
Long Branch Municipal Public Access Plan

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Date of NJDEP approval

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Introduction

This document is intended to provide a comprehensive public access plan for the City of Long Branch which lays out a 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. 7:7-16.9. The development and implementation of this MPAP supports the policy of local determination of public access locations and facilities, while safeguarding regulatory flexibility.

The Public Trust Doctrine, first set by the Roman Emperor Justinian around A.D. 500 as part of Roman civil law, establishes the public's right to full use of the seashore. The Public Trust Doctrine states that natural resources, including, but not limited to, tidal waterways and their shores, air and wildlife in the State of New Jersey are held by the State in trust for the benefit of all of the people. Further, the Public Trust Doctrine establishes the right of the public to fully utilize these natural resources for a variety of public uses.

The original purpose of the doctrine was to assure public access to waters for navigation, commerce and fishing. In the past two centuries, State and Federal courts in New Jersey have recognized that public uses guaranteed by the Public Trust Doctrine also include public recreational uses such as swimming, sunbathing, fishing, surfing, sport diving, bird watching, walking and boating along the various tidal shores.

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 New Jersey Department of Environmental Protection (DEP) 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.

This plan has been developed in collaboration with the DEP, planning board, environmental commission, other boards, consultants, community groups that participated, ect. and presented to the Planning Board on **date** and approved for submission to the DEP on **date**. Upon receiving approval from the DEP on **date**, the MPAP was incorporated into the Land Use Element of the Master Plan by resolution on **date**, (see Appendix 1). All public access decisions made within Long Branch after this date will be consistent with this plan.

Importance of Municipal Public Access Plans

The premise of the authorization of MPAPs is that public access to tidal waters is fundamentally linked to local conditions. The development of a MPAP enables the municipality to better plan, implement, maintain, and improve the provision of public access for its residents and visitors. It also informs and/or identifies public access requirements associated with any proposed development or redevelopment project.

The City of Long Branch is responsible for ensuring that public access to the tidal waters within the municipality is in accordance with this plan as approved by DEP and adopted as part of the municipal Master Plan. For each new project that is required to provide public access through a DEP issued Coastal Area Review Act or Waterfront Development permit, Long Branch will provide DEP with a letter confirming its consistency with this MPAP. Upon adoption of this MPAP into the municipal Master Plan, the DEP public access requirement shall be satisfied in accordance with this plan. Long Branch will submit a progress report documenting plan implementation to DEP every five (5) years after the date of plan adoption.

I. Municipal Public Access Vision

A. Overview of Municipality

The City of Long Branch is a 5.2 square mile community located on the Atlantic Ocean in Northwestern Monmouth County, with a population of approximately 40,000 people. Long Branch has reinvented itself as a vibrant year-round community as well as a coastal destination rekindling its splendor from when it was once a Presidential resort community.

Long Branch is a major destination for beachgoers and is home to Seven Presidents Oceanfront Park; named for the United States presidents who used to frequent visited the resort town, including Ulysses S. Grant, Chester A. Arthur, Rutherford Hayes, Benjamin Harrison, William McKinley, Woodrow Wilson and James Garfield.

There are several distinct neighborhoods in Long Branch, including the North End, Branchport, Beachfront North and South (including Pier Village), Downtown, Uptown, West End and Elberon. As the city's redevelopment initiatives continue to expand, the lower Broadway area (a portion of the city's Downtown) will become an Arts District. Broadway Center is a planned entertainment and commercial hub of Long Branch, as envisioned by the City Government and Thompson Design Group, who created the Master Plan for the city. This complex is planned to offer retail shops, cafes, bars, restaurants and two performing arts theaters as well as 500 new residences sitting atop a 1,500 car parking garage.

Long Branch's previous fame as the Nation's First Seaside Resort waned in the years following World War II. The defining moment marking the end of this era occurred on June 8, 1987 when the largest fire in the history of the city destroyed the landmark amusement pier and adjoining businesses. Today, Long Branch is bringing back the essence of its former glory through revitalization efforts. These efforts include building shopping centers featuring upscale restaurants as well as everyday- eateries and cafes. With the rebuilding of its boardwalk which runs along oceanfront resorts and shops anyone can visit Long Branch and appreciate all it has to offer. Beaches provide recreation opportunities for all. Riverfront access is supported for all who might wish to fish in, boat on or use the water in other ways. Long Branch is always working to improve upon its access and features and will continue to do so in coming years.

1. Map 1. Long Branch Tidal Waterways and Lands

Map 1 shows all the tidal waterways within the municipality and all lands held by the municipality.

Map 1: Long Branch Tidal Waterways and Lands

Long Branch, NJ - Tidal Waterways and Lands



B. Municipal Public Access Goals and Objectives

1. Goals & Objectives

- i.** Encourage safe usage of unguarded beaches and ensure that city ordinances provide a comfortable and safe environment for all beachgoers. This includes, but is not limited to, upholding the rules of the beach and finding a means of enforcing these rules. This goal is consistent with the Master Plan goal to “Preserve, maintain, and develop a comprehensive recreation system that provides active and passive recreation opportunities for all age groups and ability levels while meeting or exceeding state and/or national safety standards.”
- ii.** Long Branch is moved to improve upon its access to tidal rivers. This goal works with the town’s Master Plan goals which describe preserving and maintaining an open space system along with the preserving and maintaining a comprehensive recreation program. These goals bring forth support of environmental education opportunities along with the preservation of sensitive lands. With these goals in place, Long Branch may plan a public access plan for their rivers combining stewardship with increased recreation opportunities. Improving park amenities to focus quality of surrounding water while simultaneously improving stewardship of the rivers will be a means of achieving all goals. In this way, visitors may learn about the habitats, flora and fauna that depend on the river while appreciating it through recreation.
- iii.** In the circulation element of the Master Plan, Long Branch also describes a desire to improve pedestrian access to its waterfronts. Currently, the town is rebuilding its boardwalk to allow pedestrians with a continuous promenade along the ocean. A river walk would provide improved access to the rivers in Long Branch while increasing the opportunity for pedestrians to access the waterfront.
- iv.** All existing public access shall be maintained to the maximum extent practicable including the maintenance of safe and adequate access locations.
- v.** All existing public access shall be maintained to the maximum extent practicable for fishing.
- vi.** All existing public access shall be maintained to the maximum extent practicable by providing clear informative signage for access locations.

In addition to those goals outlined within the Master Plan, Long Branch affirms the following State required goals specifically for public access:

- vii.** All existing public access shall be maintained to the maximum extent practicable.
- viii.** Maintain safe and adequate access locations for fishing in those areas where fishing is safe and appropriate.
- ix.** Provide clear informative signage for access locations.

Long Branch’s Municipal Public Access Plan embraces and reflects these goals and will help preserve, protect, and enhance the public’s ability to access the Public Trust lands which surround the municipality. The previous goals are compliant with the New Jersey Coastal Zone Management Rules broad set of coastal protection goals (see N.J.A.C 7:7-1.1 (c)).

2. Municipal Master Plan Consistency

The goals and objectives provided in this Municipal Public Access Plan have been reviewed and are consistent with Long Branch’s Master Plan.

The City of Long Branch is a certified Sustainable Jersey community and as such has launched the Long Branch Green Initiative, which will guide the City’s future redevelopment plans. As part of the City’s Master Plan Re-adoption in 2010, the City incorporated the following existing plans into the Master Plan Update:

1. Promote aesthetically pleasing human scale development that recognizes the character of traditional New Jersey shore towns.
2. Preserve the City’s natural resources to protect water quality, manage storm water, reduce the potential for flood damage, protect endangered habitats, and provide open space.
3. Encourage and support policies and actions to reduce the introduction of harmful greenhouse gasses by reducing sprawl and encouraging green buildings, promoting alternative means of transportation including walking, biking and public transit, and preserving open space and wetlands
4. Preserve, maintain, and develop a comprehensive open space system that provides passive and active recreation opportunities, preserves sensitive lands, creates connected green and blue ways, and provides environmental education opportunities.

II. Public Access

Public Access in the City of Long Branch is provided by the municipality and consists of a variety of access points and facilities discussed below, including boat ramps, beach walkways, bathroom facilities, lifeguarded beaches, etc.

Public Access in Long Branch is provided by the municipality and consists of a variety of access points and facilities including boat ramps, beach walkways, bathroom facilities, lifeguarded beaches, kayak and small boat launches, nature trails, public parks, and other amenities. There are 25 municipal parks in Long Branch covering 140.5 acres. The parks located along tidal water can be found in the table below as well as in Map 3d. The municipal parks are complemented by 66 acres of County parkland including Seven Presidents Park and the Skate Park (not included in table below). Long Branch protects and ensures public access through conservation easements, ordinances, beach fees, community clean-ups, yearly

inspections, access easements, and related measures. The overall goal of this MPAP is to establish Long Branch’s plan to maintain and enhance all existing public access locations to and along tidal waterways and their shores.

Municipal Parks and Open Space providing Public Access to Tidal Waterways:

Name	Location	Acreage
Beach	Ocean Ave & Atlantic Ocean	17.34
Branchport Park	Atlantic Ave & Branchport Ave	3.01
Pleasure Bay Park	Atlantic Ave & Pleasure Bay Dr	5.19
Troutman’s Greenway	Atlantic Dr & Branchport Creek	2.00
Manahasset Creek Park	Long Branch Ave & Naberal Ave	23.85
Presidents Promenade	Ocean Ave between Brighton & S. Bath Ave	3.64

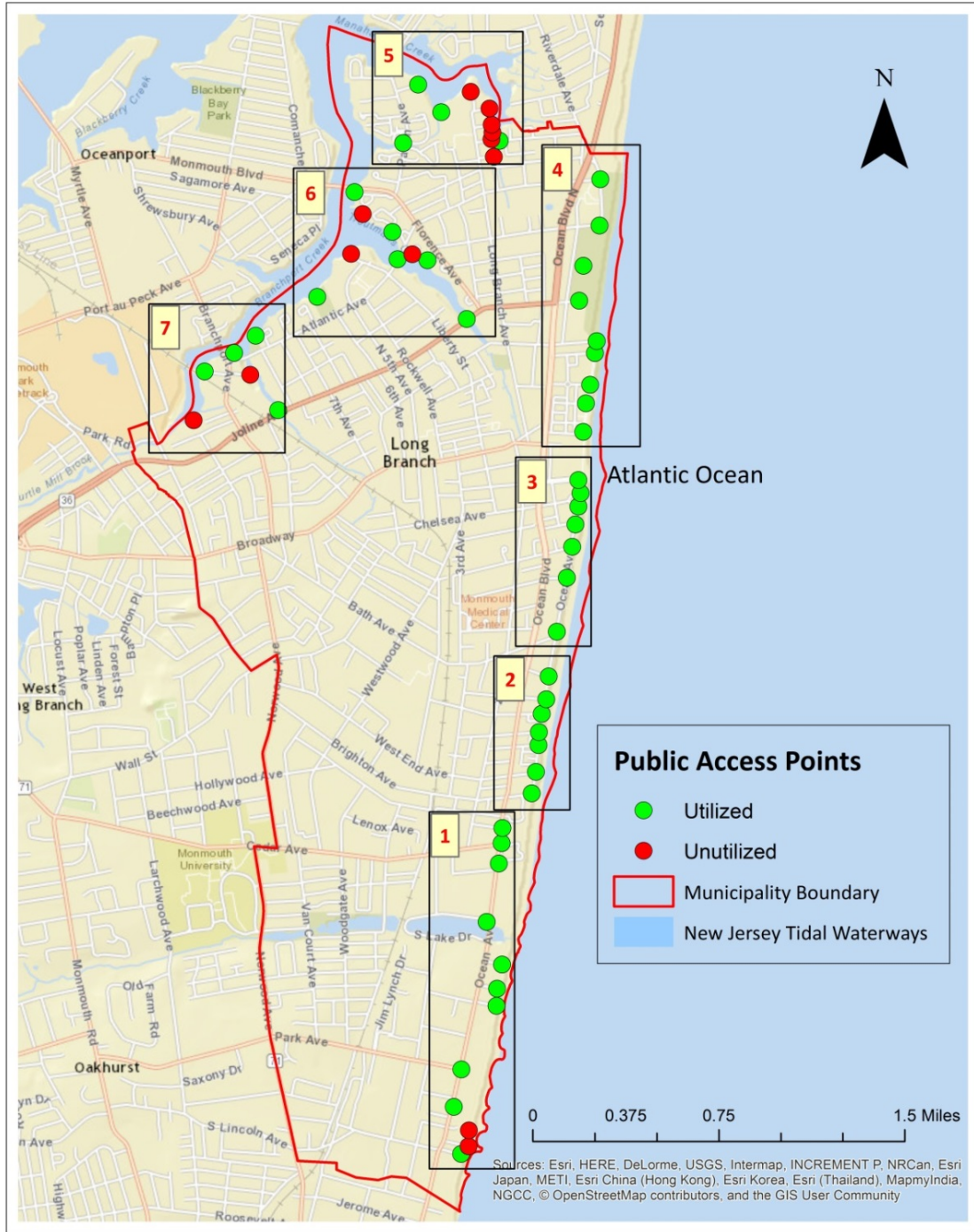
Beach Fee Information can be found below:

Persons physically or mentally disabled and veterans receive free admission. Seasonal Beach Passes are available at the Long Branch Recreation Office, 3 Bay Avenue, Long Branch, New Jersey, and Monday through Friday from 10:00 AM to 4:00 p.m. and on weekends starting Memorial Day Weekend; badges are available for sale at our Beach Office located at the Melrose Terrace Beach. Holiday Beach Passes for the following year will be on sale from November 1 through December 31, Monday- Friday 10:00 AM- 4:00 PM at the current year’s rate. Beach badges are required for beach access points from Seaview Avenue South to Brighton Avenue. For further information, one can contact the Long Branch Recreation Department at (732) 571-6545.

A. Public Access Locations

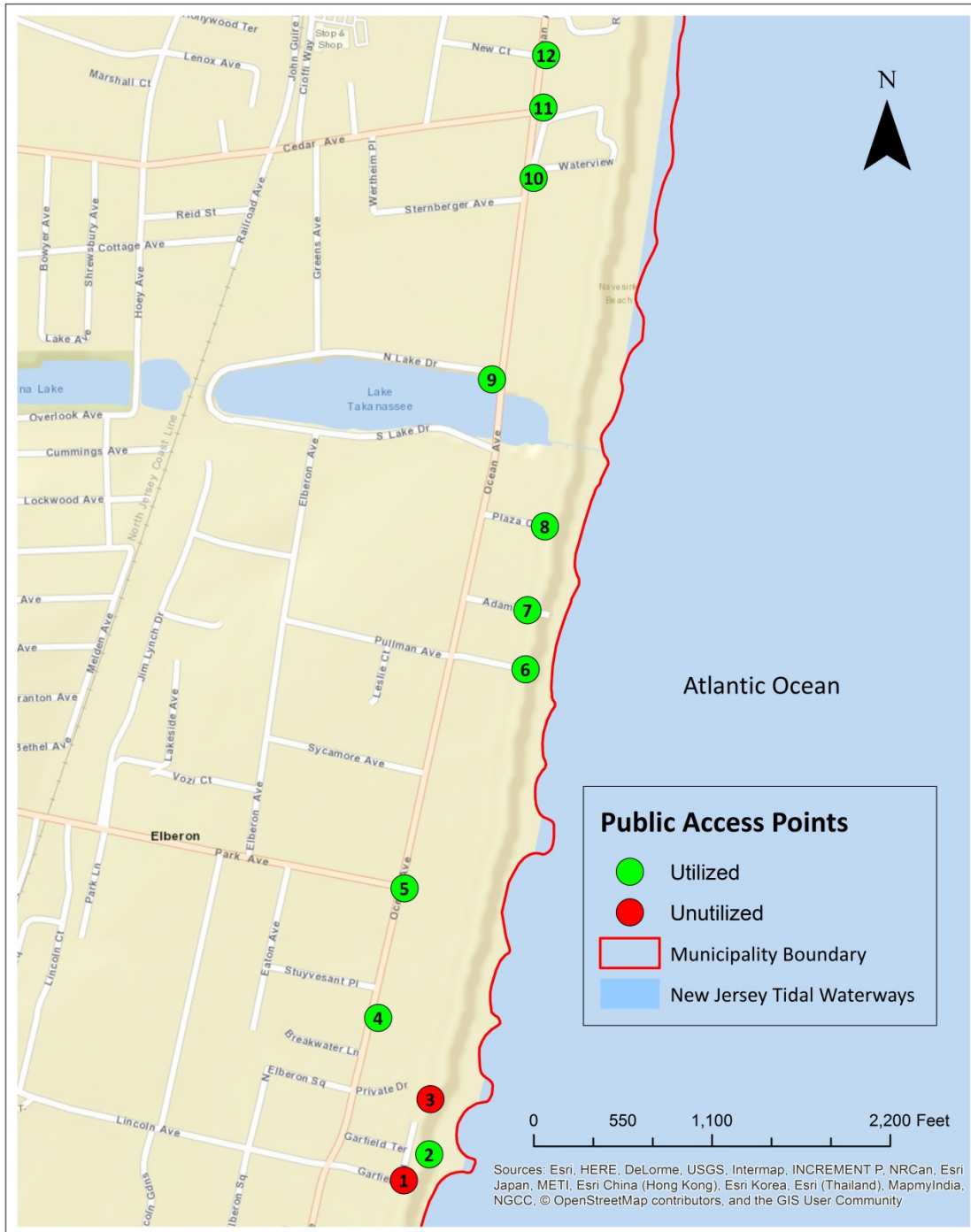
Map 2 Long Branch Public Access Locations, identifies an inventory of all public access locations within the city, whether they are currently Utilized, Un-utilized, or Restricted to the public, along with their attributes of improvements and activities. See Table 1, located in the Appendix, for detailed information for each location. **Sections 1-7** contain detailed maps of each location.

Long Branch, NJ - Public Access Utilization



Section 1: Points 1-12

Public Access Utilization - Section One



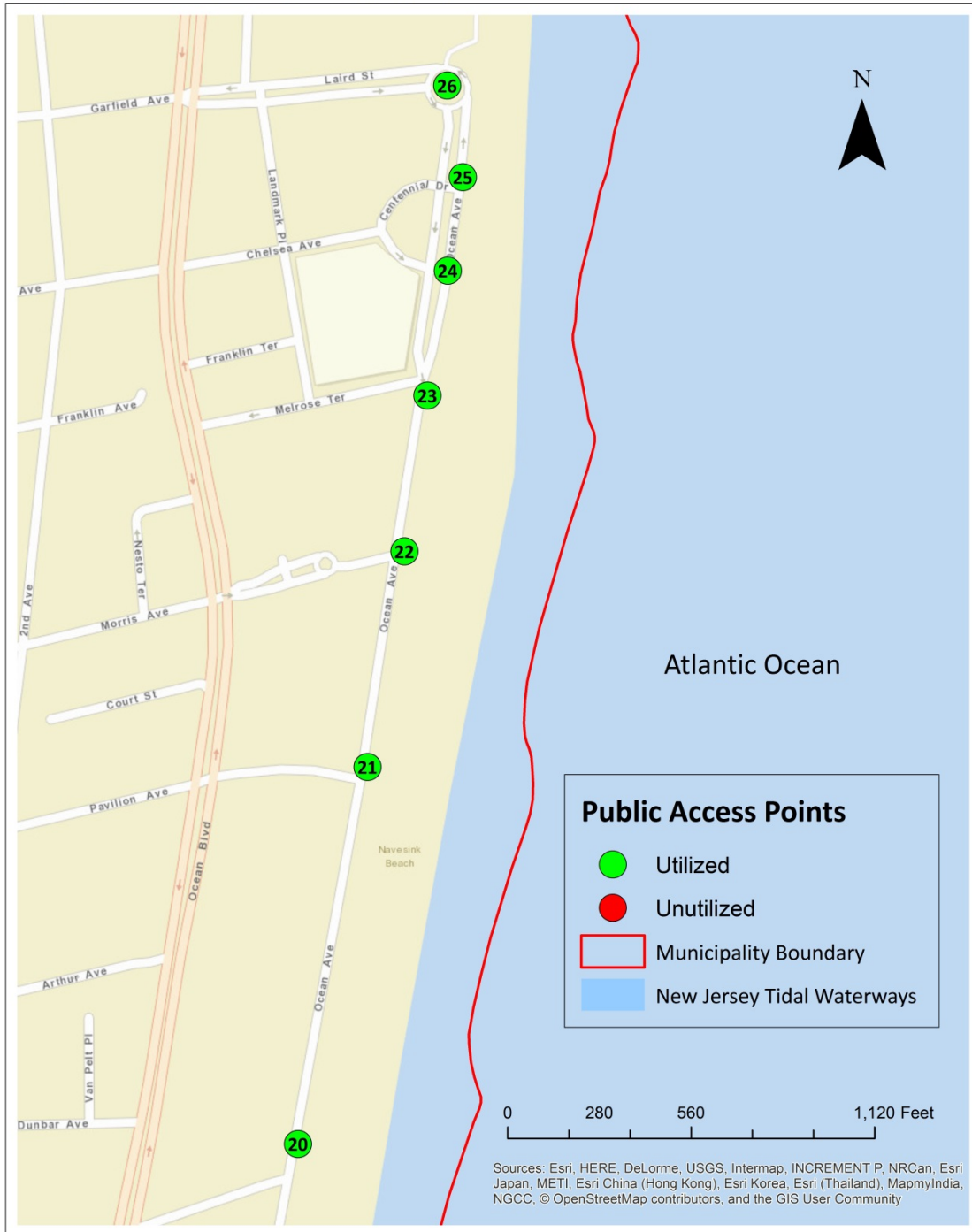
Section Two: Points 13-19

Public Access Utilization - Section Two



Section 3: Points 20-26

Public Access Utilization - Section Three



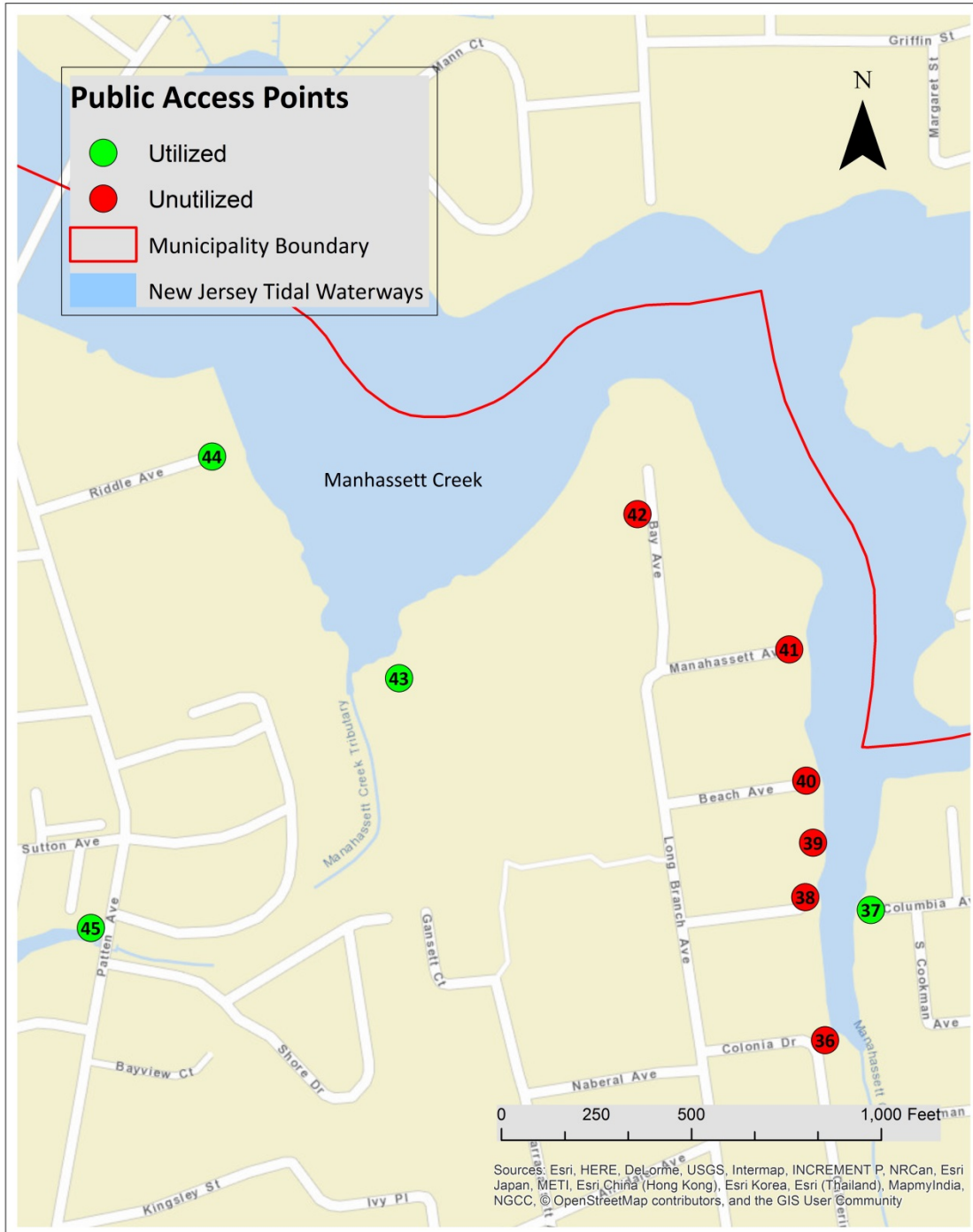
Section 4: Points 27-35

Public Access Utilization - Section Four



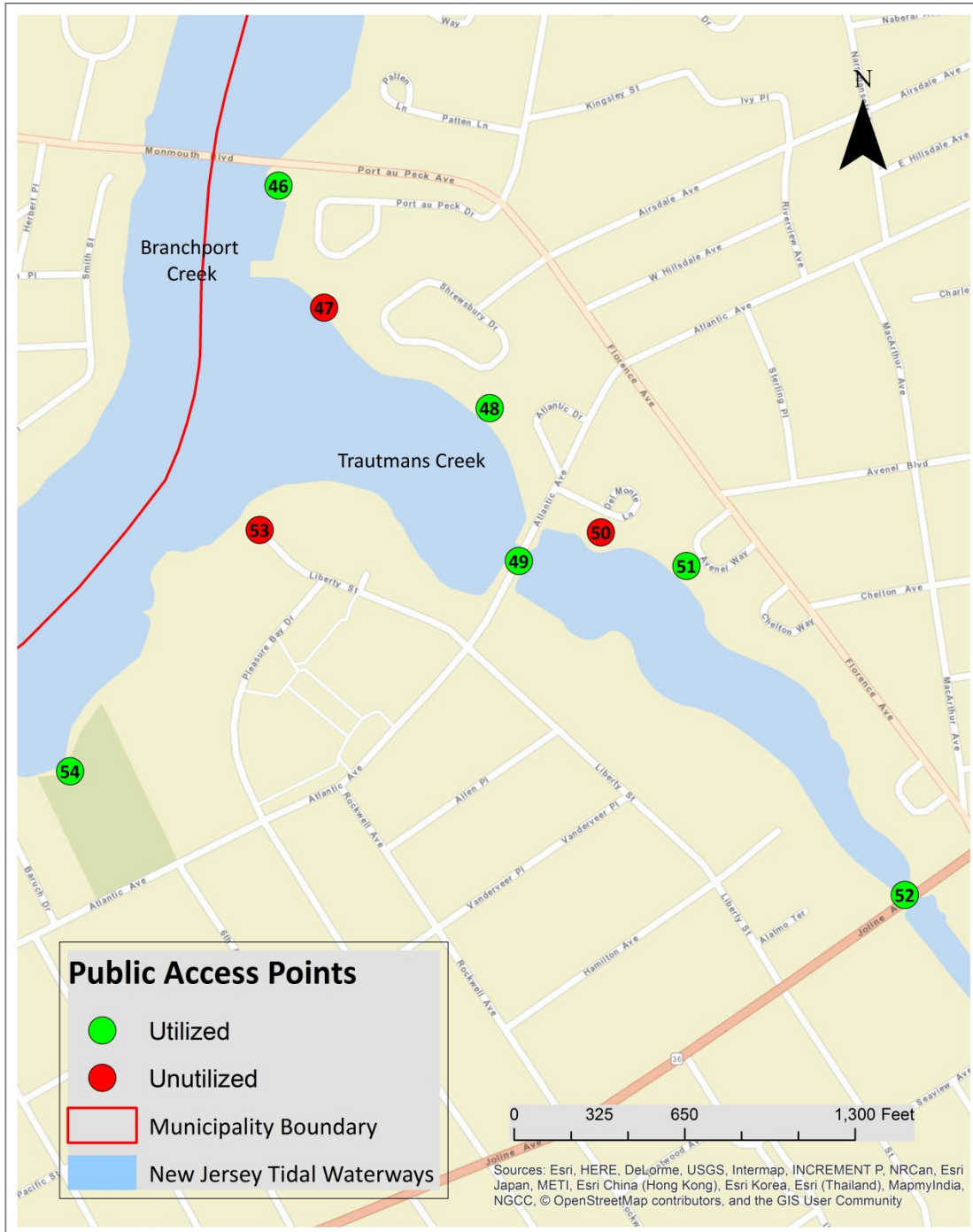
Section 5: Points 36-45

Public Access Utilization - Section Five



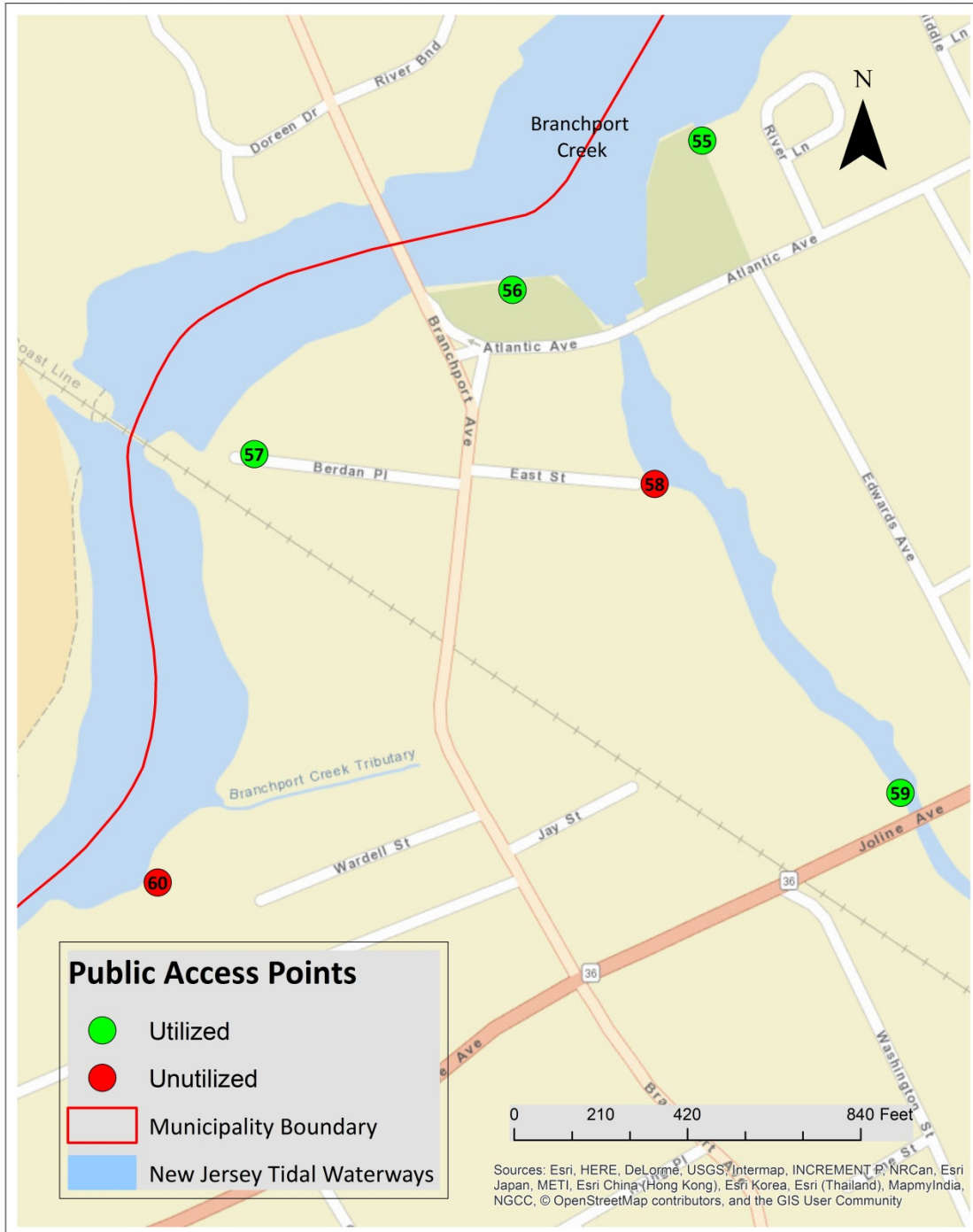
Section 6: Points 46-54

Public Access Utilization - Section Six



Section 7: Points 55-60

Public Access Utilization - Section Seven



B. Improved Public Access Locations

Maps 3a-d Long Branch Preferred Public Access Locations provide an inventory of the existing public access locations that currently provide access to public trust lands and waters. The 3 maps show parking (a), handicap accessibility (b), restroom locations (c), and tidally influenced parkland (d) in Long Branch. See Table 1, located in the Appendix, for detailed information.

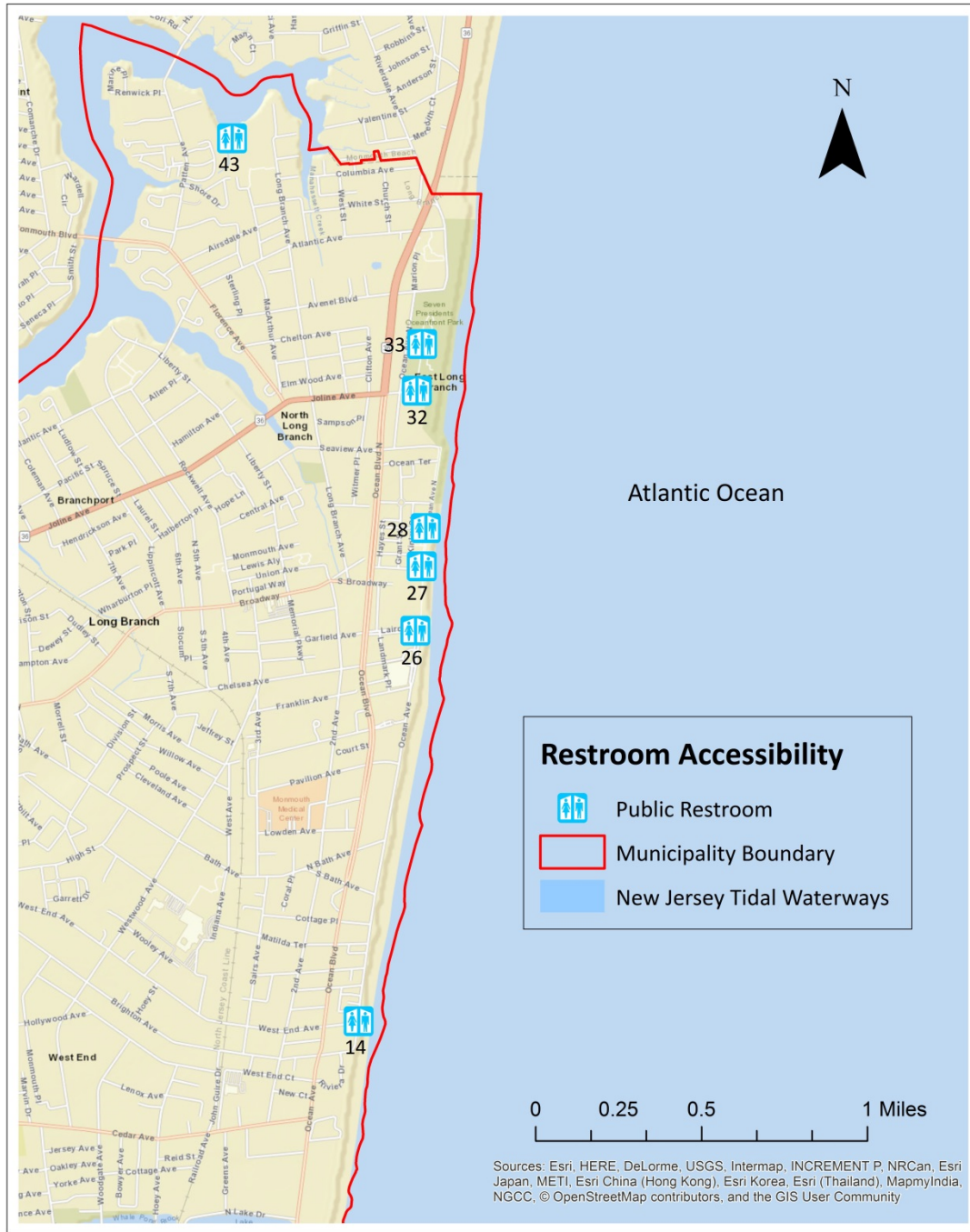
Long Branch, NJ - Public Parking



Long Branch, NJ - Handicap Accessibility



Long Branch, NJ - Public Restrooms



Tidally Influenced Parkland - Long Branch, NJ



C. Limitations to Public Access

The following limitations to public access in Long Branch currently exist:

- There are unutilized public access points due to overgrowth of dense and tall vegetation.
- There is a lack of handicap accessible parking, public boat launches, and other amenities.
- There are only 7 public restrooms while there are 47 public access points.

1. Temporary Restrictions

- No person shall bathe or swim from the beachfront except from the protected public bathing beaches where ropes, buoys, boats and lifeguards are provided by the city, and only if lifeguards are on duty.
- No person shall engage in surf fishing in the bathing area during the bathing hours.
- Runoff from the Monmouth racetrack at times limits access to Branchport Creek.
- Public access in parks is prohibited after dusk.

2. Permanent Restrictions

- No permanent restrictions exist on any access locations.

III. Community Needs Assessment

Long Branch has performed a community needs assessment. The methods and results are described in the following section:

Currently there are 60 public access locations in Long Branch. 47 of these points are utilized by the public while 13 points are designated as unutilized. The municipalities' utilized locations provide opportunities for water oriented activities and perpendicular access to tidal waterways and their shores. Further assessing shows a small number of deficiencies regarding the amenities at these public access locations as well as the unutilized points.

- Beach access is perhaps the most apparent public access need in Long Branch. Access to the beaches includes not only the ability to see the ocean and sand but to use the beach for sunbathing, fishing, swimming and board sports. Long Branch provides sufficient access to its beaches off of its boardwalk in the northern section of the city. Stairwells and ramps off of the boardwalk allow beachgoers access to the sand and surf. The southern portion of Long Branch, after Brighton Ave, does not provide lifeguards but there is ample access to the beaches. These beaches may be used at one's own risk and are popular locations for fishermen, surfers and sunbathers. These beaches may be accessed for free and do not require a beach tag except for those beaches which are operated by private beach clubs.. Those beaches do provide lifeguarding services to those holding Long Branch City beach tags. Beaches are maintained through cleaning and through rules and regulations provided by the City. These rules ensure that behavior which may put the participant or others at risk is not tolerated.

- Boating access is prominent in Long Branch City as the town is connected to several bodies of water which are prime channels for boating. Long Branch provides a public boat launch with parking along Branchport Ave. This convenient launch can be used for any watercraft and is enjoyed by many. Another boat launch may be desired in the future if more boaters wish to use public launches. Private docks are very popular along the creeks in Long Branch which reduces the traffic to and need of public launches at this point in time.
- Handicap-accessible features are provided by Long Branch City at many of its public access locations. Many beach entrances are outfitted with ramps to ease beach access. Once on the beach mobility can prove difficult for those in wheelchairs. Long Branch, therefore, provides surf wheels which can be reserved by anyone in need. Booth runners, stationed at beach entrances, will assist those using surf wheels on the beach. Long Branch also provides floatation chairs so that any handicapped person can enter the surf. Restrooms are handicap-accessible as well. Beyond the beach, Seven Presidents Oceanfront Park is equipped with a universally-accessible playground where children of all abilities can play.
- Fishing is a popular activity in Long Branch with opportunities in the surf and in many tidal locations. Surf-fishing is allowed on Long Branch Beaches especially in the southern portion of the town where swimming is prohibited. Those wishing to access the beaches only to fish may do so without a Long Branch City beach tag. They must, however, hold all necessary licenses and permits to fish. There are several locations along the creeks and Pleasure Bay where fisherman go. These locations are free and have ample parking. Also available for fishing is Takanassee Lake, which is stocked with freshwater trout. This once-tidal lake is near the ocean and is very popular for fishing. This location features a park-like setting with benches for a relaxing day of fishing.
- Linking public parking to public access locations would improve access.
- Providing better access to rivers and creeks is needed to ensure equal access to tidal waterways. Improvements to Manahasset Creek Park and other riverfront parks will improve public access.
- As stated in the land use element of the Master Plan, only 4% of Long Branch's acreage is vacant leaving minimal if any opportunity for preserving additional open space or creating new recreation land. The greening of the community can be provided by the use of street trees, pocket parks, small plazas and sitting areas, public art, and other means.
- As stated in the Master Plan, an advisory group should be created to evaluate current use of land and identify any surplus of lands connected to public rights of way.

IV. Implementation Plan

Long Branch has created an Implementation Plan composed of Priorities, Preservation of Public Access Locations, Signage, Proposed Access Improvements and Facilities, and Municipal Tools for Implementation as described in the following section:

A. Priorities

Long Branch prioritizes maintaining and enhancing existing public access locations and facilities in the following ways:

1. Maintaining Existing Public Access

Maintenance of all public access locations is done by the Department of Public Works.

Tools

- The city's Beach Management Plan prepared in 2008 was created to provide a framework for cooperation between the city, NJ Division of Fish and Wildlife, and the US Fish and Wildlife Service. This plan will protect not only threatened and endangered flora and fauna, but will protect recreation opportunities along the oceanfront. The plan outlines the following goals:
 - Link open space across the City
 - Connect public parking with the beach
 - Create safe bike access to the beach
 - Support the Monmouth County Greenway connecting Seven Presidents Park with Fort Monmouth
 - Maintain access to the beach, including enhancements to the boardwalk/promenade
 - Provide better access to rivers and creeks

Funding is provided through the Municipal Operating Budget.

2. Preserving Public Access

Tools

- Long Branch has a Recreation and Open Space Inventory (ROSI) to preserve public access to the waterfront. The public access points preserved under the ROSI can be found in the table below. The full ROSI can be found in Appendix 3.

PA Point(s)	Description	Block	Lot
13, 14, 15, 16	Vacant Land	141	1
17, 18, 19	Comfort Station	150	1
32, 33, 34	Seven Presidents Park	419.01	1
54	Atlantic Park	369	2
55	MLK Park	362	1
56	Branchport Park	361	1

- Conservation Easements
No conservation easements currently exist to preserve public access.

3. Proposed Locations and Facilities

- The city's Open Space and Recreation Plan includes a proposal to improve and expand their existing riverfront parks including Branchport, Pleasure Bay, Troutman's Greenway, and Manahassett Creek. These parks should be improved and a continuous riverfront walkway should be constructed. The City is actively seeking grant funding for bulkhead replacement at

Branchport Park. We have received funding for bulkhead improvements at the Troutman's Greenway as well as passive walkways and seating around the park. Future plans include a personal watercraft launch in the river.

- A four-year plan was put in place in 2009 to amend issues regarding runoff from the Monmouth racetrack into the Branchport Creek, allowing for full recreational advantage of Long Branch's rivers and creeks.
- The community facilities plan supports the reconstruction of the historic Long Branch Pier as a multi-purpose facility. The new pier will be 800 feet long and have over 90,000 square feet of deck area and 47,000 square feet of enclosed space. The majority of this structure will be open for public use and includes a fishing area, a garden, a children's play area, visual access, and close proximity to beach and boardwalk access points. This project is currently in the conceptual phase.
- The creation of pocket parks, small plazas and sitting areas, public art, and other means will improve public access to the waterfront. This improvement will occur as funding is available. The City has recently completed a bank stabilization project around Takanassee Lake. New benches will be installed in the next phase. A new fishing platform on the west end of the Lake has also been installed and provides a safe area for fishermen. A new streetscape project is underway along the Green Acres Park along the Oceanfront in West End. Four dead end streets now have park benches, landscaping and bike racks overlooking the Boardwalk.
- The second phase of improving Manahasset Creek Park will include a community meeting space, a concession stand, and related improvements. Related improvement may include building facilities for the City's Parks and Recreation Department.
- Enhancing the Monmouth County Greenway, connecting Seven Presidents Park with Fort Monmouth via Ocean Blvd and an abandoned railroad right-of-way through Long Branch.

Tools

- To ensure efficient planning and construction of a riverfront walkway it is recommended in the Master Plan to conduct a study to identify a potential route for the walkway (using parks and public rights-of-way), conceptual design features, and funding sources and partnerships.
- The city prepared a Beach Management Plan in 2008 in order to preserve recreational natural resources on Long Branch's oceanfront.
- A natural resource inventory (NRI) created by the city's Environmental Commission will help preserve open space linked to public access opportunities.
- The creation of a new Riverfront PURD Zone between Atlantic Avenue and Branchport Creek will enable a comprehensive development approach that is compatible with the waterfront location while ensuring public access.
- The community facilities plan supports the reconstruction of the historic Long Branch Pier, as mentioned above.
- The city's land use plan makes recommendations for rezoning riverfront properties to ensure uses that are compatible with and take advantage of their waterfront locations by ensuring public access and appropriate recreation and entertainment opportunities.

Funding will be provided through the Municipal Operating Budget, as well as through future grant awards.

B. Signage

- See table in Appendix 3 for information regarding signage at public access locations.
- The passing of an ordinance to increase signage at public access locations is a goal to preserve access to the waterfront. City will amend [the current sign ordinance to reflect that Public Access signs will be installed at designated public access locations in the Municipal Public Access Plan and that these signs shall be maintained by the Department of Public Works.](#)

C. Army Corps of Engineers Requirements for Shore Protection Projects

Long Branch has met the ACOE Requirements as follows:

The City fully complies with all Army Corps rules and regulations pertaining to access and easements.

D. Relationship to the Other Regional and State Plans

Long Branch's MPAP has been reviewed for consistency and has the following relationship to other Regional and State Plans: The City is consistent with the Monmouth County Shore Action Plan.

E. Resolution of Incorporation

Long Branch has approved a resolution for the incorporation of the MPAP. See Appendix 1 for the resolution.

Approval of this plan does not eliminate the need for any Federal, State, County or municipal permits, certifications, authorizations or other approvals that may be required by the Applicant, nor shall the approval of this plan obligate the Department to issue any permits, certifications, authorizations or other approvals required for any project described in this plan.

APPENDIX 1
Model Resolution for Incorporating MPAP into Master Plan
(upon adoption the final resolution will replace this model)

Resolution # _____

Title: A RESOLUTION APPROVING THE MUNICIPAL PUBLIC ACCESS PLAN

WHEREAS, the *{municipality name}* Municipal Public Access Plan (MPAP) was submitted to the Township Council and reviewed at the regular meeting of *{date}*, and

WHEREAS, the governing body has approved the plan as submitted, and

WHEREAS, the governing body recognizes the need to make the MPAP an authorized component of municipal decision-making by incorporating it into the municipal master plan,

NOW, THEREFORE, BE IT RESOLVED by the *{municipality governing body}* of *{municipality name}*, the "*{municipality name}* Municipal Public Access Plan," a copy of which is attached, is hereby approved.

FURTHER RESOLVED, the MPAP shall be incorporated into the municipal master plan within *{element}*.

FURTHER RESOLVED a copy of the plan shall be sent to the New Jersey Department of Environmental Protection for review and approval in accordance with N.J.A.C.7.7.

I hereby certify the foregoing to be a resolution adopted by the *{governing body}* at a meeting held on *{date}*.

Municipal Clerk

Appendix 2 Public Access Table

Table 1 City of Long Branch Public Access Location Amenities

ID	Sign	Parking	Street	Cross-Street	Badge	Swimming	Fishing	Surfing	Playground	Park	Pier	Boat Launch	Marina	Food/Drink	Restroom	HCA	Shoreline	Access Type	Review Type
1	Yes	No	Garfield Rd	-	No	No	No	No	No	No	No	No	No	No	No	No	Ocean	Beach/Fishing	
2	Yes	No	Garfield Rd	Garfield Ter	No	No	Yes	No	No	No	No	No	No	No	No	No	Ocean	Fishing	Utilized
3	No	No	Elberon Sq	-	No	No	No	No	No	No	No	No	No	No	No	No	Ocean	Beach	
4	Yes	Street, Free	Ocean Ave	Stuyvesant Pl	No	No	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	B/F	Public
5	No	Street, Free	Ocean Ave	Park Ave	No	No	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	B/F	Public
6	No	Street, Free	Pullman Ave	Ocean Ave	No	No	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	B/F	Public
7	Yes	Street, Free	Adams St	Ocean Ave	No	No	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	B/F	Public
8	No	Street, Free	Plaza Ct	Ocean Ave	No	No	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	B/F	Public
9	Yes	Street, Free	West Lake Ave	Ocean Ave	No	No	Yes	No	No	No	No	No	No	No	No	No	Inlet	B/F	Public
10	Yes	No	Ocean Ave	Waterview	No	No	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	B/F	Public
11	No	No	Ocean Ave	Cedar Ave	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	B/F	Public
12	Yes	Street, Free	Ocean Ave	New Ct	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	B/F	Public
13	No	Street, Free	Ocean Ave	Brighton Ave	Yes	No	No	No	No	No	No	No	No	No	No	No	Ocean	Visual	Public
14	No	Street, Free	Ocean Ave	West End Ave	Yes	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Parking/Ramp	Ocean	B/F	Public
15	No	Street, Free	Ocean Ave	Howland Ave	Yes	No	No	No	No	No	No	No	No	No	No	No	Ocean	Visual	Public
16	No	Street, Free	Ocean Ave	Avery Ave	Yes	No	No	No	No	No	No	No	No	No	No	No	Ocean	Visual	Public
17	No	Street, Free	Ocean Ave	Matilda Ter	Yes	No	No	No	No	No	No	No	No	No	No	Ramp	Ocean	Visual	Public
18	No	Street, Free	Ocean Ave	Cottage Pl	Yes	No	No	No	No	No	No	No	No	No	No	Parking/Ramp	Ocean	Visual	Public
19	No	No	Ocean Ave	S Bath Ave	Yes	No	No	No	No	No	No	No	No	No	No	No	Ocean	Visual	Public
20	No	Street, Pay	Ocean Ave	N Bath Ave	Yes	No	No	No	No	No	No	No	No	No	No	Parking/Ramp	Ocean	Visual	Public
21	No	Street, Free	Ocean Ave	Pavilion Ave	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	Visual	Public
22	No	No	Ocean Ave	Morris Ave	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	B/F	Public
23	No	No	Ocean Ave	Melrose Ter	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	No	No	Ocean	B/F	Public

24	No	Street, Pay	Ocean Ave	Centennial Dr	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	No	Parking/Ramp	Ocean	B/F	Public
25	No	Street, Pay	Ocean Ave	Centennial Dr	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	No	Parking/Ramp	Ocean	B/F	Public
26	No	Street, Pay	Ocean Ave	Laird St	Yes	No	No	-	No	No	No	No	No	Yes	Yes	Parking/Ramp/Restrooms	Ocean	Visual	Public
27	No	Lot, Pay	Ocean Ave	Madison Ave	Yes	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Parking/Ramp	Ocean	B/F	Public
28	No	Lot, Pay	Ocean Ave	McKinley St	Yes	No	No	No	No	No	No	No	No	No	Yes	Parking	Ocean	Visual	Public
29	No	Street, Free	Ocean Ave	-	Yes	No	No	No	No	No	No	No	No	No	No	No	Ocean	Visual	Public
30	No	Street, Free	Ocean Ave	Ocean Ter	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	Ocean	Visual	Public
31	No	Street, Pay	Ocean Ave	Seaview Ave	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	Parking	Ocean	B/F	Public
32	Yes	Lot, Free	Joline Ave	Ocean Ave	Yes	Yes	Yes	Yes	No	No	No	No	No	No	Yes	No	Ocean	B/F	Public
33	Yes	Lot, Free	Ocean Ave	Seaview Ave/Avanel Blvd	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Parking/Ramp/Restrooms	Ocean	B/F	Public
34	Yes	Street, Pay	Avenel Blvd	-	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	Ramp	Ocean	B/F	Public
35	No	Street, Pay	Ocean Ave	Atlantic Ave	Yes	No	No	No	No	No	No	No	No	No	No	No	Ocean	Visual	Public
36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37	No	Street, Free	Columbia Ave	Cookman Ave	No	No	Yes	-	No	No	No	No	No	No	No	No	River	Visual/Fishing	Public
38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43	Yes	Lot, Free	Bay Ave	-	No	No	No	-	Yes	Yes	No	No	No	No	Yes	Parking/Ramp/Restrooms	River	Visual	Public
44	No	Lot, Free	Riddle Ave	Patten Ave	No	No	Yes	-	No	No	No	No	No	No	No	No	River	Fishing/Visual	Public
45	No	Street, Free	Patten Ave	-	No	No	Yes	-	No	No	No	No	No	No	No	No	River	Fishing/Visual	Public
46	Yes	Street, Free	Monmouth Blvd	Patten Ave-	No	No	Yes	-	No	Yes	No	No	No	No	No	No	River	Fishing/Visual	Public
47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
48	No	Street, Free	Atlantic Dr	-	No	No	Yes	-	No	Yes	No	No	No	No	No	No	River	F/V	Public
49	No	No	Atlantic Ave	-	No	No	No	-	No	No	No	No	No	No	No	Ramp	River	Visual	Public
50	No	Street, Free	Del Monte Ln	Atlantic Ave	No	No	No	-	No	No	No	No	No	No	No	No	River	F/V	-

51	No	Street, Free	Avenel Way	Florence Ave	No	No	Yes	-	No	No	No	No	No	No	No	No	River	F/V	Public
52	Yes	No	Joline Ave	-	No	No	No	-	No	No	No	No	No	No	No	No	River	Visual	Public
53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54	No	Lot, Free	Atlantic Ave	-	No	No	No	-	Yes	Yes	No	No	No	No	No	Parking	River	Visual	Public
55	Yes	Lot Free	East St	Branchport Ave	No	No	Yes	-	No	No	No	Yes	No	No	No	No	River	Fishing/Boat	Public
56	Yes	No	Atlantic Ave	Branchport Ave	No	No	No	No	No	Yes	No	No	No	No	No	No	River	F/V	Public
57	No	Street, Free	Berdan Pl	Branchport Ave	No	No	No	-	No	No	No	No	No	No	No	No	River	Visual	Public
58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
59	Yes	No	Joline Ave	-	No	No	No	-	No	No	No	No	No	No	No	No	River	Visual	Public
60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note: Beach badges will be required to use any beaches operated by a private beach club.

Explanation of table:

SIGNS: Does the location provide signage identifying the location as a point of public access? Yes or No

PARKING: Is parking for the location/facility provided on the street or in a lot and is it free or do you have to pay? Street, free; Street, pay; Lot, free, Lot, pay

STREET: On what street is the public access located?

CROSS STREET: What is the cross street where this location is located?

BADGE: Are there times when a badge is required to use this location? Yes or No

SWIMMING: Is swimming permitted at this location? Yes or No (Limitations on swimming, such as hours, lifeguards, etc., are discussed in Section II.B and C)

FISHING and SURFING: Is fishing/surfing permitted at this location? Yes or No (Limitations/restrictions are discussed in the Section II.B and C)

PLAYGRD, PARK, PIER, BOATLNCH, MARINA, RESTRMS: Does this location include these amenities? Yes or No

H/C: What amenities are handicap accessible at this location/facility? (Not necessarily ADA Compliant) None, Parking reserved, Ramp provided, and/or Restrooms accessible

SHORELINE: What shoreline does this location inhabit? Ocean, Bay, River and/or inlet

ACCESS TYPE: Describe the type of access: Beach (B), Fishing (F), Boat, and/or Visual (V)

APPENDIX 3

Recreation and Open Space Inventory (ROSI)

Open Space Database

Facility Name: If followed by - DIV = parcel was entirely diverted; if followed by - P/DIV = parcel was partially diverted; and if followed by - COMP = parcel was a compensation piece for previous diversion.
Interest: CR: Conservation Restriction; Fee: Fee Simple; Lease: Leased land
Type: M - Municipal; C - County; N - Non Profit

County: MONMOUTH

Municipality: LONG BRANCH CITY

Block	Lot	Facility Name	Interest	Type
124	2	WESTEND PARK	FEE	M
141	1	BRIGHTON AVE	FEE	M
150	1	AVERY	FEE	M
157	1	BATH AVENUE PARK	FEE	M
204	1	S BATH	FEE	M
22.03	1	TRUVAX PARK	FEE	M
22.03	2	TRUVAX PARK	FEE	M
22.03	3	TRUVAX PARK	FEE	M
223	1	BEACH	FEE	M
223	3	BEACH	FEE	M
229	1	BEACH	FEE	M
229	2	BEACH	FEE	M
229	3	BEACH	FEE	M
289	5	BEACH	FEE	M
234	1.01	CITY HALL	FEE	M
275	14	THIRD AVE PARK	FEE	M
289.01	4	BROADWAY PARK	FEE	M
294	16	GARFIELD PARK - DIV	FEE	M
298	4.01	LAIRD	FEE	M
298	5.01	LAIRD	FEE	M
298	6	LAIRD	FEE	M
298	7	LAIRD	FEE	M
298	8	LAIRD	FEE	M
298	9	LAIRD	FEE	M
299	1	N BROADWAY	FEE	M
299	2	N BROADWAY	FEE	M
299	3	N BROADWAY	FEE	M
309	6.02	JERRY MORGAN - DIV	FEE	M
312	1.01	POTTER AVENUE PARK	FEE	M
312	1.02	POTTER AVENUE PARK	FEE	M
312	4	POTTER AVE	FEE	M
312	5	POTTER AVE	FEE	M
312	6	POTTER AVE	FEE	M
312	7	POTTER AVE	FEE	M
312	8	POTTER AVE	FEE	M
313	15	POTTER AVENUE PARK	FEE	M
313	19	POTTER AVE	FEE	M
313	20	POTTER AVE	FEE	M
313	21	POTTER AVE	FEE	M
313	22	POTTER AVE	FEE	M
313	23	POTTER AVE	FEE	M
313	24	POTTER AVE	FEE	M
313	25	POTTER AVE	FEE	M
313	26	POTTER AVE	FEE	M
313	27	POTTER AVE	FEE	M
313	29	POTTER AVE	FEE	M
313	30	POTTER AVE	FEE	M
313	31	POTTER AVE	FEE	M
313	32	POTTER AVE	FEE	M
313	33	POTTER AVE	FEE	M
313	34	POTTER AVE	FEE	M
313	35	POTTER AVE	FEE	M
313	36	POTTER AVE	FEE	M
313	37	POTTER AVE	FEE	M
360	2	PLEASURE BAY PARK	FEE	M
361	1	BRANCHPORT PARK	FEE	M
362	1	BRANCHPORT PARK	FEE	M
369	2	PLEASURE BAY PARK	FEE	M
395	1	FLORENCE AVE	FEE	M
419.01	1	SEVEN PRESIDENTS PARK	FEE	C
419-426	ALL	NORTHEND BEACH	FEE	M
42	16	TAKANASSEE LAKE	FEE	M
424	1-6	BEACH	FEE	M
427	ALL	NORTHEND BEACH	FEE	M
434	1.01	JACKSON WOODS	FEE	M
444	11	JACKSON WOODS	FEE	M
444	12	JACKSON WOODS	FEE	M
444	5.01	JACKSON WOODS	FEE	M
444	8	JACKSON WOODS	FEE	M
444	9	JACKSON WOODS	FEE	M
439.01	1	LENA CONROW	FEE	M
451.01	1	TROUTMANS	FEE	M
451	1	TROUTMANS	FEE	M
451	11	TROUTMANS	FEE	M
451	12	TROUTMANS	FEE	M
451	13	TROUTMANS	FEE	M
451	14	TROUTMANS	FEE	M
451	3	TROUTMANS	FEE	M
451	4	TROUTMANS	FEE	M
451	5	TROUTMANS	FEE	M
452	1.A	FLORENCE AVE	FEE	M
452	41	FLORENCE AVE	FEE	M
471	ALL	NORTHEND BEACH	FEE	M
479	8	MANAHASSETT CREEK	FEE	M

492	24.01	GEORGE NAYLAR PARK	FEE	M
492	24.03	GEORGE NAYLAR PARK	FEE	M
493	2	JERRY MORGAN - COMP	FEE	M
493	3.01	JERRY MORGAN - COMP	FEE	M
60	11.01	TAKANASSEE LAKE	FEE	M
61	1	TAKANASSEE LAKE	FEE	M
64	1	FIREMAN'S PARK	FEE	M
65	7	VAN COURT PARK	FEE	M
80	5	HOEY AVE PARK	FEE	M
ROW		BRIGHTON - HOWLAND - COMP	ROW	M
ROW		HOWLAND TO S. BATH - COMP	ROW	M
ROW		LAIRD - OCEAN TERR - COMP	ROW	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).

APPENDIX 4
Sign Ordinance

Proposed change to ordinance 284-Signs:

Add 284-3 T. Public Access Sign

284-3 T. (a) Definition- Public Access Sign shall be a posted sign indicating the public access point to, from and along tidal waterways and their shores within the City of Long Branch. Public Access signs shall list the location of the access point as well as any restrictions.

284-3 T. (b) Location- All Public Access signs shall be installed at the entrance of the designated access points as outlined in the Municipal Public Access Plan

284-3 T. (c) Maintenance- All Public Access signs shall be maintained by the City of Long Branch Department of Public Works.