

HARVEY CEDARS MASTER PLAN RE-EXAMINATION

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Prepared By:

Owen, Little & Associates, Inc.
443 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090

Frank J. Little, Jr., P.E., P.P., C.M.E.

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INTRODUCTION

Goals and Objectives

The Borough of Harvey Cedar's Master Plan is based upon a set of goals which have been developed by the Land Use Board. These goals relate to each of the Plan elements including: Land Use, Circulation, Community Facilities, Recreation and Open Space, Utilities and Environmental Sustainability and Compatibility with other Planning Initiatives and Documents.

Land Use

- Promote policies and strategies that meet the demands of the current and future populations.
- Maintain the use of planning techniques and zoning regulations that preserve the integrity of the existing residential districts and preserve the character of the town as a seashore destination.
- Encourage a vibrant and sustainable Business District
- Prioritize the value of public access to the waterfront and the importance of a sustainable shoreline void of erosion.

Circulation

- Maintain a community-wide circulation system that provides for the safe, convenient and efficient movement of people and goods within and through the Borough by means of transportation and land use planning.
- Support and assist the Borough's efforts in maximizing the number of available off-street and on-street parking spaces.
- Provide continued support of the LBI Shuttle System as a means of local mass transportation.

Community Facilities

- Provide adequate municipal, education and cultural facilities to meet the needs of Harvey Cedars residents and vacationers.
- Utilize grant and loan programs to improve facilities provided the costs of applying for and administering the funding do not outweigh the benefits.

Recreation and Open Space

- Maintain existing parkland and support the acquisition of additional parcels to be used for open space and recreation.
- Consider upgrades to parks and include ADA accessible features

Utilities

- Provide safe and dependable utilities to residential and commercial users.
- Continue coordination with local, State and Federal partners to combat storm surge and nuisance flooding.
- Consider Best Available Sea Level Rise data when designing new utility infrastructure.
- Implement appropriate actions derived from recommendations relating to studies of storm water drainage, vulnerability and resiliency.
- Utilize Best Available Technology when upgrading existing utility infrastructure, public water, sanitary sewer and storm water facilities.

Environmental Sustainability

- Protect, maintain and conserve the natural resources of Harvey Cedars for continued environmental quality and health of all residents.
- Support and apply Best Available Data related to Sea Level Rise and Storm Surge risks for substantial improvements, new developments and community facilities.

Compatibility with other Planning Initiatives and Documents

- Participate in the Ocean County Master Plan Process.
- Participate in the Ocean County All Hazard Mitigation Plan.
- Participate in planning initiatives aimed at resiliency, mitigation and shoreline stability.

LAND USE PLAN ELEMENT

PART 1 - MAJOR TRENDS AND ISSUES

This barrier island community is one of six municipalities on Long Beach Island and provides many amenities needed for a full time year round resident but also caters to the vacationer by providing recreational areas for swimming, access to the bay for fishing and boating and well connected community circulation via the Long Beach Island Shuttle System. This Borough, as well as the neighboring communities, have seen a surge in real estate prices over the last decade and older, smaller structures are being demolished in favor of larger homes. Also, larger parcels, especially those that are at least 100 FT in width, are being subdivided to allow for the construction of two or more homes. In most cases, the homes being constructed are being done to the maximum extent permitted on the subject lots and additional features like decks, elevators and in-ground swimming pools are being added.

The increase in large scale residential development, a noticeable change in sea level and recent historic storm events are directly affecting the Borough's infrastructure. One of the most problematic issues is the increased occurrence of nuisance flooding throughout the town. On average, the Borough experiences a nuisance flooding event that affects local roadways one time every two months and this event may span several tide cycles and often inhibits the use of certain roads on the bayside of town. This issue is also present in the other towns on Long Beach Island and is the driving force behind many new infrastructure projects aimed at reducing the impact of flooding. This includes a large scale New Jersey Department of Transportation Project along 8th and 9th Streets in Ship Bottom, the main thoroughfare on and off the island. This project should be completed by 2022. It is important to note that these flood events discourage island residents and off island visitors from traveling to the sections of town and causes issues for all residents on the island to access their homes. Harvey Cedars understands the effect these events have on the local community and are continually adding tide valves and new bulkheading to help combat this issue.

PART 2 - DEMOGRAPHICS

As a seasonal barrier island community, Harvey Cedars' population increases to an estimated 20,000 people in the summer months which includes second homeowners, seasonal and weekly tenants and those on day-trips. As the construction of new large scale homes and the request for subdivisions of existing parcels continues, it is anticipated that this estimate will increase. A significant portion of the population leaves the Borough for the winter months and resides outside of the area. The winter time population is estimated to be 337 people per the 2010 Census. Seasonal population growth though could continue in the way of smaller homes being demolished and larger homes, with more bedrooms, being constructed.

Harvey Cedars Population Trends

| <u>Census</u> | <u>Pop.</u> |
|---------------|-------------|
| 1900 | 39 |
| 1910 | 33 |
| 1920 | 65 |
| 1930 | 53 |
| 1940 | 74 |
| 1950 | 106 |
| 1960 | 134 |
| 1970 | 314 |
| 1980 | 363 |
| 1990 | 362 |
| 2000 | 359 |
| 2010 | 337 |
| Est. 2019 | 345 |

Source: US Census, NJTPA Forecast 2010

PART 3 - ESTABLISHED ZONING DISTRICTS AND LAND USE RECOMENDATIONS

The Borough utilizes the following Districts to enact and enforce local zoning regulations: Public, Marine Commercial, Residential RAA, Residential RA, Business (General), Business (Limited). The regulations associated with each of these Districts have been successful and met the intent for governing development. The Borough's position remains that residential development and redevelopment should continue to occur in accordance with zoning regulations and that the business district should be permitted to function in a way that draws people to the area yet maintains the overall integrity of the developed area. The commercial areas in the Borough have been considered, since the 2003 Master Plan Re-Examination and require improvements for pedestrian safety, beautification and roadway shoulder area enhancements including the implementation of a Streetscape Design for the community. Also, a Site Plan Committee to review commercial change of use applications should be created to facilitate and ease in the transfer of business type from season to season.

Currently there are three commercial zones within the Borough, mainly the General Business Zone, Limited Commercial Zone and Marine Commercial Zone. It was noted during the review of the permitted uses in each zone that the Borough should consider a detailed review of the various uses to develop more uniform and consistent description of both permitted and prohibited uses in each zone. In addition, the Borough may consider combining the General Business and Limited Business Zones into one General Business Zone. The Marine Commercial Zone will remain and also be reviewed for consistent use descriptions. However, food preparation or food processing that utilizes cooking with an exhaust system resulting in exterior odors and/or noise, should continue to be prohibited in the Marine Commercial Zone.

The potential future development of the Harvey Cedars Bible Conference. Maris Stella, Sisters of Charity and the Harvey Cedars Fishing Club properties remain the most significant possibility of new development. The Harvey Cedars Bible Conference and the Harvey Cedars Fishing Club remain in the RA Single Family Residential District which permits lots having a minimum of 5000 SF and the land owned by Maris Stella and Sisters of Charity is located in the RAA Single Family Residential District which permits lots having a minimum area of 7500 SF.

To date, the majority of development applications in the Borough meet the minimum regulation of the Zoning Ordinance and do not require variance relief. In the case of lots or structures that have significant hardship or special reasons for not being able to meet minimum zoning standard, Variance relief can be granted. There has not been a particular zoning issue demonstrated that has caused numerous variance requests, therefore it appears that the Zoning Ordinance is functioning as intended.

As a result of COVID, the Borough has experienced a necessary trend in the rise of outdoor seating. Outdoor seating for food establishments in a seasonal community is a desirable attribute which the Borough is interested in continuing. However, a result of outdoor seating is the limitation of onsite parking. It is recommended that the Borough study the outdoor seating arrangements at the various businesses throughout town and develop an Ordinance to set appropriate ratios for seating indoor and outdoor along with parking requirements.

RECREATION AND OPEN SPACE ELEMENT

PART 1 – PARKS

The Borough's Sunset Park is located on Long Beach Boulevard between W. Salem and W. Burlington Avenues. Within this park area, there are tennis courts, a playground, bathroom facilities, multi-use fields, pickleball courts, volleyball, horseshoes and a gazebo which draws large crowds during the summer months for outdoor concerts. Fishing is also permitted on this park property.

This park is in good condition and is maintained continuously by the Borough's Public Works Department.

In recent years, a revetment was installed along the park shoreline to prevent erosion and promote stabilization. This structural solution has been successful in maintaining the shoreline, however additional maintenance may be required in the future.

Off the coast of Sunset Park in the Barnegat Bay lies Woods Island which was previously developed with a summer home in the 1890s built by Willian Sayen from Wayne, Pennsylvania. Since that time, the structure has deteriorated and all that is left are bricks and other building materials as well as a dilapidated bulkhead. The island is also getting smaller due to coastal erosion. In recent years, the Borough has opened a discussion with the Army Corp of Engineers and the New Jersey Department of Environmental Protection in an attempt to allow utilization of the island for placement of dredge material. However, to date, no environmental studies have ever been conducted to determine the feasibility of this site as a dredge material location. The Borough should consider the use of grants if available and/or the Borough's Open Space Fund to further this investigation.

In addition, the Borough provides a Bayfront bathing beach on 75th Street and a fishing pier at 78th Street.

PART 2 – NJDEP MUNICIPAL RECREATION AND OPEN SPACE INVENTORY (ROSI)

The following list represents the most current ROSI available (June 2019) from the NJDEP Green Acres Program

County: OCEAN

Municipality: HARVEY CEDARS BORO

| Block | Lot | Facility Name | Interest | Type |
|-------|-------|---------------------------|----------|------|
| 11 | 1 | HARVEY CEDARS REC | FEE | M |
| 19 | 4 | MUNICIPAL BEACHFRONT | FEE | M |
| 20 | 8 | MUNICIPAL BEACHFRONT | FEE | M |
| 21 | 8 | MUNICIPAL BEACHFRONT | FEE | M |
| 22 | 7 | MUNICIPAL BEACHFRONT | FEE | M |
| 23 | 2 | MUNICIPAL BEACHFRONT | FEE | M |
| 24 | 7 | MUNICIPAL BEACHFRONT | FEE | M |
| 25 | 8 | MUNICIPAL BEACHFRONT | FEE | M |
| 38 | 28 | MUNICIPAL BEACHFRONT | FEE | M |
| 39 | 8 | MUNICIPAL BEACHFRONT | FEE | M |
| 40 | 8 | MUNICIPAL BEACHFRONT | FEE | M |
| 42 | 9 | MUNICIPAL BEACHFRONT | FEE | M |
| 43 | 9.01 | RIPARIAN GRANT | FEE | M |
| 44 | 4.01 | RIPARIAN GRANT | FEE | M |
| 46 | 13 | HARVEY CEDARS PUBLIC BATH | FEE | M |
| 47 | 1 | HARVEY CEDARS PUBLIC BATH | FEE | M |
| 52 | 10 | MUNICIPAL BEACHFRONT | FEE | M |
| 52 | 9 | MUNICIPAL BEACHFRONT | FEE | M |
| 53 | 10 | MUNICIPAL BEACHFRONT | FEE | M |
| 53 | 8 | MUNICIPAL BEACHFRONT | FEE | M |
| 53 | 9 | MUNICIPAL BEACHFRONT | FEE | M |
| 54 | 10 | MUNICIPAL BEACHFRONT | FEE | M |
| 54 | 8 | MUNICIPAL BEACHFRONT | FEE | M |
| 54 | 9 | MUNICIPAL BEACHFRONT | FEE | M |
| 55 | 10 | MUNICIPAL BEACHFRONT | FEE | M |
| 55 | 11 | MUNICIPAL BEACHFRONT | FEE | M |
| 55 | 9 | MUNICIPAL BEACHFRONT | FEE | M |
| 56 | 10 | MUNICIPAL BEACHFRONT | FEE | M |
| 56 | 11 | MUNICIPAL BEACHFRONT | FEE | M |
| 56 | 9 | MUNICIPAL BEACHFRONT | FEE | M |
| 57 | 8 | MUNICIPAL BEACHFRONT | FEE | M |
| 6 | 17.02 | MUNICIPAL BEACHFRONT | FEE | M |
| 6 | 6 | MUNICIPAL BEACHFRONT | FEE | M |
| 79 | 6 | MUNICIPAL BEACHFRONT | FEE | M |
| 81 | 6 | MUNICIPAL BEACHFRONT | FEE | M |
| 82 | 6 | MUNICIPAL BEACHFRONT | FEE | M |
| 84 | 6 | MUNICIPAL BEACHFRONT | FEE | M |

The above information is the Recreation and Open Space Inventory (ROSI) on file with Green Acres. Please note that Green Acres relies on the accuracy of the information provided to us by the Local Unit(s) in maintaining the accuracy of our database. Since it is the responsibility of the Local Unit(s) to ensure compliance with Green Acres rules, it is strongly recommended that you confirm this information with the Local Unit(s).

PART 3- PUBLIC ACCESS PLAN

Introduction

The intent of this document is to provide a comprehensive public access plan for the Borough of Harvey Cedars which lays out their vision for providing access to tidal waters and shorelines within the municipal boundary. This Municipal Public Access Plan (MPAP) was developed in accordance with the Coastal Zone Management Rules at N.J.A.C. 7:7E-8.11. This MPAP was developed in collaboration with the New Jersey Department of Environmental Protection (NJDEP), and is under review by the NJDEP. The development and implementation of this MPAP supports the policy of local determination of public access locations and facilities, while safeguarding regulatory flexibility and potential funding opportunities for Harvey Cedars Borough.

Public rights of access to, and use of, the tidal shorelines and waters, including the ocean, bays, and tidal rivers, in New Jersey are founded in the Public Trust Doctrine. First set by the Roman Emperor Justinian around A.D. 500 as part of Roman civil law, the Public Trust Doctrine establishes the public's right to full use of the seashore.

Through various judicial decisions, the right of use upheld by the Public Trust Doctrine has been incorporated into many State constitutions and statutes, allowing the public the right to all lands, water and resources held in the public trust by the State, including those in New Jersey. The NJDEP adopted new rules governing public access on November 5, 2012 that enable municipalities to develop and adopt MPAPs to govern public access within their municipality. This MPAP consists of an inventory of public access locations, and plans to preserve and enhance access based on community needs and State standards.

CIRCULATION ELEMENT

Existing Traffic Patterns

Harvey Cedars' transportation system is focused mainly on the personal automobile as this community lacks close proximity to major bus depots, airports or train stations. However, regional growth on the island fueled by the replacement of small bungalows with much larger homes that can accommodate many more people, is putting pressure on the local road network and the availability of parking as well as the safety of pedestrians. The Borough must balance the needs of increased municipal vehicle traffic with those who walk or ride bicycles on the streets.

The Borough has only one main principal arterial road, Long Beach Boulevard, which serves as a feeder road to the regional roadway network at the Dorland Henderson Bridge and NJSH Route 72 on the mainland in Stafford Township. This section of Long Beach Boulevard is comprised of four (4) lanes and there has long been an appeal to the Ocean County Engineering Department to redesign this section of the Boulevard to include 3 lanes with one (1) turning lane. This would allow for increased shoulder widths which could accommodate bicyclists and pedestrians. The Borough prepared an assessment of Long Beach Boulevard authored by Shropshire Associates Traffic Engineering in support of the three (3) lane approach.

In addition, the Borough has communicated with Atlantic City Electric and Ocean County Engineering regarding the relocation of utility poles to provide more road shoulder area.

The Borough has also requested the installation of additional crosswalks on Long Beach Boulevard to enhance pedestrian safety.

The remainder of the streets are collector and local streets which are maintained by the municipality and typically carry between 300 and 2000 vehicles per day. This varies depending on the month in this seasonal community.

Mass Transportation

Regional Service

Harvey Cedars is not serviced by any large scale mass transit bus or train network. Regional transportation hubs are available in Toms River and Atlantic City which are approximately 30 and 45 miles respectively away and both bus and trains are available there to Philadelphia, Newark and New York City. Connections can then be made to other major cities on the Northeast Corridor as well as to the Philadelphia and Newark International Airports.

Airports

The Atlantic City International Airport is approximately 40 miles from Harvey Cedars and is served by Spirit Airlines which offers direct flight service to 10 major cities including several in Florida where many residents of Harvey Cedars spend their winters. The nearest major hub airport is Philadelphia International Airport which is approximately 75 miles from the Borough.

Long Beach Island Shuttle

Long Beach Island Shuttles were introduced in 2014 by Long Beach Township and is a low cost service that runs along all 18 miles of the island. With designated areas to stop, it is easy to find a shuttle or wave one down to get anywhere you need on the island. The service now offers an app for use on wireless cellular devices that enables riders to track the proximity of a bus to their location. This service is sponsored by local business and is gaining in popularity. It is well suited to the island as it decreases the number of personal vehicles being driven on the roads and each shuttle can also be used as an emergency vehicle in the event of a mass evacuation. The Borough should continue to support this mass transit initiative.

UTILITIES PLAN ELEMENT

Existing Infrastructure

Harvey Cedars' utility infrastructure consists of public water, sanitary sewers and storm sewers and is served by natural gas, electric, cable service and solid waste and recycling provided by the municipality. The Borough's utility infrastructure is generally adequate to meet the needs of current residents, businesses and vacationers.

The water source for the Borough's wells is from the confined 800 Foot Atlantic City Water-Bearing Zone within the Kirkwood-Cohansey aquifer system. This is located within the Coastal Plain Aquifer System, a designated Sole Source Aquifer. The Borough water supply is presently drawn from two production wells: Well No. 3 is within the Municipal Building complex at West 77th Street and Long Beach Blvd; and Well No. 4 is at West Salem and Holly Avenues at the Municipal Yard. The NJDEP regulated pumping capacity permits a maximum of 32 million gallons per month during the summer season with a maximum yearly allocation of 150 million gallons. Well No. 3 was originally installed in April, 1956 and Well No.4 was originally installed in February.

There are two Water Treatment Plants: at 11 West 80th Street by the intersection with Anchor Street (former site of a water standpipe); and at the Municipal property adjacent to Sunset Park at Hudson Avenue. Both plants provide iron removal and sand filtration, and disinfection by chlorination. Combined treatment capability of the two plants is about 1 million gallons per day (MGD). The system consists of approximately 67,670 linear feet (12.82 miles) of underground, distribution piping within the Borough of Harvey Cedars.

The breakdown of sizes:

| <u>Pipe Size</u> | <u>Total Length</u> |
|------------------|---------------------|
| 2 Inch Diameter | 2,220 linear feet |
| 4 Inch Diameter | 3,280 linear feet |
| 6 inch Diameter | 38,900 linear feet |
| 8 Inch Diameter | 21,800 linear feet |
| 10 Inch Diameter | 1,470 linear feet |

The pipe materials are a mixture of polyvinyl chloride (40%), asbestos-cement (50%), cast iron (6%) and steel (3%). Hydrants are generally spaced at 600 feet maximum distance apart and at the street ends to serve as blow offs for flushing. Valving is placed at locations where blocks can be isolated for service. The Borough continues to replace water mains on as needed basis.

Water storage is in the single elevated metal tank at the Borough yard by Hudson Avenue with a nominal storage volume of 500,000 gallons.

The Borough was notified by the NJDEP Bureau of Water Allocation that the town's existing water allocation permit was not sufficient for the calculated and requested need for water by its residents. As a result, the NJDEP is requiring that a test well be constructed to confirm that the aquifer source is adequate to meet the additional demand requested. Since the installation of a test well and subsequent aquifer testing is being required, after consultation during the onset meetings with the NJDEP and the Municipal Stakeholders, the Borough is taking the initiative to also make this test infrastructure into a production well to meet the future demand on the system. Additionally, the existing Well No. 4 is reaching the end of its useful life, and the installation of a new well at this time will allow the Borough to maintain a reliable water supply for the future.

Stormwater, Nuisance Flooding, Sea Level Rise

The Borough continues to battle nuisance flooding and stakeholders in the government, business and residential communities agree that it is one of the town's primary problems and also creates issues related to evacuation of the island. Numerous steps have been taken to begin addressing this issue including full participation with the United States Army Corps NJ Back Bays Flood Feasibility Study which is currently underway and expected to be completed by the year 2020.

Also, by 2021, the Borough will be required to adopt Model Ordinances related to Stormwater Management.

In addition, the Borough has taken steps over the past several years to incorporate Ordinances, i.e., Chapter 12, Section 8, relative to filling lots below grade and the establishment of street profiles east of Long Beach Boulevard to allow for the future raising of roadway elevations.

Other Utilities

Utilities and services to Borough residents such as gas, electric, telephone and cable are provided by independent suppliers. The Borough should ensure that these continue to be available to residents including new technological advancements in these services.

When feasible, steps should be taken to install utilities below grade whenever possible as a way to enhance the aesthetic of this coastal community. However, the impact of flooding to these utilities should also be a consideration prior to construction. The Borough currently has Ordinances in place which address the requirements for underground utilities.

New Technology

With technology consistently increasing, the Land Use Board should continue to monitor the new technology and adequate resources should be provided to the Board to ensure the members stay current especially in terms of telecommunications technology.

The Borough encourages the use of Renewable Energy Systems provided they adhere to local Zoning regulations.

The installation of off shore wind turbines is on the horizon. The Borough is concerned with visual impacts and has no issues as long the facilities are not seen.

The installation and use of vehicle charging stations is recommended where appropriate access is feasible.

HARVEY CEDARS BOROUGH

A Municipal Assessment of Local Coastal Hazard Vulnerabilities



Funded through a grant by the US National Oceanic and Atmospheric Administration's (NOAA) Coastal Zone Management Program, through the New Jersey Department of Environmental Protection

RELATIONSHIP TO OTHER PLANS

INTRODUCTION

The Municipal Land Use Law requires that all municipal master plans consider the relationship of their Master Plan to Plans of contiguous municipalities, County Plans and the New Jersey State Development and Redevelopment Plan (SDRP). This section reviews the plans and zoning ordinances of the municipalities bordering Harvey Cedars, the Ocean County Master Plan and the State Development and Redevelopment Plan.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Harvey Cedars Master Plan is consistent with the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP) adopted in 2001. The State Plan has eight goals:

- Revitalize the State's cities and towns.
- Conserve the State's natural resources and systems.
- Promote beneficial economic growth, development and renewal for all residents of New Jersey.
- Protect the environment, prevent and clean up pollution.
- Provide adequate public services and facilities at a reasonable cost.
- Provide adequate housing at a reasonable cost.
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
- Ensure sound and integrated planning and implementation statewide.

The Harvey Cedars Master Plan is consistent with the State Plan goals by promoting the preservation and enhancement of an existing, long-established seasonal community, protecting Harvey Cedar's natural resources, particularly the Manahawkin Bay and adjacent islands; promoting the fiscally sound expansion of municipal services. As called for in the SDRP, the Harvey Cedars Master Plan is also consistent with regional planning efforts, including the Ocean County Master Plan and the Ocean County Hazard Mitigation Plan.

The State Plan Policy Map of the SDRP divides the State into five Planning Areas, each of which has specific policy recommendations associated with it. Harvey Cedars lies in only one planning area: Environmentally Sensitive Barrier Islands (PA5B) Planning Area.

The State Plan designates PA5B as the Planning area that contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats. It also recognizes existing centers that remain the focus of residential and commercial growth and public facilities and services for their region as well as supporting the recreation and tourism industries. Harvey Cedars is almost fully built out. This Master Plan encourages more efficient utilization of land by preserving the existing pattern of development in the Borough.

OCEAN COUNTY MASTER PLAN

The Harvey Cedars Master Plan is generally in conformance with the Ocean County Comprehensive Master Plan, adopted in December 2011 and last amended in September 2018.

The Harvey Cedars Master Plan will contribute to the achievement of the goals adopted in the County Master Plan in several ways. The Harvey Cedars Master Plan calls for the expansion of recreation opportunities through rehabilitation of existing parks and open space in the Borough and will also encourage quality growth and development by recommending the adoption of land use regulations that ensure high quality development.

SURROUNDING COMMUNITIES

Harvey Cedars is bordered to its north and south by Long Beach Township, a municipality characterized both by residential and commercial development that is predominantly used on a seasonal basis. The land uses categories of the two municipalities are substantially compatible.