

Upland Waterfront Development Regions

The Upland Waterfront Development Area contains all lands outside the CAFRA area extending from the mean high water line of a tidal water body to the first paved public road, railroad or surveyable property line existing on September 26, 1980 generally parallel to the waterway, provided that the landward boundary of the upland area shall be no less than 100 feet and 500 feet from the mean high water line. These regions were delineated based on development patterns and cultural and natural resources. The energy facility use rule siting standards, provides that new energy facilities that are not water dependent be located at least 500 feet inland from the mean high water line of tidal waters within the CAFRA area and five upland waterfront development regions (Western Ocean, Southern, Mullica Southern Ocean, Great Egg Harbor River and Delaware Estuary Regions). The 500 foot setback does not apply to new energy facilities located outside of the CAFRA area and in the tidal waters of the Urban, Northern waterfront and Delaware River regions areas. A description of the regions follows:

1. **Urban area region** is the land within the upland waterfront development area that is within a special urban area, as described at N.J.A.C. 7:7E-3.43. Special urban areas are those municipalities defined in urban aid legislation (N.J.S.A. 52:27D-178) qualified to receive state aid to enable them to maintain and upgrade municipal services and offset property taxes.;
2. **Northern waterfront region** is the land within the upland waterfront development area within Monmouth County, and extending north from Monmouth County to the New York State boundary;
3. **Western ocean region** is the land within the upland waterfront development area that is within Ocean County, west of the Garden State Parkway and south of State Route 37;
4. **Southern region** is the land within the upland waterfront development area that is in Cape May County (but not located in the Great Egg Harbor River region);
5. **Mullica-southern ocean region** is:
 - i. The land in Ocean County within the upland waterfront development area that is south of Cedar Run Creek and west of U.S. Route 9;
 - ii. The land within the upland waterfront development area in Bass River Township, Burlington County; and
 - iii. The land within the upland waterfront development area in Atlantic County that is north of County Route 561 (Jimmy Leeds Road);
6. **Great Egg Harbor River region** is:
 - i. The land within the upland waterfront development area in Atlantic County that is southwest of County Alternate Route 559; and
 - ii. The land within the upland waterfront development area in Cape May County that is east of State Highway 50, north of County Route 585, and west of U.S. Route 9;
7. **Delaware River region** is:

- i. The land within the upland waterfront development area in the municipalities of Bridgeton and Millville in Cumberland County and Salem in Salem County; and
- ii. The land within the upland waterfront development area in Salem County (but not located in the Delaware estuary region), and extending north from Salem County through Gloucester County, Camden County, Burlington County (but not located in Bass River Township), and Mercer County; and

8. Delaware estuary region is:

- i. The land within the upland waterfront development area in Cumberland County (but not located in the municipalities of Bridgeton and Millville); and
- ii. The land within the upland waterfront development area in Salem County that is south and east of a boundary formed by Interstate 295 from its intersection with the New Jersey Turnpike to County Route 641; County Route 641 from its intersection with the New Jersey Turnpike to U.S. Route 130; U.S. Route 130 from its intersection with County Route 641 to its intersection with Oldmans Creek (but not located within the municipality of Salem).