developable land in the Borough and to the fact that a significant portion of the Borough's housing stock is affordable to low and moderate income households.

The housing numbers from the Council on Affordable Housing (COAH) from 1993-1999, dated October 11, 1993 include the following for Island Heights Borough:

Actual Deteriorated Units:	14
Indigenous Need:	7
Reallocated Present Need:	2
Present Need 1993:	9
Prospective Need 1993-1999:	23
Total Need 1993-1999:	32
Prior Cycle Prospective Need:	10
Demolitions:	-0-
Filter:	-4-
Conversions:	-0-
Rehabilitation:	-1
Reduction:	-0-
Credits:	-0-
Undeveloped	
Land Cap:	-0-
20 % Cap:	-0-
Calculated Need:	37
Vacant Land:	-0-

COAH revised its rules in late 1993 and these rules were adopted as of May 10, 1994. Administratively, municipalities are afforded the opportunity of having housing elements and implementing ordinances certified by COAH. The certification would indicate that the identification of need and the plan for meeting that need agrees with the standards of COAH. This offers municipalities a certain degree of protection in the event of a legal challenge of the municipality's response it provides is that it establishes a "presumption of validity" which must be overcome by any party challenging the housing element. Municipalities are not obliged to seek this certification from COAH. but are obliged to adopt a Housing Element.

The indigenous need identified for Island Heights Borough is 6 units and the calculated need is 37 units. Due to lack of available vacant and developable land meeting the criteria of COAH., only the indigenous need is addressed at this time.

INVENTORY OF HOUSING STOCK

AGE: Of the total housing units reflected in the 1990 Census, almost half (49.5%) were built prior to 1950. Development continued briskly in the 1960's and 1970's but slowed to half of the rate in the 1980's. In the 1990's, residential development has been minimal, totaling less than one percent of all units built to date.

CONDITION: Table H-1 shows several characteristics of housing conditions based on the municipal census tract information. In the Borough, all units, except two, have public sewer and water. All units, except two, have complete kitchen facilities and all units but 5 have complete plumbing facilities. All units, except three are heated by utility gas; liquid propane gas; electricity or fuel oil.

HOUSING VALUE: Table H-2 indicates housing values for owner and rent occupied units based on 1990 census files. The median value of owner occupied units was \$151,000 and the median gross rent for rental units was \$727 per month. The data shows approximately 87.6 percent of all the units were valued at between \$ 75,000 and \$300,000. About 5 percent are valued at under \$75,000 and 7.5 percent are valued at over \$300,000.

The rental units data indicates that approximately 81 percent of all renters pay between \$400 and \$999 per month. According to the data only 3 renters or 3.75 per cent pay over \$1000 per month. While 13.7 percent of renters in the Borough do not pay cash rent.

OCCUPANCY CHARACTERISTICS: The data on Table H-3 indicates about 19.9 percent of the units in the Borough were unoccupied in 1990. The percentage of owner-occupied units in 1990 was 68.3 % and renter-occupied units made up about 11.8 % of all occupied housing units. Within the category of sales housing, the vacancy rate was a high 4.2%, compared with an optimum rate of 1% to 1.5%.

In regard to rental vacancy rate, it was a 4.88% compared to an optimum level of about 4% to 5%. There were 138 vacant units in the Borough which may be for sale or rent. They were for either occasional use (seasonal) or may have been sold or rented and were waiting to be occupied.

Approximately 93% of all the units in the Borough were detached single family dwellings. It should be noted that 69.4% of the units were not excessively large units. These units had either 2 bedroom or 3 bedroom floor plans. It is obvious that the borough is attracting smaller sized households based on the housing available for prospective buyers.

GENERAL HOUSING CHARACTERISTICS:

Table H-4, Housing Characteristics, shows the trend in total housing units in the Borough and Ocean County. The data provides a comparison with the number of units authorized by building permits from 1970 to 1994. Also shown on the Table are the latest occupancy and vacancy figures from the 1990 Census. The following information highlights certain details of the tables :

1. In the Borough, units by building permit increased by an annual average of nine (9) between 1980 and 1995.
2. The percentage of occupied units, in the Borough, stayed fairly constant from 1980 to 1990.
3. The " For Sale " vacancy rate of 4.2 % in the Borough shows a slow sales market as of 1990. There is an optimum vacancy rate for sales housing of approximately 1.0 to 1.5 percent. Below that number, the market is considered to be relatively inflexible with few choices for prospective buyers and artificially inflated housing values. Above that range, the market softens supply exceeds demand, and housing prices can decline.
4. Approximately 54 per cent of the cash rents in Island Heights in 1990 were between \$500 and \$749.
5. Median rent in the Borough increased by 160 per cent from 1980 to 1990.
6. The Borough's household size has decreased slightly from 1980 to 1990. (2.72 persons per household to 2.62 persons per household)

FAIR SHARE DETERMINATION & CAPACITY ANALYSIS

According to the most recent published Fair Share numbers by COAH., Island Heights Borough has an indigenous need of 6 units and a reallocated present and prospective need of 31 units.

The study of existing land uses in the Borough reveal that insufficient vacant and developable land exists to accomodate any significant new construction for low and moderate income housing. The basic starting point for consideration of appropriate sites which are suitable is that the site contain at least two acres which are not constrained by wetlands, flooding or steep slopes.

Preliminarily the only properties which are vacant and over two acres in size based on map records are located in the floodplains of the Toms River.

If the Borough decides to file a Certification with COAH., it will be necessary to prepare a vacant land adjustment for the submittal.

FAIR SHARE PLAN

Based upon municipal land use data, there are no sites which should be considered as available for the purpose of building new low and moderate income housing.

For rehabilitation purposes, the six units apparently are throughout the Borough and are the basis for a potential rehabilitation program. This program may be carried out on a scattered site basis.

If the Borough were to implement a housing rehabilitation program, adequate controls would have to be established through municipal ordinances to assure that the units will continue to be available and affordable to low and moderate income households over an extended period of time. The rules governing the awarding of grants should establish controls not only on the income of households assisted by the program, but should establish continuing controls on resale prices and/or rent levels.

An administrative mechanism may have to be put in place to assure a well monitored future housing rehabilitation program. Since the size of the indigenous need obligation is small, it would seem prudent for the Borough to contract with some regional governmental or private agency to assist in identifying potential participants in the rehabilitation program. For a program which would involve the rehab of only one unit per year, it would not be cost effective to have those costs carried through a separately created department or office within the Borough. At this time, the Planning Board sees no advantage on having the Housing Plan certified by the Council on Affordable Housing and reserves the right to do so in the future if circumstances should change.

**TABLE H-1
HOUSING CONDITIONS
Borough of Island Heights**

Year Structure Built	Number	%
Before 1940	288	41.4
1940 - 1949	56	8.1
1950 - 1959	119	17.1
1960 - 1969	71	10.2
1970 - 1979	69	9.9
1980 - 1988	88	12.7
1989 thru March 1990	4	0.6
Subtotal 5/1/92	695	100.0
Housing Units by Plumbing Facilities		
Complete plumbing facilities	690	99.3
Lacking complete plumbing facilities	5	.7
Public sewers		
Public sewers	693	99.7
Septic, cesspool + other	2	.3
Public water system		
Public water system	693	99.7
Well, other	2	.3
Housing Units by Kitchen Facilities		
Complete kitchens	693	99.7
Lacking complete kitchen facilities	2	.3
Occupied Housing Units By Heating Fuel		
Utility gas	368	66.1
Bottled, tank or Lp gas	3	.5
Electricity	34	6.1
Fuel oil, kerosene	149	26.8
Coal	0	0.0
Wood	0	0.0
Solar energy	0	0.0
Other fuel	0	0.0
No fuel used	0	0.0
New Units Authorized by Building Permits, less Demolitions		
1987	29	32.6
1988	13	14.6
1989	9	10.1
1990	4	04.5
1991	0	---
1992	3	03.4
1993	8	9.0
1994	13	14.6
1995	10	11.2
Total	89	

Source: 1990 U.S. Census; New Jersey State Data Center, May 1992
Prepared By: John Leoncavallo, Professional Planner, 1996-1997

TABLE H-2
HOUSING VALUES
Borough of Island Heights

Owner- occupied	Units	%
Less than \$15,000	5	0.0
\$15,000 - \$19,999	0	0.0
\$20,000 - \$24,999	9	0.4
\$25,000 - \$29,999	0	0.0
\$30,000 - \$34,999	0	0.0
\$35,000 - \$39,999	0	0.0
\$40,000 - \$44,999	4	0.9
\$45,000 - \$49,999	0	0.0
\$50,000 - \$59,000	0	0.0
\$60,000 - \$74,999	13	2.9
\$75,000 - \$99,000	34	7.7
\$100,000 - \$124,999	86	19.4
\$125,000 - \$149,999	77	17.4
\$150,000 - \$174,000	65	14.7
\$175,000 - \$199,999	51	11.5
\$200,000 - \$249,999	55	12.4
\$250,000 - \$299,999	20	4.5
\$300,000 - \$399,999	18	4.1
\$400,000 - \$499,999	0	0.0
\$500,000 or more	15	3.4
Total	443	100.0

Median Value: \$151,000.

Gross Rent -- Renter Occupied Units	Units	%
\$0 - \$99	0	0.0
\$100 - \$149	0	0.0
\$150 - \$199	0	0.0
\$200 - \$249	0	0.0
\$250 - \$299	0	0.0
\$300 - \$349	0	0.0
\$350 - \$399	0	0.0
\$400 - \$449	8	10.0
\$450 - \$499	2	2.5
\$500 - \$549	3	3.75
\$550 - \$599	4	5.0
\$600 - \$649	6	7.5
\$650 - \$699	4	5.0
\$700 - \$749	14	17.5
\$750 - \$999	25	31.3
\$1,000 or more	3	3.75
No cash rent	11	13.75
Total	80	100.0

Median Contract Rent \$727.

Source: 1990 U. S. Census: New Jersey State Data Center, May 1992

Prepared by: John Leoncavallo, Professional Planner, 1996-1997

TABLE H-3
OCCUPANCY CHARACTERISTICS & TYPES
Borough of Island Heights

Housing Units	Number	%
Total	695	100.0
Occupied	557	80.1
Owner-occupied	475	85.3
Renter-occupied	82	14.7
Vacant	138	19.9
For sale		
Vacancy Rate - Sales		4.2
For Rent	4	
Vacancy Rate - Rentals		4.88
Rented or sold, not occupied	20	16.1
For Occasional Use	84	60.9
Other	30	21.7
Housing Units:		
Number of Rooms		
1 Room	0	0.0
2 Rooms	7	1.0
3 Rooms	14	2.0
4 Rooms	71	10.2
5 Rooms	145	20.9
6 Rooms	206	29.6
7 Rooms	98	14.1
8 Rooms	78	11.3
9 Rooms	76	10.9
Total	695	100.0
Number of Bedrooms		
No Bedroom	0	0.0
1 Bedroom	28	4.0
2 Bedrooms	186	26.8
3 Bedrooms	296	42.6
4 Bedrooms	126	18.1
5 Bedrooms	59	8.5
Total	695	100.0
Housing Unit Type		
1; Detached	647	93.1
1; Attached	0	0.0
2	11	1.6
3 or 4	7	1.0
5 to 9	2	0.3
10 to 19	0	0.0
20 to 49	2	3.0
Mobile Home	0	0.0
Other	7	1.0
Total	695	100.0

Source: 1990 U.S. Census; New Jersey State Data Center, May 1992
 Prepared By: John Leoncavallo, Professional Planner, 1996-1997

TABLE H-4
HOUSING CHARACTERISTICS; NUMBER OF UNITS & VACANCY RATES
Borough of Island Heights

	Borough of Island Heights		Ocean County
1970 Housing Units		658	110,311
1980 Housing Units		719	173,532
1990 Housing Units		695	219,863
Net Gain	1970-1990	37	(-24) '80-'90
% Gain	1970-1990	5.6%	(-3.3%)'80-'90
<hr/>			
1984 - 1994			
Units authorized by building permits		103	48,201
Demolition or other losses		6	2,114
Net Gain		97	46,087
Difference Between Census & Building Permit Data		-24.7%	+ .5%
<hr/>			
1990 Census			
Total Housing Units		695	219,863
Occupied		557	168,147
Owner-occupied		475	139,417
Renter-occupied		82	28,730
Vacant		138	51,716
For Sale		20	6,296
For Rent		4	5,894
Other		114	39,526
Vacancy Rates			
Sales		4.2%	4.52%
Rental		4.88 %	20.5%

Source: U.S. Census 1990-N.J. Dept. of Labor & Industry for Building Permits
 Prepared By: John Leoncavallo, Professional Planner, 1996-1997

SECTION 3
RECYCLING ELEMENT

RECYCLING PLAN ELEMENT

The New Jersey Statewide Mandatory Source Separation and Recycling Act, adopted in 1987, requires that municipal master plans include a recycling plan element which incorporates State and County recycling goals for solid waste. Moreover, it requires that municipal development regulations controlling site plan and subdivision approval include provisions which will ensure conformity with a municipal recycling ordinance.

Borough of Island Heights Recycling Program

Island Heights requires that all residential properties separate for collection and recycling the following materials: aluminum cans, ferrous containers, glass containers and newspapers.

In 1995, under the Ocean County Recycling Revenue Sharing Program, the Borough was credited for 173.6 tons of recycling materials and received \$4587.00.

Non-residential properties are also required to separate for collection and recycling certain materials. Under the latest Amendment of the County Solid Waste Plan, commercial, industrial and institutional sectors will have to recycle the following: stumps, tree trunks and brush; concrete; cement blocks; bricks; asphalt; ferrous scrap; auto batteries; white goods; motor oil and tires.

The Borough currently collects recyclable materials .

The designated recycling coordinator is a representative from the Borough Council. The coordinator is responsible for establishing the rules and regulations governing the days and times for the collection, sorting, transportation, sale and/or marketing of the recyclable materials.

Recommendations for Recycling Provisions within Subdivision and Site Plan Regulations

To ensure future development is designed to accommodate recycling of solid waste, the Site Plan and Subdivision Regulations of the Borough should require adequate space on each site is devoted to a recyclable materials storage area. A flexible design standard should be devised as to the amount of space required for the recyclable material storage area for residential and non-residential land uses. The appropriate standards should then be incorporated into the development regulations.

SECTION 4

**STATEMENT OF PLAN
RELATIONSHIPS**

STATEMENT OF PLAN RELATIONSHIPS

Municipal master plans must include a policy statement which indicates the relationship of the municipal plan to the plans of contiguous municipalities; the Ocean County Planning Board and its work products; the Ocean County Solid Waste Management Plan and the State Development and Redevelopment Plan.

The policy of the Borough of Island Heights is to ensure that the Borough's development does not conflict with the development and general welfare of neighboring municipalities, the County and State. An analysis of the Borough Plan indicates that it is compatible with the plan of adjoining Dover Township.

Contiguous Municipalities

The Borough of Island Heights adjoins the Township of Dover to the west, north and east. The abutting area of Dover Township is planned as R-50 Residential and Highway Business, HB, along Rt. 37 East. The R-50 Zone permits single family homes on 5000 square foot minimum lot size; federal, state, county and municipal buildings; private and parochial schools; essential services and community residences for the developmentally disabled and community shelters.

The Highway Business Zone permits a range of retail stores, business and professional offices; restaurants, banks, shopping centers, hotels/motels, child care centers and churches among other uses. The minimum lot size is 15,000 square feet.

Although Island Heights Borough is separated by the Toms River from land uses in Pine Beach, Berkeley Township and Ocean Gate, the land uses are presently compatible within the river environs as they have been in the past.

County of Ocean Planning Board

The County Planning Board, over several years, has taken on a role of a coordinating agency regarding statewide planning; acting as an active participant in the state planning process by receiving comments and suggestions from municipalities, reviewing them and recommending an overall planning strategy to the State Planning Commission. In this newly acquired role, the County has taken on an important new position in regional planning which will enhance the regional planning process and the level of intergovernmental communication on planning issues.

There are no identified areas of conflict between local planning and zoning in the borough and the plans of the County Planning Board.

Ocean County District Solid Waste Management Plan

The County Solid Waste Management Plan was recently amended for the eighth time since its original adoption by the Ocean County Board of Chosen Freeholders on July 18, 1979.

The latest amendment mandates the recycling of additional materials for the residential and non-residential sectors of the County; it clarifies the description of the proposed source separated compost facility at the Ocean County Landfill; addresses regionalization of recyclable materials processing facility; discusses public education and awareness programs to increase source reduction efforts and addresses medical waste management procedures and disbursement of Ocean County's resource recovery investment tax funds.

The Borough of Island Heights received certification from the County in 1988 for having a recycling ordinance consistent with the County Plan. Recertification is contingent on meeting the goals set forth by the recycling law of New Jersey. The Borough will amend its development regulations to meet the recycling program certification requirement.

State Development and Redevelopment Plan

The State Planning Commission and the Office of State Planning were created in 1985. The State Development and Redevelopment Plan was adopted in June of 1992 after extensive discussions and negotiations.

The State Plan provides guidance for stewardship of the state's natural resources; revitalization of our urban areas; provision of affordable housing and public services and promotion of beneficial economic growth, development and renewal.

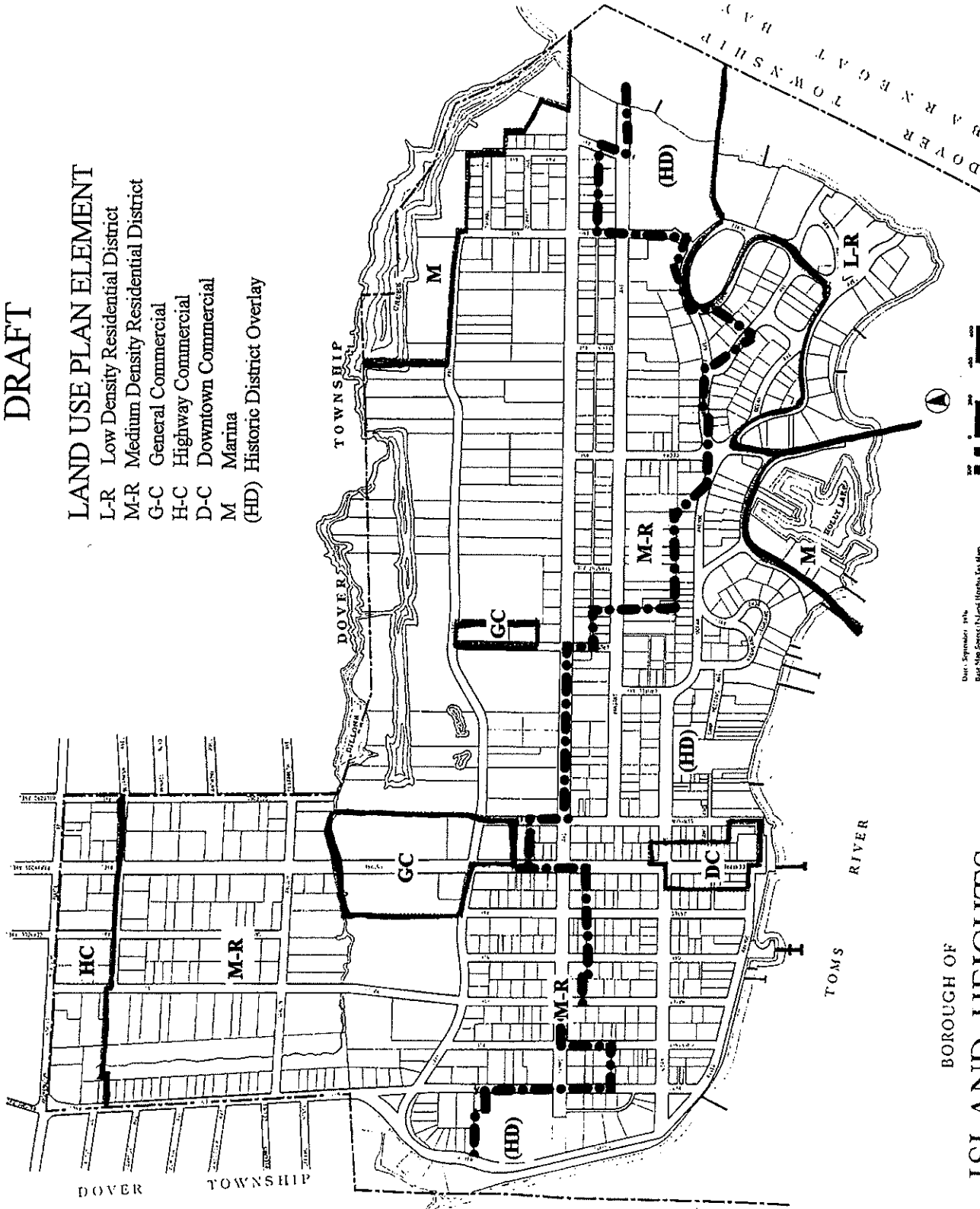
In preparation for possible revisions to the State Plan, the process of triennial review of the Plan is commencing. This will lead to a new round of "cross-acceptance" coordinated by the County Planning Boards across the State.

Island Heights Borough has been essentially fully developed and therefore the State Plan has little impact on local planning in the Borough. Future monitoring of the State planning process is recommended to assure a complete understanding of the goals and objectives of the State Plan and any opportunities it may present for local planning, capital improvement programs or future state funding.

DRAFT

LAND USE PLAN ELEMENT

- L-R Low Density Residential District
- M-R Medium Density Residential District
- G-C General Commercial
- H-C Highway Commercial
- D-C Downtown Commercial
- M Marina
- (HD) Historic District Overlay



SECTION 5

COMMUNITY FACILITIES
and
UTILITIES SOURCES PLAN

COMMUNITY FACILITIES AND UTILITIES SERVICES PLAN

The Community Facilities and Utilities Services Plan includes facilities which provide governmental, social, religious, and other public or quasi-public services to Borough residents. The Community Facilities Plan is divided between public and public service facilities and quasi-public facilities.

The community facilities are described below:

1. The Island Heights Borough Complex, located at the eastern end of Van Sant Avenue and fronting on Barnegat Bay, was originally built by John Wanamaker in 1902 as a vacation spot for his Wanamaker Cadets. The summer campgrounds were used for several years and eventually closed when child labor was deemed unlawful. In World War II the camp was taken over by the Army to guard the coast from spies who might try to enter the country via submarines and beaches. After the war the camp was acquired by the Greenwich Village Settlement House which used it as a camp for one year. In May 1949, the camp was purchased by the Presbyterian Church and operated as a summer camp. The church built nine sleeping cabins, a chapel and recreation hall, an infirmary, a shower building and a maintenance shop and garage.

The Borough of Island Heights purchased the complex in 1975 and converted the recreation hall into the Borough Meeting Hall, the infirmary was converted into the Municipal Clerk and Tax Collector's Office, the Chapel was modified to house the Post Office, and the sleeping cabins have been relocated throughout the Borough with one of them now serving as the headquarters for the Borough Police Department. The campgrounds are also used as a recreation site.

The Borough Hall Complex is located on a 6.58 acre site and includes riparian rights on the Barnegat Bay. A new Borough Office/Hall facility was opened in 1992. This facility contains Borough Offices and a hall for meetings and court. A separate facility for the Police and Emergency Management was expanded in 1993.

2. Borough Garage. The Borough Garage is located on a 4.18 acre site between **Summit** and **Lake Avenues** and west of **Laurel Avenue**.

The **Borough Garage** serves as a headquarter for the **Road Department** which has responsibility for street maintenance and cleaning, snow removal, leaf pickup, park maintenance, water and sewer system maintenance, trash removal, storm drain maintenance and cleaning, beach maintenance, boardwalk maintenance, and general maintenance of **Borough** facilities. There are no severe problems at the present **Borough Garage** site, buildings are adequate for the **Borough Road Department** and no expansions of the site or building complex are proposed during the next five (5) year period.

3. Sewer Plant and Sewage Collection System. While the original sewage system in **Island Heights** provided for collection and treatment, in 1973, the **Borough** joined the **Ocean County Sewerage Authority** which is now responsible for sewage treatment of all homes with the possible exception of two. A pumping station for the **Authority** is located just east of the original **Borough** sewage plant. The original sewage plant has been demolished and the land subdivided into residential lots.

4. Volunteer Fire Company. The **Island Heights Volunteer Fire Co.** was formed on **February 14, 1895**. The first apparatus purchased was a two-wheel handcart carrying a 35-gallon chemical tank. The original fire house was a car garage on **Jaynes Avenue**. In 1923, the **Fire Company** moved to a new house at the corner of **VanSant** and **Simpson Avenues**.

The **Fire Company** is presently located on a 1.9 acre site at the intersection of **Maple** and **Lake Avenues**. The company is housed in a single story cinder block and brick, 10,000 square foot building which was completed in 1962. Much of the building was actually constructed by members of the company. The building is well maintained and attractive. It is owned free and clear by the **Fire Company**, which is a private common, non-profit corporation. In addition to equipment storage, it also contains a large meeting room and kitchen facilities. A separate building has been added to house equipment. In 1992, the **Fire Company** had xxx members. Equipment included three pumpers (1928 **Ahrens Fox Ladder Truck**), a brush truck, water tanker and miscellaneous small hand equipment. The **Fire Company** also has a scuba team.

5. First Aid. The Island Heights First Aid Squad is a non-profit corporation which provides ambulance and emergency services to residents of the Borough and adjoining areas. The First Aid Squad was formed on November 22, 1949 and was headquartered on a temporary basis in a private garage located on Ocean Avenue between Central Avenue and Jaynes Avenue. The First Aid Squad is now located at the intersection of Lake and Central Avenues. A headquarters building was constructed in 1951. The building is a one-story, cinder block structure containing 1,750 square feet. The building is located on a 9,600 square foot lot. The First Aid Squad building is generally in good condition and is adequate to house existing and anticipated equipment. In 1992, the squad had approximately active members and operated two fully equipped ambulances.

6. Library. The Island Heights Library at the corner of Summit and Central Avenues was formed in 1907 as the Island Heights Improvement Society. It was later reorganized as the Community Center and Library. This organization was dissolved in 1956 at which time the Library became a municipal facility owned and operated by the Borough. In January 1978, the Island Heights Library joined the Ocean County Library System.

The Library is located on a 4,750 square foot lot at the corner of Summit and Central Avenues. The original Library building was a one-room building which was approximately 75 years old and contained approximately 300 square feet. This has been expanded by a square foot addition in .

The library provides loan services for cassette tapes, video tapes, art prints and magazines and also provides a photocopy machine for a charge. The facilities presently handle the needs of the Island Heights Elementary School plus the general public. The Library is open 6 days a week.

7. Elementary School. The Island Heights School District operates as an autonomous elementary school district. The district was formed on March 4, 1889 by the action of the New Jersey Superintendent of Schools.

The school was located in three different buildings between 1894 and 1951. The present school building was completed in 1968 to house children in grades Kindergarten through 6th grade. In 1956, the Borough of Island Heights joined in the creation of the Central Regional School District which was formed to accommodate students in grades 7 through 12. Prior to 1956, secondary school students attended the Toms River School System.

The Island Heights Grade School is located in the central portion of the Borough at the intersection of Summit and Simpson Avenues. The building has seven classrooms, plus an all-purpose room. The structure consists of cinder block, stucco and brick. It is in good condition and well-maintained and is located on a 2.5 acre site. The building is approximately 25,000 square feet and approximately 1 acre of the site is used for recreation purposes.

The existing school facility is adequate to handle present and projected elementary school enrollments.

8. Water Systems

The Island Heights water system is operated and maintained by the Borough. While the Borough has two (2) wells, only Well No. 8 is currently in use. This well was installed in 1963 and has a capacity of approximately 425 gallons per minute. Well No. 7 was installed in 1948 and has had a continual problem with discoloration of the water. Pilot tests were conducted on the water and it was determined that additional chemical treatment and filtration would be required to correct the problem. Due to the cost of these facilities, the Borough Council has decided to replace this Well No. 7 and has applied to USDA Rural Development for a loan/grant.

Water is treated prior to distribution in a treatment facility which has a capacity of 480 gallons per minute. Treatment consists of filtration, PH correction and chlorination in accordance with standards set by NJ Department of Environmental Protection.

Water storage consists of a 120 foot high standpipe which has a capacity of 282,000 gallons. The storage tower was refurbished in 1978 and is adequate for an estimated ten to fifteen year period. Rehabilitating the standpipe and interconnecting with the Toms River Water Co. were completed in 1993.

Water distribution consists of cast iron, galvanized iron and asbestos cement pipe. Cast iron pipe is the oldest and in poorest condition. The system had a number of major faults, including undersize pipes, iron sediments which have built up on the interior walls of the cast iron pipes, leaky service connections, and an insufficient number of valves. These problems create discoloration of water and also insufficient pressure at peak periods.

A major program to upgrade the water distribution system was completed in 1989.

Early in 1987, the Borough initiated a plan for the installation of water meters. By the end of 1989, all meters were functional. The Borough has been on a computer system since July, 1988 and this system is used for water billing.

The installation of water meters has reduced our overall water usage and has subsequently reduced sewage treatment costs which are charged on a bulk basis to the Borough.

9. Post Office. The Island Heights Post Office is located in a building on the southeast corner of the Borough complex. It is a one-story cement block structure. The U.S. Postal Service leases this building and the site from the Borough. It is presently staffed by three employees and a Postmistress. The facility contains modern equipment and is adequate for anticipated service demands within the Borough during the next five (5) year period. The original Island Heights Post Office was formed in 1887. Mail service in Island Heights consists of post office boxes. There is no house to house delivery in Island Heights. Mail is received and dispatched twice daily. The Post Office lobby is now open 24 hours a day, seven days a week.

A drop mail box was installed south of the First Aid Building on Central Avenue which assists Borough residents with out-going mail services.

QUASI-PUBLIC FACILITIES

There are several quasi-public facilities within Island Heights. Quasi-public facilities are those facilities which are private non-profit organizations such as religious, social and related type uses. These facilities are briefly described below:

The First Methodist Church of Island Heights is located at the northeast intersection of Simpson and Ocean Avenues. The Church history is interwoven with the original creation of the Island Heights Association (July 1, 1878), and the Methodist camp meetings which were an integral element of the early years of the Borough. The present church was erected in 1925, with a large addition added in 1989 consisting of a fellowship hall, classrooms, kitchen, offices, and storage facilities. The church's facilities are situated on a lot 162 1/2 feet by 150 feet. The church has two parking lots, one connected with church facilities with an exit on VanSant Avenue and a parking lot at the northeast corner of VanSant and Simpson Avenues. The church school facilities are used by several community groups.

St. Gertrude's Roman Catholic Church is located on a 95'x 95' site on the northwest corner of Ocean and Central Avenues. Formed in 1908 as a mission church to St. Joseph's Roman Catholic Church on Hooper Avenue in Toms River. The church still provides seasonal services from Memorial Day through Labor Day. In 1988 the church was completely refurbished and landscaped.

The Island Heights Yacht Club located on River Avenue at the foot of Oak Avenue was formed on July 28, 1898 and was incorporated on April 7, 1900. The Yacht Club clubhouse was constructed in the spring of 1900 and has been altered through the years, including completion of the north wing, which doubled the size of the clubhouse, and addition of a kitchen. The Yacht Club is an integral element in the shore front of the Borough.

The Cozy Cove Yacht Club was formed in 1968 and is headquartered at the Cozy Cove Marina at Holly Lake located on Lake Drive and Holly Avenue.

The Ocean County Artists Guild was formed in 1957 as the Ocean Arts and Crafts Club. In 1960, it was incorporated to the present Ocean County Artists Guild. The Guild is headquartered in a Victorian house known as the Barreclough House, which was purchased by Mrs. Edith M. Grace, and dedicated to the Guild in 1974. The Guild headquarters is located on the southeast corner of Ocean and Chestnut Avenues. The Guild has a membership of more than 250 and the Guild headquarters contain several antique furniture pieces and other artifacts of Island Heights.

The Ocean County String Band was founded in 1960 and has grown to its present membership of approximately 85. The String Band is the only band of its type in Ocean County and plays more than 40 performances annually. The band had used the second floor of the former Borough Hall but in 1975, the Borough leased the entire former Borough Hall to the band. The string band headquarters are located at the northeast corner of VanSant and Simpson Avenues.

SECTION 6

PARK
and
CONSERVATION PLAN

PARK AND CONSERVATION PLAN

The Park and Conservation Plan for Island Heights contains an identification of park, recreation and open space areas and vacant Borough property. Each of these areas are described in the following sections.

PARKS, RECREATION AND OPEN SPACE AREAS

The Borough of Island Heights has eleven park and recreation areas totalling 16.78 acres. This includes active and passive recreation facilities and the Island Heights Grade School recreation facilities. The existing facilities and their primary function are summarized in a table entitled "Park and Recreation Facilities - Borough of Island Heights" on the following page.

The largest and most extensively developed park and recreation area within the Borough is Memorial Field. This multi-purpose 5.65 acre facility includes one basketball court, three tennis courts, one softball field and miscellaneous childrens' playground equipment. A soccer field is presently under construction at the northern portion of the property. This field is actively utilized by organized recreational groups within the Borough and by the general public.

In 1975 with the acquisition of the Borough Complex, the Borough was able to develop a sports field at the Borough Hall Complex. In recent years, the Borough has also developed the historic Camp Meeting Ground into a seniors' park. The Camp Meeting Ground also connects with Camp Avenue which is a pedestrian walkway to Simpson, Central and Jaynes Avenues.

One of the unique features of Island Heights is a promenade along River Avenue overlooking the Toms River. The promenade provides for strolling, jogging, and general viewing of the Toms River. Many people fish along a portion of the promenade.

The Island Heights Grade School provides 1.75 acres of multi-purpose recreation facilities.

Being located on the Roms River and the Barnegat Bay, Island Heights has developed several beach and water access areas. These include Long Point Beach, Summit Avenue Beach, Boy Scout Island, the Lake Drive Boat Launch and the historic Island Heights Pavilion and Beach. Two small triangles at street intersections also provide passive recreation areas and aesthetic focal points along River Avenue.

Based upon a generally accepted standard for recreation and park space of 10 acres per 1,000 population, the Borough of Island Heights has sufficient park and recreation land. Several of the park areas could be enhanced through overall park design and improvements, but this can be accomplished as funds and/or manpower are available.

TABLE 3

PARK AND RECREATION FACILITIES

BOROUGH OF ISLAND HEIGHTS

<u>FACILITY</u>	<u>LOCATION</u>	<u>ACREAGE</u>	<u>ACTIVITY</u>
Memorial Field purpose	Lake & Maple Avenues	5.65	Multi-
Borough Complex Field Events	VanSant & East End Aves.	2.18	Field Sports Special
Camp Meeting Park Grounds	Ocean & Camp Meeting	1.90	Seniors
River Avenue Promenade	River Avenue & Toms River	1.78	Strolling, Jogging, Fishing, Viewing Toms River
Island Heights Grade School	Summit & Simpson Aves.	1.75	Multi-purpose
Long Point Beach	Ocean Ave. and Barnegat Bay	1.60	Beach and Water Sports
Summit Ave Beach	Summit Ave and Barnegat Bay	0.92	Beach and Water Sports
Boy Scout Island	Holly Lake and Toms River	0.25	Boating and Water Access
Lake Drive Boat Launch	Lake Drive & Toms River	0.10	Boating and Water Access
Pavilion	River Ave & Toms River	0.25	Beach and Water Sports
River Avenue Triangle	River and West End Aves.	0,20	Passive
Lake Avenue Triangle	Lake and West End Aves.	<u>0.20</u>	Passive
TOTAL ACREAGE		16.78	

COMPILED BY ISLAND HEIGHTS PLANNING BOARD

SECTION 7
CIRCULATION PLAN

CIRCULATION PLAN

The Circulation Plan of the Island Heights Master Plan was designed to indicate the functional classification of highways and also to provide for pedestrian and bikeway development within the Borough. Since Island Heights is a developed municipality, there are no proposals for new roadways within the Borough. Recommendations for roadway improvements consist primarily of upgrading and improving the existing roadway network.

FUNCTIONAL CLASSIFICATION OF ROADWAYS

The New Jersey Department of Transportation, in conjunction with the Ocean County Planning Board, has developed a functional classification of roadways for Ocean County based upon classes or systems of roadways according to the character of service which they provide or intended to provide in the future. This system is based upon the concept that traffic circulation involves movement through a network of roads and that travel can be channelized within the network in a logical and efficient manner. The functional classification system established with in Ocean County as part of a state wide and national functional classification system which defines or categorizes roads on the basis of their primary function. Categories of roadways include: interstates, expressways and freeways, principal arterials, minor arterials, major collectors, minor collectors, and local streets.

Within Island Heights, there are four (4) categories of roadways according to the functional classification system including a principal arterial, a major collector, a minor collector and local streets. For purposes of clarification in the Master Plan a fifth category has been included, local collectors, to indicate the more heavily travelled and important local streets. The functions of each of these roadways are described below:

A. Principal Arterial- A principal arterial is a major thoroughfare which is intended to carry heavy volumes of traffic at moderate speeds. Principal arterials provide intra-county and inter-county service. Route No. 37, which extends from Seaside Park west through Toms River to Lakehurst, is classified as a principal arterial. Route No. 37 also interconnects with the Garden State Parkway and numerous minor arterial roadways within Ocean County.

B. Major Collector- A major collector is designed to channel traffic from local streets and guide the traffic to arterials or to local traffic generators such as commercial community centers, schools, or employment areas. Land access is a secondary function of the collector street, but collector street systems do provide such functions as providing light and air, easements for utilities, a design element within the community and access to adjacent property. Collector streets tend to be through streets within the community and are designed for greater volumes of traffic and higher vehicular speed than local residential streets.

There is one major collector street system within Island Heights; Central and River Avenues. Central Avenue is the major entranceway into Island Heights and is designated as a major collector for its entire length from Route No. 37 to the Toms River shore at River Avenue. This system is continued along River Avenue to the intersection of West End Avenue where the system becomes a minor collector system. Central Avenue serves not only as the major carrier of local traffic but also serves as the major commercial area within the Borough (exclusive of Route No. 37). Central Avenue is the major roadway internally within the Borough.

C. Minor Collector- A minor collector serves the same basic purpose as a major collector although traffic volumes are not as great. The Ocean County Functional Classification System includes West End Avenue as a minor collector. The Island Heights Master Plan also includes River Avenue as a minor collector since it serves a minor collector function consistent with the Functional Classification System, i.e. through traffic at moderate volumes serving as an important roadway within the local system. During the summer months, River Avenue carries heavy volumes of traffic for tourists and visitors coming into Island Heights. It is recommended that it be included on the County Functional Classification System as a minor collector.

D. Local Collectors- Local collectors are designated as important local streets within the overall circulation system. In Island Heights, three local collector systems have been identified. Lake Avenue is designated as a collector street from West End Avenue to East End Avenue. Some services included in this area are the Island Heights recreational area, and the Volunteer Fire Company located on Lake Avenue and Maple Avenue. It is used by traffic which travels to the east end of town.

Summit Avenue, VanSant Avenue and Ocean/West Ray Avenue are also included as local collectors since they provide for the major access to and from the east central portion of the Borough. Linked with these three roadways are a section of Simpson Avenue which connects Ocean/West Ray Avenue with Summit and Vansant Avenues. Ocean Avenue between Central and West End is also designated as a collector street as it serves an important function of providing access between the commercial area along Central Avenue and West End Avenue.

ROADWAY IMPROVEMENTS

The roadway system of Island Heights is not expected to be expanded through development of new roadways in the future. The system is in the process of reconditioning. Major roadway improvements within the Borough include raising River Avenue to preclude periodic flooding, improvement or replacement of curbing throughout many of the roadways within the Borough, including portions of Central, Van Sant, and Ocean Avenues. Curbing improvement also is required along numerous local streets within

the Borough, some of which has been completed. It is recommended that all new commercial and residential uses which are developed within the Borough be required to provide for on-site improvements for curbing and sidewalks. Through a long-term adherence to a policy of providing for these improvements, the Borough will be able to improve its overall roadway system and reduce the need for expensive roadway improvements in the future.

The Borough has developed a Capital Improvement Program which includes many roadway improvements. The Planning Board supports the proposed Capital Improvement Program or a phased improvement program which might include a partial assessment for adjacent property owners for required roadway improvements.

It is also recommended that a maintenance program of traffic control signs be continued within the Borough. A careful review of all traffic control ordinances should be undertaken to ensure that all traffic control, parking control, and other roadway signs adhere to required State regulations.

PEDESTRIAN WAYS

Island Heights has a rich historical heritage of pedestrian ways. Camp Walk, for example, is a remnant of the early days of Island Heights when there was no vehicular traffic on the Island and also when vehicular traffic was restricted on Sundays. Camp Walk is an exclusive pedestrian way which adds to the charm and interest of Island Heights.

The Borough has an incomplete system of sidewalks at the present time. It is recommended that an inventory of existing sidewalks be made and that a program for sidewalk extension be developed along roadways within the Borough with major roadways being given first preference. Consideration of a phased program of sidewalk improvement through adoption of a six-year capital improvement program is recommended so that all major roadways within the Borough will eventually be provided with sidewalks.

Existing sidewalks should be rehabilitated and brought into conformance with the current State regulations on barrier-free construction. Depressed curbing at intersections and sidewalk ramps to public buildings should be undertaken. Since many of the major roadways within the Borough are County roadways, coordination with Ocean County should be undertaken on any improvements which affect County roads.

BIKEWAYS

The Borough of Island Heights currently does not have any designated bikeways. As the Borough develops improved roadways and sidewalk systems, it is recommended that the Borough consider appropriate signage, street, and sidewalk markings and other improvements as may be required to provide for bicycle access throughout the Borough. Bikeways may be funded by Federal and State grants in conjunction with major roadways on the Functional Classification System during reconstruction or major improvements. Since there are different classes of bikeways (exclusive lanes, lane roadway shoulders and pedestrian/bikeways) a comprehensive analysis of the roadway system within the Borough will be required to determine the most appropriate and cost efficient system for development of any bikeway areas.

