



City of Ocean City Municipal Public Access Plan

This document provides a comprehensive Municipal Public Access Plan for the City of Ocean City as required by N.J.A.C. 7:7E-8.11. All public access decisions made in Ocean City will be consistent with this plan.

Table of Contents

Introduction and Background	2
Public Access Rights	3
Authority for Public Access Planning Responsibility.....	5
State of New Jersey Public Access Goals	5
Who must provide public access?.....	6
Roles and Responsibilities.....	6
Benefits of a Municipal Public Access Plan	6
Municipal Context	7
Overview of Ocean City.....	7
Elements of Ocean City’s Municipal Public Access Plan	9
Goals of Ocean City’s Municipal Public Access Plan	10
Existing Public Access	13
Overview of Existing Public Access Facilities	13
Digital Map and Inventory	13
Oceanfront.....	13
Summer Season Guarded Beaches.....	15
Beach Fees	16
Surf Chair Program.....	17
Bayfront and Harbors.....	20
Corson’s Inlet State Park	23
Limitations to Public Access	23
Community Needs Assessment	24
Proposed Access and Improvements	24
Implementation Strategy	25
Municipal Master Plan Consistency Statement	27
Resolution of Incorporation	28
Appendix 1 – Public Access Map	29
Appendix 2 - Table of Public Access Locations	30
Design Guideline Matrix.....	45
Resource References:	46

City of Ocean City

Municipal Public Access Plan

Introduction and Background

The NJDEP adopted new rules governing public access in 2012 that enable municipalities to develop and adopt Municipal Public Access Plans (MPAPs) to govern public access within their municipality. This MPAP consists of an inventory of public access locations and strategies to preserve and enhance access based on community needs and State standards.

The purpose of this document is to provide a comprehensive Municipal Public Access Plan (MPAP) for the City of Ocean City in accordance with N.J.A.C. 7:7E-8.11. The MPAP has been prepared for approval by the New Jersey Department of Environmental Protection (NJDEP) so that public access requirements for permits may be satisfied in accordance with the provisions of the approved MPAP. 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 Ocean City.

Ocean City received notification of a grant award from NJDEP on February 23, 2015 to support development of a Municipal Public Access Plan. This award of \$15,000 was made possible by the US National Oceanic and Atmospheric Administration's (NOAA) Coastal Zone Management Program through the NJDEP.

On March 26, 2015 representatives from Ocean City met with NJDEP staff to begin the public access planning process. This plan has been developed by the Ocean City Planning Board in collaboration with the NJDEP, City Officials and staff, and consultants. A *final draft* of the plan was presented to the Planning Board and approved for submission to the NJDEP on [April 6 (13), 2016] and was on *{date}*. Upon receiving approval from the NJDEP on *{date}*, the MPAP was incorporated into the Master Plan by resolution on *{date}*. Incorporation into the Master Plan, and final approval of this MPAP by the NJDEP, was recognized by Public Notice in the NJDEP Bulletin. All public access decisions made within Ocean City will be consistent with this plan.

Public Access Rights

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 as declared in the following quotation from Book II of the Institutes of Justinian:

“By the law of nature these things are common to all mankind – the air, running water, the sea, and consequently the shores of the sea. No one, therefore, is forbidden to approach the seashore, provided that he respects habitations, monuments, and the buildings, which are not, like the sea, subject only to the law of nations.”

The public's right of access to tidal shorelines and waters including the ocean and bays for fishing, commerce and navigation embodied in the “Public Trust Doctrine” have long been recognized by New Jersey's Courts. A series of court decisions beginning in the 1970's extended those rights to include recreation, access to municipally controlled beaches and in some settings, to privately owned beaches.

Traditionally, the physical jurisdiction of public trust lands includes all lands below the mean high tide line and out to three (3) nautical miles offshore. These are referred to as “flowed” lands. Over the past few decades the New Jersey courts expanded the boundaries to include “where use of dry sand is essential or reasonably necessary for the enjoyment of the ocean, the doctrine warrants the public's use of the upland dry sand area subject to an accommodation of the interests of the owner.” In New Jersey, the coast is usually considered to be the Atlantic coastline from northern Monmouth County south to the tip of Cape May County. However, the Public Trust Doctrine specifically addresses lands that are, or historically have been, below the mean high tide line. Thus, these also include the Atlantic coast back bays, Delaware Bay and the urban northeast coast. Wherever land is, or has been below the mean high tide line, it is public trust land and the public's right to use these resources is protected by the doctrine.

The Coastal Zone Management Rules at 7:7E-8.11(a) Public Trust Rights, say: “Public trust rights to tidal waterways and their shores (public trust rights) established by the Public Trust Doctrine include public access which is the ability of the public to pass physically and visually to, from and along lands and waters subject to public trust rights as defined at N.J.A.C. 7:7E-3.50, and to use these lands and waters for activities such as swimming, sunbathing, fishing, surfing, sport diving, bird watching, walking and boating. Public trust rights also include the right to perpendicular and

linear access. Public accessways and public access areas provide a means for the public to pass along and use lands and waters subject to public trust rights.”

Public access rights have historically been enforced through litigation, through New Jersey Department of Environmental Protection (NJDEP) permitting actions or through conditions on State Aid for shore protection. In 2012, NJDEP amended its Public Access Rule (N.J.A.C. 7:7E-8.11) to encourage the preparation of “Municipal Public Access Plans” (MPAPs). The Public Access Rule generally requires that new development that is regulated by DEP must provide public access to the shoreline in accordance with certain DEP mandated standards. The Rule provides the following with respect to MPAPs:

- Once a municipality has an NJDEP-approved MPAP, public access requirements for property owners needing coastal permits shall be met in accordance with the provisions of the local MPAP.
- The municipality will remain eligible for the NJDEP Coastal General Permit for Beach and Dune Maintenance Activities (N.J.A.C. 7:7E-7.6).
- Property owners may, in selected circumstances, make a monetary contribution to a public access project identified in the MPAP in lieu of providing on-site access.

The Coastal Zone Management Rules at N.J.A.C. 7:7E govern public access to all tidal waterways within the State of New Jersey and authorize the creation and adoption of Municipal Public Access Plans. The rules can be found on NJDEP’s website at http://www.nj.gov/dep/rules/rules/njac7_7e.pdf

Public access to the City’s beach and bay is a prominent element of Ocean City’s community character. The City provides uninterrupted access to its oceanfront beaches and to as much of its bayside waterways where feasible, given existing development patterns and physical constraints. Ocean City’s Municipal Public Access Plan has been prepared to satisfy NJDEP’s Public Access Rule. Upon approval and adoption, it is the City’s expectation that the MPAP will minimize the burden on property owners who need development approvals from NJDEP, and will increase the predictability and uniformity of public access requirements in the City.

This MPAP and/or other mitigation measures required in lieu of onsite public access requirements shall provide public access opportunities equivalent to the cumulative access provided by individual, onsite public access requirements.

Authority for Public Access Planning Responsibility

As of the date this plan is submitted, public access planning responsibility remains with the New Jersey Department of Environmental Protection. Upon approval of this MPAP, the City of Ocean City will become the authority responsible for ensuring that public access to tidal waterways is provided in accordance with the Coastal Zone Management Rules under N.J.A.C. 7:7E. 5, and will be eligible for a Beach Maintenance General Permit. This General Permit is necessary for Ocean City to continue maintenance of its beaches and dunes and is less expensive than an Individual Permit. The beach is the backbone of the recreational and tourist economy in and is key to Ocean City's economy and lifestyle.

State of New Jersey Public Access Goals

Through the New Jersey Coastal Zone Management Rules (see N.J.A.C. 7:7-1.1 (c)), the State of New Jersey establishes a broad set of coastal protection goals, including the following specifically addressing public access.

- Effectively manage ocean and estuarine resources through sustainable recreational and commercial fisheries, as well as through the safe and environmentally sound use of coastal waters and beaches.
- Provide meaningful public access to and use of tidal waterways and their shores.
- Preserve public trust rights to tidal waterways and their shores.
- Preserve and enhance views of the coastal landscape to enrich aesthetic and cultural values and vital communities.
- The enhancement of public access by promoting adequate affordable public facilities and services.
- Create and enhance opportunities for public access to tidal waterways and their shores, on a non-discriminatory basis.
- Maintain all existing public access to, and along tidal waterways and their shores.
- Provide opportunities for public access to tidal waterways and their shores through new development.
- Provide public access that does not create conditions that may be reasonably expected to endanger public health and safety, damage the environment, or create significant homeland security vulnerability.

Ocean City'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 within the City's corporate boundary.

Who must provide public access?

If a municipality has a MPAP, new or expanding residential and commercial developments are required to provide public access either on or off-site, or to contribute into a municipal public access fund if a municipality has created one. New industrial facilities as well as redevelopment sites also have this requirement. Marinas will have an obligation to provide for reasonable public access on-site consistent with the operation of their businesses.

Roles and Responsibilities

The creation and implementation of municipal public access plans and the subsequent permitting, where necessary, for enhancements and new locations involves local municipal governments, counties, State agencies, and stakeholders -- both the general public and concerned non-profits. Each involved entity has interconnected responsibilities in assuring the effectiveness of the plans.

N.J.A.C. 7:7E-8.11 (k)

Upon receipt by the NJDEP of the resolution incorporating the approved Municipal Public Access Plan into the municipality's Master Plan, public access required to satisfy the conditions of a coastal permit for development in the municipality for permit applications filed with the NJDEP subsequent to the NJDEP's receipt of the resolution shall be provided in accordance with the Municipal Public Access Plan.

Benefits of a Municipal Public Access Plan

Although the creation of a MPAP is voluntary, the NJDEP encourages municipalities to develop their own public access plans for several reasons.

1. Municipalities that develop a public access plan will have greater opportunities to plan and implement public access within their boundaries, suited specifically to the wants and needs of their constituency while also recognizing the municipality's broader obligation to provide public access to all. When a MPAP is completed, and the DEP deems it consistent with the rule, development along tidal waterways within the municipality will be required to provide public access consistent with the plan.
2. Municipalities that develop a public access plan will also have the opportunity to create of a municipal public access fund (fund). In those cases where a municipality deems it appropriate, developers may make a monetary contribution to the fund *in lieu* of providing onsite public access. These

contributions can then be used by the municipality to further the goals outlined in its municipal public access plan.

3. In the absence of a MPAP, all development-generated public access requirements will be met on a property-by-property basis rather than according to a municipally-determined comprehensive and cohesive vision.
4. All municipalities with tidal waterways that complete an approved municipal public access plan within three (3) years of adoption of the amendment to the Coastal Zone Management Rules will be eligible for a Beach Maintenance General Permit. Those municipalities without an approved plan will not be eligible. General Permits are less expensive than Individual Permits.

Municipal Context

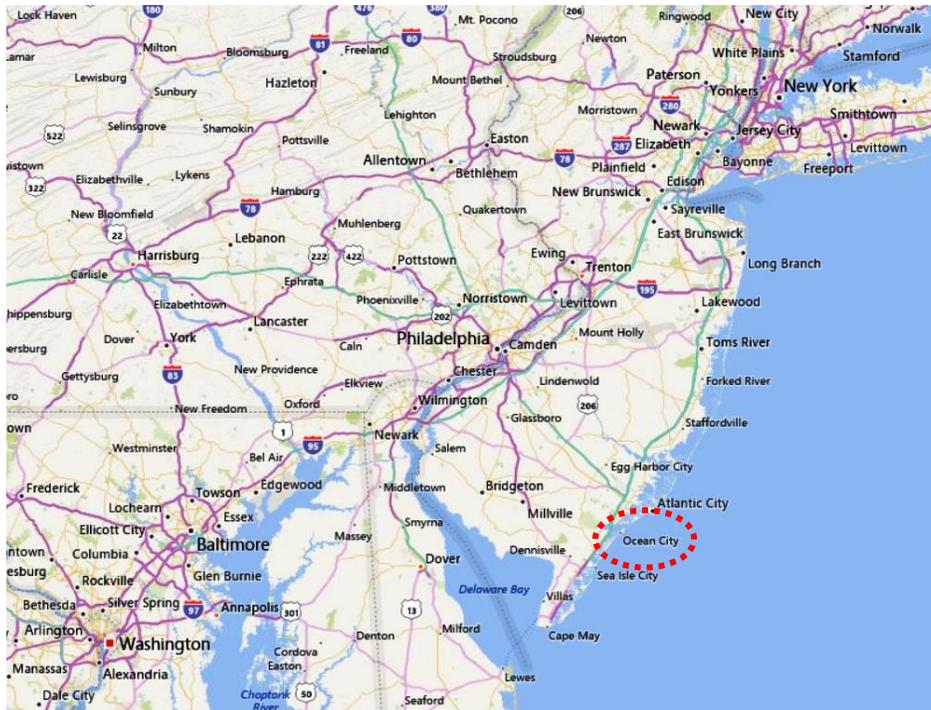
Overview of Ocean City

The City of Ocean City is located on the northernmost and easternmost corner of Cape May County in New Jersey. The city occupies the entire 7-mile long Peck's Beach Island, a coastal barrier island with Corson's Inlet State Park at the southern end. Longitudes for the island are W 74° 33' and W 74° 39', while latitudes are N 39° 17' 30" and N 39° 12' 36". The municipality also includes a large portion of the Great Egg Harbor Bay and Intracoastal Waterway to the west, bay islands and coastal saltmarsh wetlands and the tidal waterways through them. The total municipal area including all land and water is 10.9 sq. miles, about 7,000 acres.

The formal history of Ocean City, known in its early days as Peck's Beach can be traced to a 1664 Grant from Charles II, King of England to the Duke of York. The island was acquired by three Methodist minister brothers for a "Christian resort" and upon gaining title they incorporated as the Ocean City Association in 1879. In 1884 the island was incorporated as a borough, and in 1890 was reincorporated as a city.

Ocean City is approximately 150 miles south of New York City, 80 miles southeast of Philadelphia, and 130 miles due east of Washington, D.C. Moderated by the Atlantic Ocean, the City's climate is mild in comparison to most surrounding regions. The continuous ocean breezes that cool the beaches and surrounding areas during the summer season contribute significantly to the success of the City's tourism.

Regional Map



Known as “America’s Greatest Family Resort” Ocean City offers seven miles of guarded beaches, a boardwalk that stretches for 2.5 miles along the beach, and a bustling downtown shopping and dining district. The boardwalk is one of the most recognizable landmarks in the resort and runs north from 23rd Street to St. James Place. This wooden walkway is lined with a variety of shops and amusements, and is popular area for exercise and to breathe-in the ocean air.

The Travel Channel rated Ocean City as the *Best Family Beach of 2005*. It was ranked the third best beach in New Jersey in the 2008 Top 10 Beaches Contest sponsored by the New Jersey Marine Sciences Consortium. In the 2009 Top 10 Beaches Contest, Ocean City ranked first. The City was voted New Jersey’s #1 Beach in the 2014 New Jersey Sea Grant Consortium and Richard Stockton College of New Jersey Coastal Research Center contest, and won first place in the categories for Best Destination for Family Vacation, Day Trip and Ecotourism. This is the first time in the history of the contest that one town has swept first place in all of the categories. The June 30, 2014 edition of *National Geographic’s Intelligent Travel* segment identified Ocean City as one of the world’s Top Ten Beach Towns.



Coastal Zone Management -

Ocean City is in the CAFRA (Coastal Area Facilities Review Act) zone, and all waterfront areas are subject to CAFRA rules and permits, including beach and dune maintenance, as administered by the New Jersey Department of Environmental Protection. CAFRA rules are also in effect since 1994 for land development within 150' of the waterside of the bulkhead or the back of the dune. Development of commercial facilities, large residential projects trigger CAFRA review on the remainder of the island. The Coastal Zone Management rules NJAC 7:7E-5B.3 indicate that Ocean City is a *Coastal Regional Center*.

All development in the tidal areas (that are now or were formerly flowed by high tide) is also subject to CAFRA rules. Coastal wetlands areas are regulated by the Federal Government through the Army Corps of Engineers and development is severely limited in those areas. Fresh water wetlands, located in several interior areas around 28th Street, are regulated by the State of New Jersey.

Elements of Ocean City's Municipal Public Access Plan

N.J.A.C. 7:7E-8.11(e) requires that a MPAP include the following six elements:

1. A statement describing the overall goal of the MPAP and the administrative mechanisms (for example, conservation restrictions, easements, ordinances) that either are already in place, or that shall be put in place to insure that the municipality will provide permanently protected access of the water and water-dependent and water-oriented activities along all tidal waterways and their shores within the municipal boundaries.



Typical Summer Beach Scene

Photo – J. Peter Ault

2. A statement of consistency with any applicable provisions of the Municipal Master Plan.
3. A public access needs assessment.
4. A digital map and inventory identifying all existing and proposed public accessways and facilities,
5. An implementation strategy, and
6. Documentation of any public meetings held in connection with development of the proposed MPAP.

Goals of Ocean City's Municipal Public Access Plan

The overall goal of Ocean City's Municipal Public Access Plan - and the administrative mechanisms that are in place, or shall be put in place by the City - is to ensure that the City of Ocean City will provide permanently protected access to the water and, water-dependent and water-oriented activities along all of the tidal waters and their shores within its municipal boundaries in accordance with the Public Trust Doctrine and NJDEP-mandated standards.

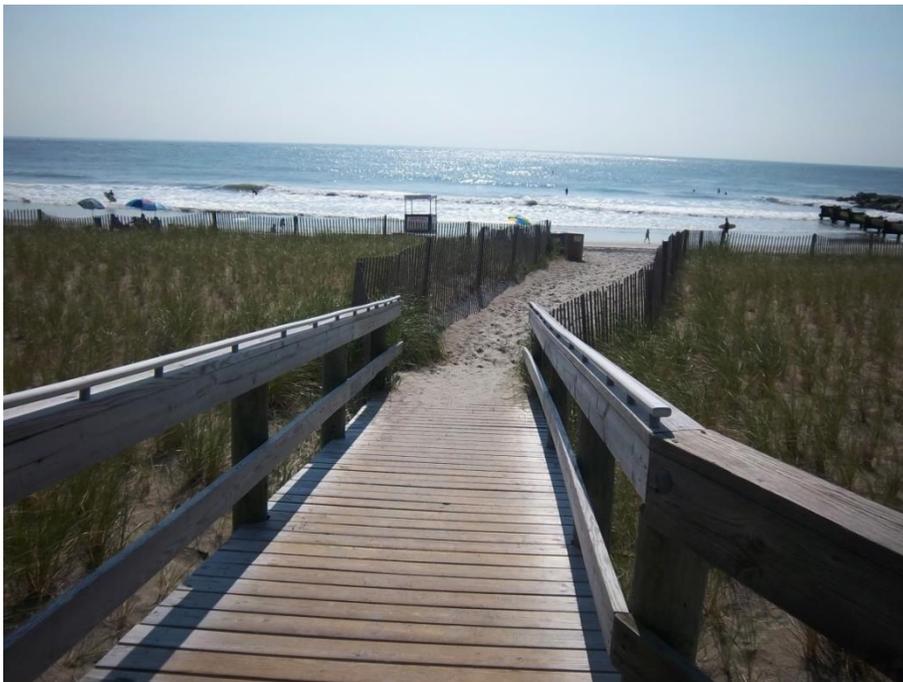
As part of the planning process, this MPAP has been reviewed and is consistent with the following goals and objectives established in the Ocean City Master Plan:

- To encourage municipal actions which will guide the long range appropriate use and development of lands within the City of Ocean City in a manner which will promote the public health, safety, and general welfare of present and future residents.
- To ensure that development within the City does not conflict with the development and general welfare of neighboring municipalities, the County, the region, and the State as a whole.
- To encourage the appropriate and efficient expenditure of public funds by coordinating public and private development within the framework of land use and development principles and policies.
- To provide for the maintenance of Ocean City's resort character and posture as a recreation resource of the State and eastern United States including protection of the ocean, bay and wetlands, maintenance and replenishment of beaches as needed.
- To develop a comprehensive recreational, cultural, leisure activity and facility plan; acquire, develop and maintain park and recreation facilities within the City to meet reasonable and affordable needs and demands for recreation by residents and visitors.
- To maintain the City as a family-oriented resort community.
- To improve the quality of life of both residents and tourists;
- To promote public acquisition and enhancement of open space and recreation areas.

Recorded history suggests that Ocean City has been a vacation and recreation destination since at least the mid-1800. The continuing popularity of the City as a vacation destination and investment community attests to the City's success in balancing public demands with natural resource protection. In order to maintain and improve accessibility for residents and visitors, Ocean City's Municipal Public Access Plan proposes the following goals:

- 1) Maintain to the maximum practical extent, an accessible waterfront for the enjoyment of its residents and seasonal visitors.
- 2) Maintain, enhance, and create public opportunities for access to tidal waters and their shores, on a non-discriminatory basis, for recreation and commerce.
- 3) Strive to improve public waterfront areas and recreational facilities with additional water-dependent or water-oriented amenities.

- 4) Continue to maintain all current public access to and along the edge of waters flowed by the tide.
- 5) Provide clear informative signage for access locations.
- 6) Ensure that new development provides the opportunity for public access to tidal waters and their shores on site, or in coordination with this Municipal Public Access Plan.
- 7) Identify areas that may be restricted, in part, either seasonally, hourly, or in extent, or where use will create conditions that may be reasonably expected to endanger the health or safety of the public or environment, or will create significant security vulnerability, consistent with federal law.
- 8) Identify areas that may be prohibited for public access where it is inconsistent with federal law or where it is not practicable based on the risk of injury from hazardous operations or substantial permanent obstructions, and no measures can be taken to avert these risks.
- 9) Maintain consistency with the land use planning objectives outlined and adopted in the Ocean City Master Plan (1988 and as amended), the Ocean City Beach Management Plan (2009), the Cape May County Master Plan (2002), the SPC-adopted Action Agenda (2008), and the New Jersey State Development and Redevelopment Plan (2001).



Oceanside Crossover Ramp and Path

Existing Public Access

Overview of Existing Public Access Facilities

Ocean City is bordered by the Atlantic Ocean to the east, Great Egg Harbor Bay Inlet at the north end of the island, the Intra-Coastal Waterway, Great Egg Harbor Bay and associated wetlands to the west, and Corson's Inlet to the south. Access to the island's tidal shorelines and waters including the ocean and bay have evolved over the years resulting in multiple opportunities for public to pass physically and visually to, from and along lands and waters subject to public trust rights as defined at N.J.A.C. 7:7E-3.50.

Waterfront accessibility is highly regarded by the City as a way for local residents and visitors to enjoy the natural resources of the community. When all locations are considered, there are nearly 300 public access points in Ocean City. Access comes in many forms; some direct and some indirect, including sand paths and trails, ramps, steps, boat launches, viewing platforms, parking lots and boardwalks. A complete list of Ocean City's public access points and amenities is included in Appendix A. Figure 1 illustrates access locations in Ocean City.

Digital Map and Inventory

In accordance with the requirements under N.J.A.C. 7:7E-8.11(e) 4, a digital map titled "City of Ocean City Municipal Public Access Plan" has been prepared depicting the information required in support of the City's MPAP. The Municipal Public Access Plan Map shows the location of the public access facilities listed and described below, including those facilities that are compliant with the Americans with Disabilities Act of 1990.

Oceanfront

The oceanfront runs the entire length of the east side of the island and is backed by a stone sea wall in the far north end and in other areas by a bulkhead at varying elevations. South of 34th Street the beach is buttressed by bulkheads, with the most recent timber bulkhead and stone revetment installed after the March 1962 storm. Eleven (11) stone jetties have been constructed from the northern end of the island south to 9th Street. Ocean City has extensive perpendicular access to the ocean and beach from well-maintained and signed beach access paths at almost every street end.

The Boardwalk

The Ocean City boardwalk is one of the most recognizable landmarks in the resort. It is 2.5-mile long and runs north from 23rd Street to St. James Place, with mile markers for people who are exercising. The boardwalk was first built in 1880 from the Second Street wharf to Fourth Street and West Avenue. Following second catastrophic fires in 1893 and 1927, the boardwalk and its businesses were rebuilt 300 feet closer to the ocean on concrete pilings, with parking created for cars in the space where the buildings and boardwalk once stood. The Ocean City Music Pier partially opened one year later, with work completed in time for the 1929 season.

Today, there are bike and surrey rentals available along many boardwalk cross streets, but bikes and surreys can only be ridden on the boardwalk before noon during the summer. Attractions along the boardwalk include two family amusement parks with rides and games, an arcade, the Music Pier, a water park and various themed miniature golf courses. The Ocean City boardwalk has a wide variety of dining options, from sit-down restaurants to funnel cake. The Boardwalk is 100% smoke free.

Bicycles are permitted on the boardwalk between 5 AM and 12 Noon. Motorized bicycles, skateboards, roller skates, roller blades, and mopeds are not permitted on the boardwalk anytime. The Boardwalk offers visual access of the beach and ocean for visitors who, for whatever reason, choose to not physically access the beach. Convenience stations, first aid, beach patrol facilities and pavilions are located at convenient intervals along the Boardwalk and beach.

Beaches

Through a cooperative agreement between Ocean City and the Army Corps of Engineers, completion of beach nourishment projects in 2015 has provided the island with protective dunes and healthy beaches along the entire oceanfront. The dredge will return to the southern end of Ocean City to restore sand lost during storms in October 2015 and January 2016. Work is expected to reach Ocean City in April and dredging is expected to be complete by May 15 with all equipment cleared by Memorial Day Weekend. These projects are part of a 50-year agreement that calls for a three-year cycle of re-nourishment wherein the federal government pays 65 percent, the state 35 percent (with the municipality bearing 25 percent of the state's cost). Ocean City Department of Public Works manages and maintains the beach and dune system in accord with the

adopted “City of Ocean City Beach Management Plan” (December 2009). This includes daily beach raking (seasonal) and trash and recycle containers.

Summer Season Guarded Beaches

Ocean City provides lifeguards at 42 beach locations starting before the last week in June until Labor Day. The lifeguards are overseen by the City’s Beach Patrol. There is handicap access to the beaches at twenty locations: 1st, 6th, 8th, 9th, 12th, 14th, 26th, 29th, 34th, 36th, 40th, 43rd, 46th, 50th, 51st, 52nd, 53rd, 55th, 57th and 59h Streets.

The fully-guarded beaches during the summer season are listed in the following table:

Seaspray Rd.	10th St.	30th St.
Surf Rd.	11th St.	32nd St.
Waverly Blvd. (Surfing Beach)	12th St.	34th St.
E. Atlantic Blvd.	13th St.	36th St.
North St.	14th St.	39th St.
Stenton Pl.	15th St.	42nd St.
St. Charles Pl.	16th St. (Surfing Beach)	44th St.
Pennlyn Pl.	17th St.	46th St.
Park Pl.	18th St.	48th St.
Brighton Pl.	20th St.	50th St.
5th St.	22nd St.	53rd St.
7th St. (Surfing Beach)	24th St.	55th St.
8th St.	26th St.	57th St.
9th St.	28th St.	60th St.

Pre- and Post-Season Guarded Beaches

Ocean City provides a limited number of guarded beaches during the off-season (prior to the end of June at the end of the season), limited to the following:

St. Charles	9th St	14th St	44th St
Brighton Pl.	11th St.	26th St	57th St.
8th St.	12th St.	34th St.	

Beaches at the north end of the island and adjacent to Great Egg Harbor Inlet are accessible to the public, however, they are unprotected (no lifeguards).

First Aid Stations

The Ocean City Beach Patrol divides the beach into zones from north to south. Each zone has a first aid station at the zone headquarters. These first aid stations are located at 1st Street, 12th Street, 34th street and 59th Street.

Restrooms

Public restrooms are located at: 1st Street, 6th Street, Music Pier, 11th Street, 12th Street, 34th Street Playground, 58th Street Beach. All bathrooms are handicapped accessible. Family bathrooms are located at 1st and 12th Streets. All restroom hours are subject to weather and crowd conditions. During peak summer season, portable toilets are available at the Tennessee Avenue boat ramp and the Bay Avenue Marina.

Beach Fees

In order to pay for services that keep Ocean City beaches safe, clean and a fun place for all to visit and relax, Ocean City requires beachgoers to have beach tags. The beach fee program was approved by the residents of Ocean City in 1976 and continued since that time to help offset all the costs associated with protecting the public and maintaining the beach.

Beach tags can be purchased for the season, the week, or the day. Visitors can purchase seasonal tags during the pre-season (before Memorial Day) at a discounted rate. Pre-season purchases can be made at:

- City Hall (9th Street and Asbury Avenue)
- The 46th Street Post Office (on West Avenue)
- The Welcome Center on the Route 52 Causeway
- The Information Center at the Music Pier (on the Boardwalk at Moorlyn Terrace).

Some of these locations have limited hours during the pre-season. City Hall always operates Monday through Friday from 8:45 a.m. to 4:30 p.m. During the summer season, Seasonal (\$25), weekly (\$10), and Daily (\$5) passes can be purchased at the four locations above and from City employees who work on the beach to ensure that beachgoers have tags.

Handicap Access

As depicted on the accompanying digital map titled, “City of Ocean City Municipal Public Access Plan,” Ocean City provides multiple public access facilities that are compliant with the Americans with Disabilities Act of 1990. These include

- Handicap Beach Access from Street Ends: Hard packed gravel paths from the street to the beach
- Handicap Boardwalk Access: Ramps to the boardwalk
- Handicap Beach Access from The Boardwalk: Ramps from the boardwalk to the beach

The City will spend \$35,000 in 2016 to create ADA-compliant beach access.

Surf Chair Program

The City of Ocean City offers a beach-accessible wheelchair service for mobility-limited individuals of all ages. “Surf Chairs” provide an opportunity for everyone to enjoy the surf and sand on Ocean City beaches. The beach-accessible wheelchair service is available on weekdays from 9:00 a.m. to 5:00 p.m. (check-in by 4:30 p.m.) and on weekends from 9:00 a.m. to 5:30 p.m. (check-in by 5:00 p.m.). The surf chair program runs from Memorial Day weekend through Labor Day weekend and operates out of the Ocean City Sports & Civic Center located on 6th Street at the Boardwalk. Reservations are suggested.

Driving on the Beach

Permits may be issued by the Chief of Police of the City authorizing persons to operate motor vehicles on certain beaches of the City. Such vehicles must be able to transmit power to four (4) wheels and shall not have dual wheels. The operation of motor vehicles on the beaches of the City shall only be permitted during the period from September 15 of any year to May 15 of the following year. During the period of time from September 15 to September 30 and May 1 through May 15 vehicles shall not be permitted on the beach between 10:00 a.m. and 5:00 p.m. When authorized to be on the

beaches as specified herein, vehicles shall only be permitted between Seaview Road, within one hundred (100') feet of the terminal (northernmost) stone jetty or groin; Surf Road and North Street; and 23rd Street and 59th Street, with the following exceptions:

- a. Vehicles shall be permitted for special occasions (such as municipally sponsored fishing tournaments for which specific permission is granted) and for providing assistance in emergencies threatening life or property.
- b. Vehicles are not permitted from March 15th through September 30th.
 1. In the area from the Longport Bridge to the terminal (northernmost) stone jetty or groin.
 2. In the area between 23rd Street and 34th Street.

Vehicular access to the beach is provided at only the following locations:

- Morningside Road, 23rd Street, 29th Street, 34th Street, 57th Street, 59th Street



Vehicle Access at Morningside Road



Boardwalk to Beach Access

Surfing and Surf Fishing

For guarded surfing, there are three options: 7th Street, 16th Street and Waverly Beach. You can surf on all other beaches when lifeguards are off duty. Surf fishing is allowed on the ocean beaches but is at the discretion of the beach patrol for bathers' safety.

Endangered Beach-nesting Birds

Three beach-nesting bird species have made their nests on the replenished beaches since 1993. They are the New Jersey Endangered piping plover and least tern and the New

Jersey Threatened black skimmer. The population sizes wax and wane, but all are located and protected by the NJDEP Endangered and Non-Game Species Program. The rope fences and signs on the beaches in the north inlet and from 15th to 30th Streets are now familiar sights to tourists. During the nesting season, from mid-April to August, the piping plovers and least terns present a challenge to the beach users, but the beach management practices needed to protect the species have become routine for the Ocean City Public Works department.

Boat Launches

Public launches for trailered boat are located at the following locations:

- Bayside Center
- Tennessee Avenue between 22nd and 23rd Streets
- 34th Street (Roosevelt Blvd.)
- Corson's Inlet State Park.



Tennessee Avenue Boat Launch

Pavilions

The City maintains public pavilions at several locations adjacent to the beachfront including 11th Street, 17th Street, 20th Street, and 58th Street. Five new pavilions are planned adjacent to the Boardwalk between 6th and 10th Streets. These pavilions provide protected seating areas to view the ocean, boardwalk and dune environment.

Bike Racks

Ocean City maintains approximately fifty (50) bike racks at locations that provide access to the ocean and bayfront shorelines.

Parking Lots -

Ocean City maintains parking lots in close proximity to its shoreline that enhance public access opportunities. These lots are located at the following locations:

- Between 5th and 6th Streets (183 spaces)
- Adjacent to 9th Street (269 spaces)
- Between 8th Street and Moorlyn Terrace (171 spaces)
- Adjacent to the Ocean City-Longport Bridge (27 spaces)
- At 59th and Central (59 spaces)
- At Tennessee Avenue boat ramp (41 spaces)

Hobie Cats and Kayaks

To safely accommodate Hobie Cat sailboats, the City has identified staging areas along the beachfront at Seaspray, Morningside, 23rd, 29th and 42nd and 59th Streets. Kayaks and paddleboards can be launched along the beachfront, and at various locations on the bayside including Tennessee Avenue, 34th Street, 52nd Street and Bayside Center.

Bayfront and Harbors

The bayfront, including a number of manmade lagoons in both private and public ownership is bulkheaded from the north end of the island to 36th Street. The bayside of the island consists of coastal tidal wetlands cut by numerous creeks and channels. A total of 1,210 acres of this coastal wetlands area, including the bay islands, are owned by the City of Ocean City. Several hundred more acres are owned by the State of New Jersey, and the remainder is in private hands.

The Intracoastal Waterway extends the length of the island and is maintained through dredging by the Army Corps of Engineers. The City of Ocean and waterfront property owners are responsible for maintaining/dredging bayside lagoons and harbors.

Development along the bay front and lagoons is primarily residential, with private and public marina operations located on the bay at Tennessee Avenue, from 2nd to 9th Streets, at 10th Street, and at 34th Street. Most bay front and lagoon-front property owners have boat slips and docks.



Access to Great Egg Harbor Inlet

Publicly-owned bay front access includes:

- Marina and Waterfront Park (at Bay Avenue and 2nd Street) open 24/7. Seasonal slip fee (\$70/FT), transient fee (\$2/FT).
- Bayside Center (520 Bay Avenue)
- Tennessee Avenue boat launch and parking lot open 24/7. Seasonal pass (\$95), daily pass (\$12).
- Kayak launch and fishing pier under the bridge at Roosevelt Boulevard
- The Ocean City Visitors Center scenic overlook, boat ramps, fishing piers, parking lots and a 10-foot wide pedestrian walkway and bike path on the Route 52 causeway.

The Marina and Waterfront Park is municipally-owned and operated. Boat slips are available for seasonal rental. In addition to the Waterfront Park and Marina, public access to the back bay waters and lagoons exists at numerous street ends from the north end to the south end of town. Most street ends provide visual access only. However, several street ends have small timber piers attached to the bulkhead that provide enhanced access for nature viewing, fishing and crabbing.



Waterfront Park and Marina



Bayside Street End

Beaches on the western side of the island are limited to the area from the Ocean City – Longport Bridge to Cardiff Road. Although signed public access exists, these beaches generally lack the facilities found on the oceanside and are unprotected (no lifeguards). In addition, there are multiple street ends along bayside, which include public piers that offer visual and limited physical access to the bayside shoreline.

All bay shoreline access points are open for public fishing, and there are no seasonal or hourly restrictions for fishing at the bayside access points. A gravel road at 52nd Street provides access across the marsh to the navigable waters of Crook Horn Creek. This is a popular area for fishing and launching kayaks.

Bayside Center



The Bayside Center is a an activities and education facility operated by the City of Ocean City that is dedicated to the environmental and cultural aspects of Ocean City’s bayfront along the Great Egg Harbor Bay. Located on the grounds of an historical home on the bay, the Bayside Center is a perfect location to learn

about the South Jersey seashore environment through an array of exhibits, displays, and information or to simply enjoy the bay for its views, wildlife, or water recreation.

The property was purchased by the County in 1995 through the New Jersey Open Space and Farmland Preservation Program. The name Bayside Center was given and the property had capital improvements including elevation for flood proofing, a new

bulkhead, new railings and painting of the exterior. The City of Ocean City holds a 25 year lease on the Bayside Center. The property is open to visitors in the summer months from the last Saturday in June until Labor Day from 10:00 am until 4:00 pm.

Corson's Inlet State Park

Corson's Inlet State Park at the southern tip of Ocean City is a quiet, undeveloped state park with acres of wild dunes, a beautiful cove lagoon and beachfront access. The 341-acre was established in 1969 to help protect and preserve one of the last undeveloped tracts of land along the state's oceanfront. The area's natural habitats are rich in the diversity of its wildlife with primary and secondary sand dune systems, shoreline overwash, marine estuaries and upland areas in which hundreds of wildlife species live and breed. The park offers outstanding scenic beauty and endless opportunities for observing a multitude of migratory and residential wildlife species.

Corson's Inlet is extremely popular for hiking, fishing, crabbing, boating and sunbathing. Facilities and activities include boat ramp, hiking trails, interpretive tours, saltwater fishing and crabbing. There's also a mobile sport fishing program, NJ Coastal Heritage Trail, point-of-interest site, catamaran boat storage plus overlook / viewing points, canoeing / kayaking, boating / boat launch, fishing, hiking and nature trails. Guided walking tours are offered Tuesdays, Wednesdays, and Thursdays in July and August.

Limitations to Public Access

Ocean City is fortunate to have a multitude of available access to the Atlantic Ocean and bayside shorelines. Public access to the edge of tidally flowed waters in Ocean City may be restricted both in part (seasonally or hourly) or in full, where in the judgment of municipal officials, use will create conditions that may be reasonably expected to endanger the health or safety of the public or environment or create a significant security vulnerability, consistent with federal law. Public access to the edge of Ocean City's tidally flowed waters may be prohibited in locations where it is inconsistent with federal law or where it is not practicable based on the risk of injury from hazardous operations or substantial permanent obstructions, and no measures can be taken to avert these risks.

As documented herein, Ocean City provides extensive beach access via its many maintained beach access paths, ramps, stairs and boardwalk. It is recognized that it would be very difficult to develop additional beach access paths due to a number of significant constraints including the following:

- New paths could lead directly into a “Precautionary Zone” or “Protected Zone” as designated in the City’s Beach Management Plan (BMP) and thus have a negative impact on a recognized threatened and endangered species habitat, which is prohibited in the NJ Coastal Zone Management Rules.
- The dunes and wetlands (or wetland buffers) would be cleared of vegetation and filled. The impacts to the dune and wetlands would require a CAFRA and Freshwater Wetlands Individual permit requiring the applicant to demonstrate that there is no practicable alternative to constructing the access through a threatened and endangered species habitat.
- It may be difficult to persuade the NJDEP of the need for additional access since there are existing pathways in close proximity.
- The BMP discourages any new access paths within the “Protected Zones”.

As documented herein, numerous street ends provide visual access along the back bay. Public docks providing access for nature viewing, fishing, crabbing, and launch facilities for boats, kayaks and canoes are limited to three locations. The lack of off-street parking necessary to support additional watercraft launch locations on the back bay is a significant impediment to further development of these facilities.

Access to public restrooms immediately adjacent to its shoreline is particularly limited on the bayfront. Public restrooms are maintained by the City at seven (7) locations adjacent to the Atlantic Ocean beachfront. The addition of new public restroom facilities adjacent to the shoreline is generally limited by a lack of available locations on public land.

Community Needs Assessment

Proposed Access and Improvements

As described in Appendix A, Ocean City is fortunate to have nearly 300 public access locations to the Atlantic Ocean, bayfront and lagoons for both its year-round residents and summer population. As demonstrated by the number and variety of access available, it is clear that Ocean City is strongly committed to providing all reasonable and safe public access to individuals of all ages and abilities.

The “*Implementation Strategy*” chapter of this Plan describes the City’s commitment to public access improvements. In addition to the projects/improvements identified in the *Capital Improvement Plan*, the Department of Public Works has determined the need to

install approximately 100 access signs at various trailhead locations along the beachfront in 2016 to aid the public's access to the beach. Signs at these locations are missing, damaged or defaced. In order to address the need for additional restrooms, the City plans to upgrade public restroom facilities at the Bay Avenue Waterfront Park and Marina in 2017.



Ocean City Beach Access Sign

Implementation Strategy

Ocean City has developed and maintains hundreds of public access points to the Atlantic Ocean, bayside waters and lagoons for its residents and visitors. The City has long-realized the value of its natural assets and is committed to improve and maintain its existing public access points and amenities along its waterfront areas.

Table 1 describes a number of specific projects to improve and maintain public access opportunities and amenities along its waterfront areas. (*Funds associated with years 2017-2020 are subject to annual review and adjustment.*) In addition to the projects in Table 1, the City is bonding for \$132,000 earmarked for a city-wide wayfinding sign system. In addition, approximately 100 access signs (see Figure 4) will be installed at various trailhead locations in 2016. In 2017, the City plans to upgrade and maintain public restroom facilities at the Bay Avenue Marina.

Table 1
Public Access and Amenities

Category	2016	2017	2018	2019	2020
Beach & Bay					
Dredging	\$10,000,000	\$5,000,000	\$5,000,000		
Geotubes		\$1,200,000			
ADA Beach Paths	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Dune Fence	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Beach Mats	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Beachfill			\$2,000,000		
Boardwalk					
Isolated Replacements	\$150,000	\$150,000	\$150,000	\$75,000	\$75,000
Reconstruction	\$2,110,000	\$1,750,000	\$1,750,000		
Pavilions	\$110,000	\$110,000			

Source: Ocean City Capital Improvement Plan (2016-2020)

In addition to the definitive projects noted above, the following is a list of potential public access initiatives and projects that may be considered for future implementation by the City.

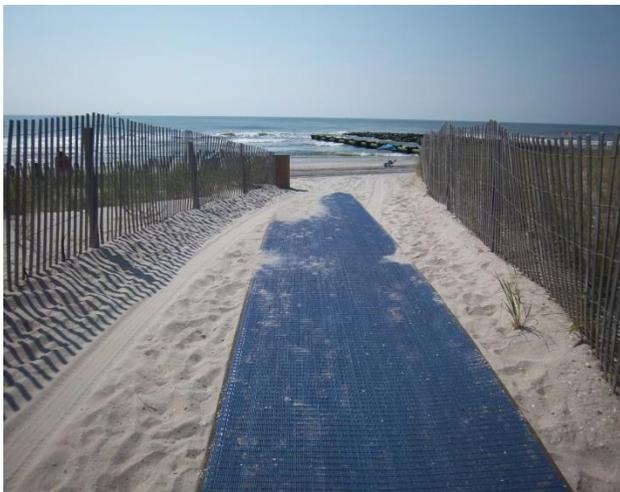
- Analyze potential new locations for portable and permanent restroom facilities.
- Manage and maintain all existing access facilities to provide optimum conditions for bathing, fishing, surfing and observation while protecting sensitive environments.
- Continue to maintain the beach and dune system in accord with the “*Beach Management Plan.*”
- Identify opportunities to create new, and/or upgrade existing access to be ADA-compliant.
- To enhance bayfront access for passive recreation such as nature viewing, and/or fishing and crabbing, consider improvements to existing waterfront street ends.

Security and Maintenance

Ocean City's Municipal Public Access Plan does not present new or different elements that would change the City's maintenance of public waterfront access ways, nor does the plan change the City's methods for responding to emergencies or for emergency vehicular access.

Municipal Public Access Fund

At this time, the City does not intend to create a municipal public access fund. If one is proposed for improvements to public access, then the City will present the NJDEP with details on the structure and management of the fund.



Beach Mat Access



Sand Path at North End

Municipal Master Plan Consistency Statement

This MPAP supports many of the goals and objectives described in the Ocean City Master Plan, and is deemed to be consistent with the Master Plan Land Use Element and the Open Space and Recreation Element.

As required by N.J.A.C. 7:7E-8.11(e) 2, this Municipal Public Access Plan shall be reviewed and approved by the Ocean City Planning Board for its consistency with the City Master Plan. Upon approval by the NJDEP, the MPAP shall be incorporated by resolution into the Ocean City Master Plan.

Resolution of Incorporation.

Model Resolution for Incorporating MPAP into Master Plan

Resolution # _____

Title: A RESOLUTION APPROVING THE MUNICIPAL PUBLIC ACCESS PLAN

WHEREAS, the *{municipality name}* Municipal Public Access Plan 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,

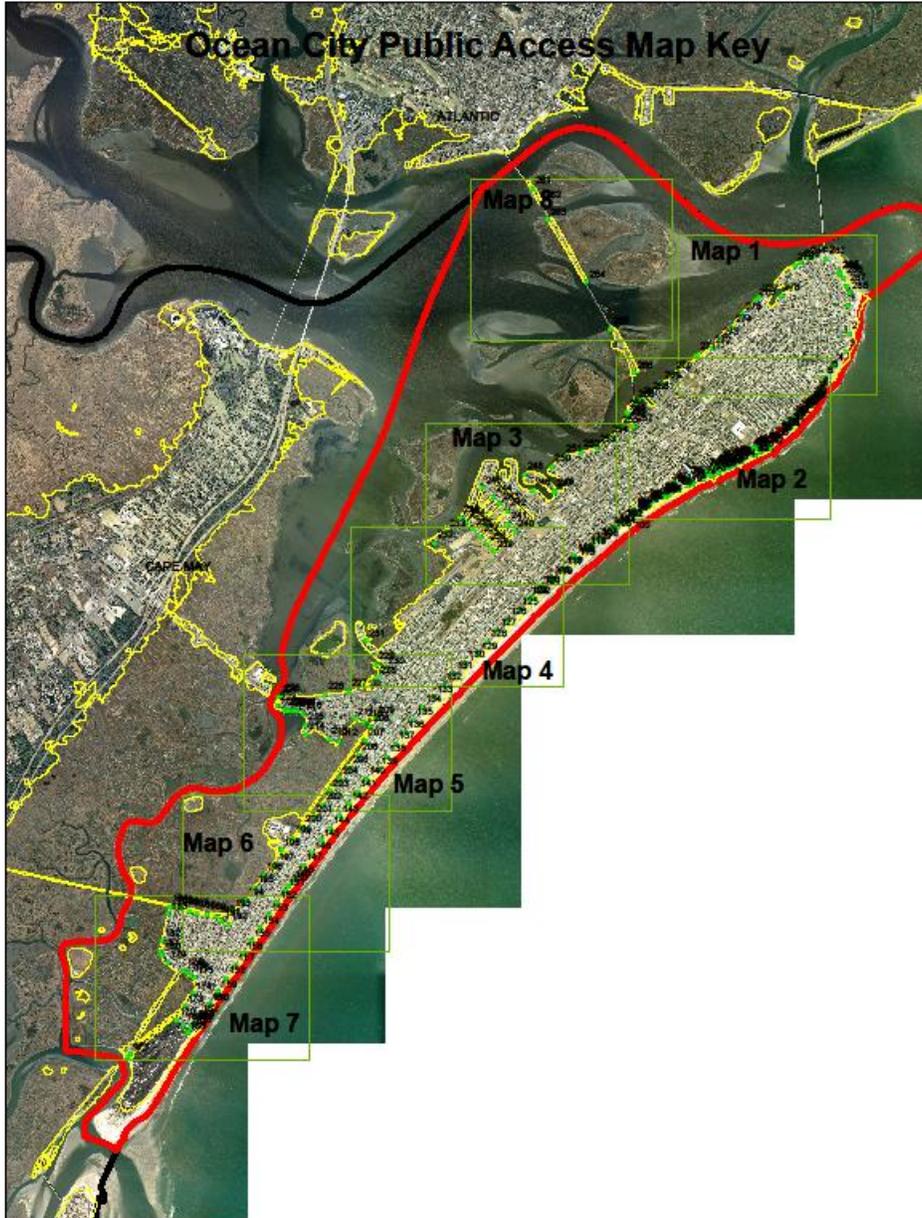
NOW, THEREFORE, BE IT RESOLVED by the *{municipality governing body}* of *{municipality name}*, the "*{municipality name}* Municipal Public Access Plan," a copy of which is attached, is hereby approved.

FURTHER RESOLVED 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 and 7.7E.

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

Municipal Clerk

Appendix 1 – Public Access Map



Appendix 2 - Table of Public Access Locations

Point Number	Type	Comments	Location	Map No.
1	Atlantic Ocean access	sand path to beach	Waverly Blvd/E Seaspray Rd	1
2	Atlantic Ocean access	boarded walkway with railing to beach	E Atlantic Blvd/E Surf Rd	1
3	Atlantic Ocean access	stairs to beach	E Atlantic Blvd btwn E Surf Rd/Gull Rd	1
4	Atlantic Ocean access	stairs to beach	Beach Rd btwn E Atlantic Blvd/Morningside Rd	1
5	Atlantic Ocean access	sand path to beach	Beach Rd end Morningside Rd	1
6	Atlantic Ocean access	sand path to beach	Beach Rd near end Gardens Rd	1
7	Atlantic Ocean access	Sand path to beach oceanside	END North St	1
8	Atlantic ocean access	Sand path to beach oceanside	END North St	1
9	Atlantic Ocean access	Sand path to beach oceanside	END Stenton Pl	1
10	Boardwalk access	Ramp to boardwalk	END St. James Pl	2
11	Atlantic ocean access	Sand path to beach oceanside	END St. James Pl	2
12	Boardwalk access	Stairs to boardwalk	END 1st St	2
13	Boardwalk access	Ramp to boardwalk	END 1st St	2
14	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 1st St	2
15	Atlantic ocean access	Ramp boardwalk to beach oceanside	BDWK 1st St	2
16	Boardwalk access	Sand path to boardwalk	END Unnamed St	2
17	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK btwn 1st St/Unnamed St	2

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

18	Boardwalk access	Stairs to boardwalk	END St. Charles Pl	2
19	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK St. Charles Pl	2
20	Boardwalk access	Stairs to boardwalk	END St. Charles Pl	2
21	Boardwalk access	Stairs to boardwalk	END Unnamed St btwn 2nd/St. Charles	2
22	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK Unnamed St btwn 2nd/St. Charles Pl	2
23	Boardwalk access	Ramp to boardwalk	END 2nd St	2
24	Boardwalk access	Ramp to boardwalk	END Pennlyn Pl	2
25	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 2nd St	2
26	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK Pennlyn Pl	2
27	Atlantic ocean access	Ramp boardwalk to beach oceanside	BDWK Pennlyn Pl	2
28	Boardwalk access	Ramp to boardwalk	END Delancey Pl	2
29	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK Delancey Pl	2
30	Boardwalk access	ramp to boardwalk	END 3rd St	2
31	Atlantic ocean access	Ramp boardwalk to beach oceanside	BDWK 3rd St	2
32	Boardwalk access	ramp to boardwalk	END Park Pl	2
33	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK Park Pl	2
34	Atlantic ocean access	Ramp boardwalk to beach oceanside	END Park Pl	2
35	Boardwalk access	Ramp to boardwalk	END 4th St	2
36	Atlantic ocean access	Ramp boardwalk to beach oceanside	END 4th St	2
37	Boardwalk access	Ramp to boardwalk	END Brighton Pl	2
38	Atlantic ocean access	Ramp boardwalk to beach	END Brighton Pl	2

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

		oceanside		
39	Boardwalk access	Ramp boardwalk to beach oceanside	END 5th St	2
40	Boardwalk access	Sand path to sand volleyball courts boardwalk side. Parking between 5th/6th	END 5th St	2
41	Boardwalk access	Parking between 5th/6th	END 5th St	2
42	Atlantic Ocean access	stairs to beach	END 5th St	2
43	Boardwalk access	Sand path leads to sand volleyball courts before boardwalk	BTWN 5th/6th	2
44	Boardwalk access	Stairs to boardwalk from parking lot between 5th/6th	BTWN 5th/6th	2
45	Boardwalk access	Parking lot Bl 500 L 1.02, handicapped access to boardwalk from parking lot	BTWN 5th/6th	2
46	Boardwalk access	Stairs to boardwalk	BTWN 5th/6th	2
47	Boardwalk access	Ramp to boardwalk	END 6th St	2
48	Boardwalk access	Ramp to boardwalk	END 6th St	2
49	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 6th St	2
50	Atlantic Ocean access	handicapped ramp access to beach	BDWK 6th St	2
51	Boardwalk access	Ramp to boardwalk	END 7th St	2
52	Boardwalk access	Ramp to boardwalk	END 7th St	2
53	Boardwalk access	Stairs to boardwalk	END 7th St	2
54	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 7th St	2
55	Boardwalk access	ramp to boardwalk	END Plymouth Pl	2
56	Boardwalk access	ramp to boardwalk	END Plymouth Pl	2

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

57	Boardwalk access	stairs to boardwalk	END Plymouth Pl	2
58	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK Plymouth Pl	2
59	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK Plymouth/8th	2
60	Boardwalk access	ramp to boardwalk	END 8th St	2
61	Boardwalk access	Ramp to boardwalk	END 8th St	2
62	Boardwalk access	Stairs to boardwalk	END 8th St	2
63	Boardwalk access	Stairs to boardwalk	END 8th St	2
64	Atlantic Ocean access	Stairs boardwalk to beach oceanside	BDWK 8th St	2
65	Atlantic ocean access	Ramp boardwalk to beach oceanside	BDWK 8th/Moorlyn Terrace	2
66	Boardwalk access	Ramp to boardwalk	END Moorlyn Terrace	2
67	Boardwalk access	Ramp to boardwalk	END Moorlyn Terrace	2
68	Boardwalk access	Ramp to boardwalk	END Moorlyn Terrace	2
69	Atlantic Ocean access	Ramp boardwalk to beach oceanside	BDWK Moorlyn Terrace	2
70	Boardwalk access	Ramp to boardwalk	END 9th St	2
71	Boardwalk access	Ramp to boardwalk	END 9th St	2
72	Boardwalk access	Stairs to boardwalk	END 9th St	2
73	Atlantic Ocean access	Ramp boardwalk to beach oceanside	BDWK 9th St	2
74	Atlantic Ocean access	Stairs boardwalk to beach oceanside	BDWK 9th/10th	2
75	Boardwalk access	Ramp to boardwalk	END 10th St	2
76	Boardwalk access	Ramp to boardwalk	END 10th St	2
77	Boardwalk access	Stairs to boardwalk	END 10th St	2
78	Atlantic Ocean access	Stairs boardwalk to beach oceanside	BDWK 10th St	2

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

79	Atlantic Ocean access	Stairs boardwalk to beach oceanside	BDWK 10th/11th	2
80	Boardwalk access	Ramp to boardwalk	END 10th St	2
81	Boardwalk access	Ramp to boardwalk	END 11th St	2
82	Boardwalk access	Stairs to boardwalk	END 11th St	2
83	Atlantic Ocean access	Stairs boardwalk to beach oceanside	BDWK 11th St	2
84	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 11th/12th	2
85	Boardwalk access	Stairs to boardwalk	END 12th St	2
86	Boardwalk access	Ramp to boardwalk	END 12th St	2
87	Boardwalk access	Ramp to boardwalk	END 12th St	2
88	Atlantic ocean access	Ramp boardwalk to beach oceanside	BDWK 12th St	2
89	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 12 St	2
90	Atlantic ocean access	Ramp boardwalk to beach oceanside	BDWK 12th/13th	2
91	Boardwalk access	Ramp to boardwalk	END 13th St	2
92	Boardwalk access	Stairs to boardwalk	END 13th St	2
93	Atlantic ocean access	Ramp boardwalk to beach oceanside	BDWK 13th St	2
94	Atlantic ocean access	Ramp boardwalk to beach oceanside	BDWK 13th/14th	2
95	Boardwalk access	Ramp to boardwalk	END 14th St	2
96	Boardwalk access	Ramp to boardwalk	END 14th St	2
97	Boardwalk access	Stairs to boardwalk	END 14th St	2
98	Atlantic ocean access	Ramp boardwalk to beach oceanside	BDWK 14th St	3
99	Boardwalk access	Path to boardwalk pier ocean	BDWK 14th/15th	3

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

100	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 14th/15th	3
101	Boardwalk access	Ramp to boardwalk	END 15th St	3
102	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 15th St	3
103	Boardwalk access	Stairs to boardwalk	END Chelsea Pl	3
104	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK Chelsea Pl	3
105	Boardwalk access	Stairs to boardwalk	END 16th St	3
106	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 16th St	3
107	Boardwalk access	Ramp to boardwalk	END 17th St	3
108	Atlantic ocean access	Sand Path boardwalk to beach oceanside	BDWK 17th St	3
109	Boardwalk access	porch area of boardwalk for viewing ocean at end of St. Albans Pl	END St Albans Pl	3
110	Boardwalk access	Ramp to boardwalk	END 18th St	3
111	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 18th St	3
112	Boardwalk access	Stairs lead to sand path to another set of stairs to boardwalk	END 19th St	3
113	Boardwalk access	Stairs to boardwalk path	END 19th St	3
114	Boardwalk access	Stairs to boardwalk	END 19th St	3
115	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 19th St	3
116	Boardwalk access	path leading to gazebo on boardwalk	END 20th St	3
117	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 20th St	
118	Boardwalk access	Path to boardwalk	END 21st St	
119	Atlantic ocean access	Stairs boardwalk to beach	BDWK 21st St	

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

		oceanside		
120	Boardwalk access	Path to boardwalk	END 22nd St	4
121	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 22nd St	4
122	Atlantic ocean access	Stairs boardwalk to beach oceanside	BDWK 23rd St	4
123	Boardwalk access	Ramp to boardwalk	END 23rd St	4
124	Atlantic ocean access	Sand path to beach oceanside	END 23rd St	4
125	Atlantic Ocean access	Stairs to beach oceanside	END 24th St	4
126	Atlantic Ocean access	Stairs to beach oceanside	END 25th St	4
127	Atlantic Ocean access	Stairs to beach oceanside	END 26th St	4
128	Atlantic Ocean access	Stairs to beach oceanside	END 27th St	4
129	Atlantic Ocean access	Stairs to beach oceanside	END 28th St	4
130	Atlantic Ocean access	Sand path to beach oceanside	END 29th St	4
131	Atlantic Ocean access	Sand path to beach oceanside	END 30th St	4
132	Atlantic Ocean access	Sand path to beach oceanside	END 31st St	4
133	Atlantic Ocean access	Sand path to beach oceanside	END 32nd St	5
134	Atlantic Ocean access	Sand path to beach oceanside	END 33rd St	5
135	Atlantic Ocean access	Infrastructure at end of road before sand path to beach	END 34th St	5
136	Atlantic Ocean access	Stairs to beach oceanside	END 35th St	5
137	Atlantic Ocean access	Stairs to beach oceanside	END 36th St	5
138	Atlantic Ocean access	Stairs to beach oceanside	END 37th St	5
139	Atlantic Ocean access	Stairs to beach oceanside	END 38th St	5

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

140	Atlantic Ocean access	Stairs to beach oceanside	END 39th St	5
141	Atlantic Ocean access	Stairs to beach oceanside	END 40th St	5
142	Atlantic Ocean access	Stairs to beach oceanside	END 41st St	5
143	Atlantic Ocean access	Stairs to beach oceanside	END 42nd St	6
144	Atlantic Ocean access	Stairs to beach oceanside	END 43rd St	6
145	Atlantic Ocean access	Stairs to beach oceanside	END 44th St	6
146	Atlantic Ocean access	Stairs to beach oceanside	END 45th St	6
147	Atlantic Ocean access	Stairs to beach oceanside	END 46th St	6
148	Atlantic Ocean access	Stairs to beach oceanside	END 47th St	6
149	Atlantic Ocean access	Stairs to beach oceanside	END St Davids Pl	6
150	Atlantic Ocean access	Stairs to beach oceanside	END Merion Pl	6
151	Atlantic Ocean access	Stairs to beach oceanside	END 48th St	6
152	Atlantic Ocean access	Stairs to beach oceanside	END 49th St	6
153	Atlantic Ocean access	Stairs to beach oceanside	END 50th St	6
154	Atlantic Ocean access	Stairs to beach oceanside	END 51st St	6
155	Atlantic Ocean access	Stairs to beach oceanside	END 52nd St	6
156	Atlantic Ocean access	Stairs to beach oceanside	END 53rd St	7
157	Atlantic Ocean access	Stairs to beach oceanside	END 54th St	7
158	Atlantic Ocean access	Stairs to beach oceanside	END 55th St	7
159	Atlantic Ocean access	Stairs to beach oceanside	END 56th St	7
160	Atlantic Ocean access	Stairs to beach oceanside	END 57th St	7
161	Atlantic ocean access	Sand path to beach oceanside	END 57th St	7
162	Atlantic Ocean access	handicapped ramp to public building (bathrooms?) and walkway to ramp to beach	END 58th St	7
163	Atlantic Ocean access	public building (type?). two sand paths to the beach	BTWN 58th/59th	7

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

164	Atlantic ocean access	public building (type?). path to open sand area and two other paths to beach.	BTWN 58th/59th	7
165	Atlantic Ocean access	end of parking lot (check) leading to path to beach.	BTWN 58th/59th	7
166	Atlantic Ocean access	Entrance to Sand Parking Lot w path to beach	END 59th St	7
167	Atlantic Ocean access	Sand path to beach oceanside	END S Central Ave	7
168	Atlantic Ocean access	Sand path to beach oceanside	END S Central Ave	7
169	State Park access	unimproved. abuts parkland.	Asbury/59th	7
170	State Park access	Unimproved...abuts parkland	END West Ave/59th	7
171	Strathmere Bay access	Sand path to beach Strathmere Bay	Bay Ave	7
172	Strathmere Bay access	Ramp to Strathmere Bay	Bay Ave	7
173	Marsh access	unimproved. two visible drainage outfalls here.	END 58th St	7
174	Marsh access	unimproved. two visible drainage outfalls here.	West Ave/57th	7
175	Marsh access	unimproved. kayak access to state park marshland?	56th/Haven Ave	7
176	State Park access	unimproved. visual access?	56th/btwn Haven Ave & Simpson Ave	7
177	State park access	unimproved. visual access?	56th/Simpson Ave	7
178	State park access	unimproved. visual access?	56th/btwn Simpson Ave & Bay Ave	7
179	Marsh access	unimproved. Corson's Inlet State Park area?	Safe Harbor Dr	7
180	Marsh access	unimproved	Unnamed St near W 55th St	7
181	Marsh access	unimproved	55th St	7

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

182	Marsh access	unimproved. Added this point as a potential future access.	Ensign Dr	7
183	Marsh access	unimproved. there is a footpath.	Ensign Dr	7
184	Marsh access	unimproved. access to long path along old PRSSL (railroad)	W 52nd/Ensign St	7
185	Trail/Marsh access	unimproved	52nd/Dory Dr	7
186	Trail/Marsh access	unimproved	52nd/Clipper Dr	7
187	Trail/Marsh access	unimproved	52nd/Brigantine Dr	6
188	Trail/Marsh access	unimproved	52nd/Bark Dr	6
189	Trail/Marsh access	unimproved	52nd/Anchorage Dr	6
190	Trail/Marsh access	Viewing area here as well	52nd/Bay Ave	6
191	Marsh access	unimproved	52nd/Simpson Ave	6
192	Marsh access	unimproved.	52nd X Haven Ave	6
193	Trail access	trail along the PRSSL begins here	END W 51st St	6
194	PRSSL access	unimproved	Haven Ave/50st St	6
195	Marsh/PRSSL access	unimproved	Haven Ave/49th St	6
196	Marsh/PRSSL access	unimproved. Old PRSSL railroad here. future biking/hiking trail?	Haven Ave/48th St	6
197	Marsh/PRSSL access	unimproved	END W 47th St	6
198	Trail access	unimproved. near water tower. future trail access? old PRSSL (railroad tracks) here.	46th St	6
199	Marsh/PRSSL access	unimproved. near wastewater treatment plant entrance. Old PRSSL tracks. future biking/hiking?	W 45th St	6

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

200	Marsh/PRSSL access	unimproved. two visible drainage outfalls here.	END W 44th St	6
201	Marsh/PRSSL access	unimproved. two visible drainage outfalls here.	END W 43rd St	6
202	Marsh/PRSSL access	unimproved. two visible drainage outfalls here.	West Ave/42nd St	5
203	Marsh/PRSSL access	unimproved. two visible drainage outfalls here.	West Ave/41st St	5
204	Marsh/PRSSL access	unimproved. two visible drainage outfalls here.	West Ave/40th St	5
205	Marsh/PRSSL access	unimproved. two visible drainage outfalls here.	West Ave/39th St	5
206	Marsh/PRSSL access	unimproved. two visible drainage outfalls here.	West Ave/38th St	5
207	Marsh/PRSSL access	private resident may have made improvements here. Patio has been built.	End W 37th St	5
208	Marsh/PRSSL access	unimproved. PRSSL runs into Haven Rd here. future trail?	Haven Ave/36th St	5
209	Marsh/PRSSL access	unimproved. potential start of future trail system? rec fields adjacent	Haven Ave btwn 36th & 35th	5
210	Marsh access	unimproved	Simpson Ave/36th St	5
211	Marsh access	unimproved	END Bay Rd	5
212	Marsh access	unimproved	END Somerset Ln	5
213	Marsh access	unimproved	END Oxford Ln	5
214	Marsh access	unimproved	END Waterview Blvd	5
215	Peck Bay access	unimproved	END Oxford Ct	5
216	Peck Bay access	stairs built to gated (wood) platform	END Alder Ln	5
217	Peck Bay access	improved. dock with several boats spaces. private?	Whelk Dr	5

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

218	Peck Bay access	improved. dock with several boats spaces. private?	Whelk Dr	5
219	Peck Bay access	improved. dock with several boats spaces. private?	Whelk Dr	5
220	Peck Bay access	improved. dock with several boats spaces. private?	Whelk Dr	5
221	Peck Bay access	improved. dock with several boat spaces. private?	Whelk Dr	5
222	Peck Bay access	improved. at end of parking area leading to boardwalk with bay access	Whelk Dr	5
223	Peck Bay access	improved. viewing platform, boardwalk	END Periwinkle Dr	5
224	Peck Bay access	boat launch and dock	END Nautilus Dr	5
225	Peck Bay access	pier no railing	END Nautilus Dr	5
226	Marsh access	unimproved	RT623/Westminster Ln	5
227	Marsh access	unimproved	RT623/Vernon Ln	5
228	Marsh access	unimproved	Bayland Dr	4
229	Great Egg Harbor Bay access	unimproved. private boat slips here, but no public improvements	Clubhouse Dr	4
230	Great Egg Harbor access	Unimproved	Bayland Drive btwn Clubhouse Dr/Waterway Rd	4
231	Great Egg Harbor access	unimproved. parcel data shows as public and path leads to bay access	Waterway Rd	4
232	Great Egg Harbor Bay access	boardwalk to bay. For Ocean Reef Condo residents only?	Reef Dr/Tarpon Ct (Ocean Reef Condos)	3
233	Great Egg Harbor Bay access	boardwalk to bay. For Ocean Reef Condo residents only?	Reef Dr (Ocean Reef Condos)	3

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

234	Great Egg Harbor Bay access	Parking area. Ramps and docks to bay.	END Tennessee Ave	3
235	Great Egg Harbor Bay access	unimproved inlet	Tennessee Ave btwn Coral/Marshall	3
236	Great Egg Harbor Bay access	unimproved inlet	Tennessee Ave btwn Marshall/Gilbert	3
237	Great Egg Harbor Bay access	unimproved inlet	Tennessee Ave btwn Gilbert/Caroline	3
238	Great Egg Harbor Bay access	unimproved inlet	Tennessee Ave btwn Caroline/Kingston	3
239	Great Egg Harbor Bay access	unimproved inlet	Tennessee Ave btwn Kingston/Bay	3
240	Great Egg Harbor Bay access	unimproved inlet	Pine Rd btwn Bay/Tobago	3
241	Great Egg Harbor Bay access	unimproved inlet	Pine Rd btwn Tobago/Barbados	3
242	Great Egg Harbor Bay access	unimproved inlet	Spruce Rd btwn Barbados/Granada	3
243	Great Egg Harbor Bay access	unimproved inlet	Spruce Rd btwn Grenada/Mariana	3
244	Great Egg Harbor Bay access	unimproved inlet	Spruce Rd btwn Mariana/Leyte	3
245	Great Egg Harbor Bay access	unimproved inlet	Spruce Rd btwn Ferndale/Glenwood	3
246	Great Egg Harbor Bay access	Railing at end of road. public dock available?	END 18th St	3
247	Great Egg Harbor Bay access	Public walkway with railing	W 17th St	3
248	Great Egg Harbor Bay access	Small pier	W 17th St	3
249	Great Egg Harbor Bay access	Public walkway with railing	W 17th St	3
250	Great Egg Harbor Bay access	unimproved	END W 16th St	3

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

251	Great Egg Harbor Bay access	unimproved	END W 15th St	3
252	Great Egg Harbor Bay access	public dock/small pier?	END W 14th St	3
253	Great Egg Harbor Bay access	unimproved	END W 13th St	3
254	Great Egg Harbor Bay access	Roofed shelter and deck with railing	END W 12th St	3
255	Great Egg Harbor Bay access	unimproved	END W 11th St	3
256	Great Egg Harbor Bay access	unimproved	End Bayfront near end of Walton Pl	2
257	Great Egg Harbor Bay access	floating docks?	Bay Ave btwn Walton Pl/W 10th St	2
258	Great Egg Harbor Bay access	parcel data shows public right of way, but fence built. can open to access?	Bayfront/W 10th Ave	2
259	Great Egg Harbor Bay access			2
260	Great Egg Harbor Bay access	concrete steps from sidewalk leading to water	END W 9th St/Stainton Memorial Causeway	2
261	Great Egg Harbor Bay access	platform with railing, parking.	Stainton Memorial Causeway	8
262	Elbow Thorofare access	platform with railing, parking.	Stainton Memorial Causeway	8
263	Elbow Thorofare access	beach area.	Stainton Memorial Causeway	8
264	Rainbow Thorofare access	parking area and platform with railing	Stainton Memorial Causeway	8
265	Rainbow Thorofare access	aerials show possible improvements.	Stainton Memorial Causeway	8
266	Great Egg Harbor Bay access	boat ramp to water.	Stainton Memorial Causeway	2
267	Great Egg Harbor Bay access	unimproved	W Revere Pl	2

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

268	Great Egg Harbor Bay access	unimproved	END W 8th St	2
269	Great Egg Harbor Bay access	unimproved. parking and pier here, but private?	END W 7th St	2
270	Great Egg Harbor Bay access	unimproved	END W 6th St	2
271	Great Egg Harbor Bay access	unimproved. pilings here. check.	END W 4th St	1
272	Great Egg Harbor Bay access	small beach area	END W 3rd St	1
273	Great Egg Harbor Bay access	public boating area with long docks and boat slips?	Bay Ave btwn 3rd/2nd	1
274	Great Egg Harbor Bay access	unimproved?	Bay Ave at end of W 1st Ave	1
275	Great Egg Harbor Bay access	unimproved	END North St	1
276	Great Egg Harbor Bay access	unimproved	END Battersea Rd	1
277	Great Egg Harbor Bay access	boat launch. private?	Bay Rd btwn Battersea Rd/Lagoon Rd	1
278	Great Egg Harbor Bay access	built walkway to docks. private or public?	END Landing Rd	1
279	Great Egg Harbor Bay access	boardwalk built, but how access beach?	END Cardiff Rd	1
280	Great Egg Harbor Bay access	unimproved	END W Edinburgh Rd	1
281	Great Egg Harbor Bay access	stairs to beach	END W Aberdeen Rd	1
282	Great Egg Harbor Bay access	sand path to beach	END W Newcastle Rd	1
283	Great Egg Harbor Bay access	from Garden State Prky parking area two sand paths to beach	Garden State Pkwy entrance	1
284	Great Egg Harbor Bay access	sand path to beach	END Wesley/Newcastle	1

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

285	Great Egg Harbor Bay access	sand path to beach	END Wesley/Newcastle	1
286	Great Egg Harbor Bay access	sand path to beach	END Seacrest Rd	1
287	Great Egg Harbor Bay access	sand path to beach	END Seacliff Rd	1
288	Great Egg Harbor Bay access	sand path to beach	END Seaview Rd	1

Design Guideline Matrix

A design guideline matrix can help to evaluate a municipality and identify opportunities for public access. Provided below is one example of a design guideline matrix with some suggestions.

Type of Shoreline	Characteristics	Public Uses	Common Types of Public Access	Ways to incorporate/encourage/enhance public access
Ocean	Sandy beach shoreline, mixed residential, commercial boardwalk	Sunbathing, swimming, surfing, fishing	Street end/dune walkovers, boardwalks, parks	Permit conditions, beach nourishment projects, shorefront management plans (including inventory of sites), preserve street ends as access points, ordinances, facilities, land acquisition
Bay (Back bays)	Majority residential, wetlands, bulkheaded or sandy shoreline	Boating, picnicking, fishing	Boat ramps, boating clubs, parks, beach, street ends	Permit conditions, shorefront management plan (including inventory of sites), preserve street ends as access points, ordinances, facilities, land acquisition

Resource References:

- ✓ Ocean City Master Plan, February 3, 1988 (and as amended)
- ✓ Ocean City Beach Management Plan, January 2016
- ✓ Public Access in New Jersey: The Public Trust Doctrine and Practical Steps to Enhance Public Access
- ✓ NJDEP Coastal Zone Management Rules (N.J.A.C. 7:7E et seq.)

March 27, 2016