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# **Borough of Cape May Point**

## **Municipal Public Access Plan**

**Submitted by: Cape May Point Borough Commission**

**Approved by the New Jersey Department of Environmental Protection:**

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**Adopted by the Borough Commission: May 14, 2020**  
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In accordance with N.J.S.A. 40:55D-28

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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.

## Index

Introduction	1
I. Municipal Public Access Vision	4
II. Existing Public Access	7
III. Community Needs Access	11
IV. Implementation Plan	12
V. Relationship to Other Regional and State Plans	15
VI. Resolution of Incorporation	16
Appendix 1 MPAP Required Sections per N.J.A.C. 7:7-16.9	17
Appendix 2 Resolution for Incorporating MPAP into Master Plan	18
Appendix 3 Maps and Tables	19
Appendix 4 Recreation and Open Space Inventory	25
Reference Section 1 Potential Needs Assessment Approaches	39

## Introduction

The intent of this document is to provide a comprehensive public access plan for the Borough of Cape May Point which lays out the vision for providing access to tidal waters and shorelines within the municipal boundary. This Municipal Public Access Plan (MPAP) was developed in accordance with N.J.A.C. 7:7-16.9 and in collaboration with the New Jersey Department of Environmental Protection (NJDEP). The development and implementation of this MPAP supports the policy of local determination of public access locations and facilities, while safeguarding regulatory flexibility and potential funding opportunities for Cape May Point Borough.

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

Influenced by Roman civil law, the tenets of public trust were maintained through English common Law and adopted by the original 13 colonies. Following the American Revolution, the royal right to tidelands was vested to the 13 new states, then to each subsequent state, and has remained a part of public policy into the present time. 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.

### Authority for Municipal Public Access Plans

The authority for a municipality to develop a MPAP is derived from the Coastal Zone Management Rules, N.J.A.C. 7:7-16.9, adopted by NJDEP on November 5, 2012. The premise of the authorization of Municipal Public Access Plans is that public access to tidal waters is fundamentally linked to local conditions. Municipalities have a better awareness and are more responsive to these conditions than a broader State "one size fits all" mandated public access plan. This MPAP consists of an inventory of public access locations and plans to preserve and enhance access based on community needs and State standards. All public access decisions made within the Borough of Cape May Point will be consistent with this plan.

The voluntary development of a MPAP by the Borough of Cape May Point enables the municipality to better plan, implement, maintain, and improve the provision of public access for its residents and visitors. The MPAP has been incorporated into the of the municipality's Master Plan, in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28) to inform the Circulation Plan Element and other plan elements. The MPAP, as an official component of the municipal Master Plan, informs and/or identifies public access requirements associated with any proposed development or redevelopment project.

Upon approval of the MPAP by the Department and incorporation into the Master Plan, *the Borough of Cape May Point* will be responsible for ensuring that public access to tidal waterways along the municipality's shorelines is provided in accordance to this plan. For each new public access project, *Cape May Point* will provide NJDEP with a letter confirming its consistency with this MPAP. Any permit issued by the NJDEP will reflect this and ensure that public access requirements are satisfied in accordance to this plan. Per N.J.A.C. 7:7-16.9(j)4, *Cape May Point* is required to submit a progress report on plan implementation to NJDEP within five (5) years from date of plan adoption.

The sections of this plan as indicated below are prescribed by the Coastal Zone Management Rules, Public Access Rule N.J.A.C. 7:7-16.9, adopted by NJDEP on November 5, 2012. See Appendix 1.

### **State of New Jersey Public Access Goals**

Through the New Jersey Coastal Zone Management Rules, 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 theirs shores through new development; and

- 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.

Cape May Point'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 City.

## **I. Municipal Public Access Vision**

### **Overview of the Borough of Cape May Point**

#### **1. *Municipal Description***

Cape May Point was originally founded as Sea Grove in 1875 as a moral and religious beach resort. Though established by Presbyterians, Sea Grove was soon open to all. In 1878 the name of the Post Office was changed to reflect the newly incorporated municipality of Cape May Point.

Cape May Point can best be described as a quiet, residential resort community compacted into one third of a square mile and totally surrounded by natural areas at the confluence of the Atlantic Ocean and Delaware Bay. An attractive mix of residential and recreational land use complements and enhances the ambiance of a family-oriented seaside community.

The year-round population of the 2010 Census is 291 (up from 241 in 2000). The population swells tenfold in the summer when guests, family and renters arrive for the season to fill the Borough's 603 houses.

Of the approximately one-third square mile that is Cape May Point, Lake Lily covers 16 acres and is bounded, entirely by public streets which provide continuous visual and spatial access to the lake. This includes an accessible access at the southern end of the lake. The Beach Park and dunes cover 27.1 acres and approximately 5,600 lineal feet along the Atlantic Ocean and the Delaware Bay. Cape May Point beaches are "bookended" on both ends by State of New Jersey beaches.

Isolation and minimal commercial activity are crucial aspects to Cape May Point's land use because they indicate the desire for a pedestrian scale community with minimal intrusion of traffic. To directly quote the 2007 Cape May Point Master Plan: "The beaches, the Lighthouse and Lake Lily are all parts of the location factor which make the Borough special to its citizens and visitors. Preservation and maintenance involve maintaining access to these sites, keeping them as part of the pedestrian experience and retaining the scale which make THEM, not individual houses, the central structures in the community". The Master Plan goes on to state: "Recreation, in close proximity with open space, should be considered as part of the public infrastructure and proper planning in that regard dramatically influences the quality of life in Cape May Point as well as the preservation of our natural resources. The policy of Cape May Point must also be responsive to providing open space and recreational opportunities on an equal and accessible basis for all citizens".

## **2. *Public Access Description***

Cape May Point has more than a century long history of easy beach access points just a short walk from anywhere in town. Other than Lighthouse Avenue and Central Avenue, there are beach access points from every street end in the Borough as well as some additional points between. There are no future plans for additional access points at this time.

Public Access in Cape May Point is provided by the municipality and consists of a variety access points and facilities including beach walkways, bathroom facilities, lifeguarded beaches, a beach kayak, nature trails, public parks, etc. Cape May Point protects and ensures public access through conservation easements, ordinances, beach fees, community clean-ups, yearly inspections, access easements, etc. Public access is provided via public street rights-of-way that abut or intersect with the public Beach Park (all the Borough's beaches are called "Beach Park" on the tax maps).

The overall goal of this MPAP is to establish Cape May Point's plan to maintain and enhance all existing public access locations to and along tidal waterways and their shores.

## **3. *Map 1: Cape May Point Tidal Waterways and Lands***

This map shows all the tidal waterways within the municipality and all lands held by the municipality and may be found in Appendix 3.

### **Municipal Public Access Goals and Objectives**

As part of the planning process, this MPAP has been reviewed and is consistent with the following goals/elements/policies established in *Cape May Point's* Master Plan:

#### **1. *Goals of the Public Access Plan***

All the beaches of Cape May Point have been accessible to everyone for over 135 years and the Borough wishes to continue to do so. In order to achieve that, the goals of the Municipal Public Access Plan are:

- Cape May Point will continue to maintain, enhance, and create public opportunities for access to tidal waters and their shores, on a non-discriminatory basis, for recreation and commerce;
- Cape May Point will continue to maintain all current public access to and along the edge of waters flowed by the tide;
- The Borough's natural resources will be protected, particularly the sand dunes that not only protect life and property but provide essential habitat and food for the resident, as well as migrating species along the Atlantic Flyway for which Cape May Point is so famously known around the world;

- We will continue to improve our Beach Park with additional natural amenities to further enhance the experience of both residents and visitors;
- Only very small restrictions of maintenance and “dune toe” access will take place on one “Precautionary Beach” between Alexander and Stites Avenues as per Cape May Point’s 2016 Beach Management Plan Agreement NJDEP Fish and Wildlife, Endangered Species Program and US Department of the Interior, Fish and Wildlife Service;
- Public Access to the edge of Cape May Point tidal waters may be restricted, in part, only to the extent that such use will create conditions that may be reasonably expected to endanger the health or safety of the public or the environment or create significant security vulnerability, consistent with federal law; and
- Public access to the edge of waters flowed by the tide 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 conditions or substantial permanent obstructions, and no measures can be taken to avert these risks.

## ***2. Elements – Circulation, Land Use, Conservation, Recreation & Community Facility Plan Policies***

- Maintain pedestrian scale and sight lines through the continued emphases on the shared nature of Borough streets;
- Promote low speed limits and keep vehicular traffic volume at a minimum so that walkers, joggers and bikers throughout the borough can continue to have safe access around their neighborhood and to the water;
- The beach area is our community’s most important asset. While providing and maintaining beach access is critical, the dunes and beaches must be stabilized to the greatest extent possible; and
- Provide open space and recreational opportunities to all citizens on an equal basis.

In addition to those goals outlined within the Master Plan and the three State required goals identified above, Cape May Point establishes the following as goals specifically for public access:

- All existing public access shall be maintained to the maximum extent practicable;
- Maintain safe and adequate access locations for fishing; and
- Provide clear informative signage for access locations.

## II. Existing Public Access

Cape May Point prides its self in the accessibility of its beaches. Public access is integral to the existing overall public circulation network of the Point, which consists of public streets and rights-of-way that abut or intersect the Beach Park. Of the thirteen possible access points within the Borough there is pedestrian access to the beaches from eleven street ends while one centrally located access point on Coral Avenue is ADA compliant. Borough Zoning permits full beach access, (but no building on any municipal beach).

Public restrooms are available at the Cape May Point Municipal Building (215 Lighthouse Avenue) and Cape May Point State Park (end of Lighthouse Avenue) and all are ADA compliant. Additionally, although most beachgoers live or rent within a walking distance to the beach, there is free on street parking throughout the Borough.

With free on street parking throughout the Borough and beach access points at every street end and right-of-way there are no constraints to access in this small, quiet community. The entrances are well marked. Restrooms are available within walking distance of ocean beaches.

There are few safety concerns on the guarded beaches since all of our lifeguards are USLA (United States Lifesaving Association) certified and have an excellent record of safety. While there is open beach access 24 hours a day, 7 days a week, 365 days a year from every street end that terminates at the beach, lifeguard hours are 10:00 AM to 5:00 PM every day except Saturday which is 10:00 AM to 5:30 PM. Beaches are protected from middle of June through Labor Day.

### **Public Access Locations**

***Map 2: The Borough of Cape May Point Public Access Locations***, identifies an inventory of all public access locations within Cape May Point whether they are currently Utilized, Restricted, Un-utilized along with their attributes of improvements, and activities. See Table 1 which provides detailed information needed for each location. Both can be found in Appendix 3.

### **Improved Public Access Locations**

***Map 3 The Borough of Cape May Point Preferred Public Access Locations***, provides an inventory of the preferred, existing and proposed, public access locations that provide access to public trust lands and waters. See Table 1 which provides detailed information on each location. Both may be found in Appendix 3.

In addition to public access locations, the Borough regulates and provides for public improvements and activities in the following manner (see the Borough Code for additional detail).

- A volleyball facility is available on the hard sand of the beach between Surf and St. Peter's beaches (see Map 2);
- Surfing, canoeing and other boating is allowed in areas designated by the lifeguards;
- Kayak launching is available in the roped off areas at Cape and Alexander beaches; and no restrictions on all beaches after hours.
- Surf and jetty fishing are allowed on bathing beaches pursuant to the restrictions identified in section II.2 below;
- Both surf and jetty fishing area allowed on all non-bathing beaches with no restrictions;
- Bike racks are located at beach entrances;
- Two beach vendor locations are licensed and regulated as to the permitted locations, structures, and operations. The permitted locations are Brainard Beach and St. Peter's Beach (see Map 2); and
- Trash receptacles are available at the two "beach vendor" areas located at Brainard Beach and St. Peter's Beach (see Map 2).

### **Limitations to Public Access**

The following limitations to public access in Cape May Point currently exist:

- There is only one county road (Lincoln Ave.) that needs to be crossed in order for both residents and tourist to get to our most popular beaches. This road is a concern and we continue to request traffic calming in an effort to increase pedestrian safety; and
- Dune Height. The dunes off Pearl Ave have grown to such a height that an elevated walkover, which meets the applicable standards by the NJDEP, is needed for continued beach access and enjoyment. The Borough is pursuing funding for this improvement at the Stites Avenue and Brainard Avenue accesspoints.

#### ***1. Temporary Restrictions***

During the hours of 10:00 am to 5:00 pm between June 15th and Labor Day, beach tags are required for all beach goers over the age of 12 every day. Tags are available on a seasonal, weekly or daily basis. Beach tags can be purchased at the Cape May Point Municipal Building in the Beach Director's office or on the beach from any Beach Tag Inspector.

The Borough provides free beach tags to active in service members of the military and qualifying Veterans pursuant to Ordinance No. 06-2014. Free Military Beach tags will only be issued during the regular operating hours of the Beach Director's Office located at Borough Hall, 215 Lighthouse Avenue, Cape May Point, NJ. Free Military Beach tags are not available from the beach tag staff working on the beaches.

2020 Beach Tag fees: \$10. Day, \$25. Week, \$33. Pre-season for year \$40. Year

### **1. *Permanent Restrictions***

Public Access is permanently restricted from the following locations:

- Lighthouse Ave: This dune directly between the beach and the intersection of Lighthouse Ave. and Lincoln Ave is without question the most vulnerable in Cape May Point due to its southeast facing orientation. Nor'easters have the most impact on this very narrow dune than of any other dune in the borough which necessitated the installation of Tensor mats at this location. The mats were installed by NJDEP specifically to mitigate the destruction of this dune. The Borough has been advised that any work in this area to create a walkway could cause irrevocable damage to the Tensor Mats which could lead to the failure of the narrow dune system at this critical point. As such, this location is permanently restricted from public use; and
- Central Ave: This very high dune system at the end of Central Ave is one of Cape May Point's most environmentally critical for the migrating butterflies and birds as they feed and rest in the heavy vegetation before crossing the Delaware Bay on their journey south. During the northern migration it is one of the first places to rest and find food after the long flight across the bay. Additionally, there are two beach access points within a block from this street end, one to the north and one to the south. Further because of the height of the dune at this location, a rather large structure would be necessary to span the dune and would be detrimental to everything that this area provides to the migrating species as well as to the tourists who come to Cape May Point to view them. As such, this location is permanently restricted from public use.

In addition to typical beach prohibitions, such as but not limited to littering, defacing public property, and indecent behavior, the Borough regulates and provides for beach activities in the following manner (see the Borough Code for additional detail).

- Surfing, canoeing, and other boating (see below for kayak regulations) is prohibited except at locations designated by lifeguards;
- Kayak launching is restricted to the roped off areas at Alexander Beaches during the hours of 10:00 am-5:00 pm for safety of bathers as well;
- Fishing from jetties adjacent to swimming beaches is restricted between 10:00 am-5:00 pm for the safety of swimmers. Surf fishing on bathing beaches is restricted during those hours for the same reason. Fishing from the jetties adjacent to Lehigh Avenue, Whilldin Avenue, Coral Avenue, Ocean Avenue, and Stites Avenue is

prohibited. Both surf and jetty fishing are allowed on all other beaches with no restriction;

- There is no scuba or dive areas on Borough beaches;
- Overnight camping on the beach is prohibited;
- Consumption and possession of alcohol is prohibited in all beach areas;
- Changing from street attire to bathing suits, or vice versa, on any public beach is prohibited;
- Dogs are not permitted on the beaches between March 15<sup>th</sup> through October 31<sup>st</sup> (also specified in the “Beach Maintenance Plan” with US Fish and Wildlife and NJ Fish and Wildlife);
- Smoking on the beach is prohibited;
- Cutting, trimming, damaging or disturbing dune vegetation without Borough approval is prohibited;
- Removal, alteration or destruction of any sand dune or other beach protection structures, such as jetties, groins or bulkheads, is prohibited; and
- To drive or move any vehicle on the beach at any time during the entire year is prohibited without a permit in writing issued by the Clerk or Administrator.

### **Security**

There are two emergency vehicle access roads over the dunes that were built by the United States Army Corps of Engineers (USACE) and NJDEP providing access to all the beaches in Cape May Point. While not specifically in the Borough, there is an additional vehicle access road in Cape May Point State Park (end of Lighthouse Avenue) which can provide over two miles of beachfront access within the borough.

In the summer the Borough beaches are guarded by USLA certified Lifeguards at four to five beaches from mid-June to Labor Day. Lifeguard hours are 10:00 AM to 5:00 PM every day except Saturday which is 10:00 AM to 5:30 PM. Lifeguards utilize a flag warning system to alert beach goers of water conditions.

Fluctuations of guarded beaches occur according to the condition of the beaches that are protected by a reef system that was installed by the NJDEP and USACE. Lifeguard equipment, including boats and wave runners, allows for very proactive rescues in the extremely rough waters where the Delaware River meets the Atlantic Ocean. In the event of an off-season rescue an additional wave runner is maintained by the Cape May Point Volunteer Fire Company. For a water rescue called out by dispatch, the fire department will be called on to respond in all seasons.

## **I. Community Needs Assessment**

The Borough of Cape May Point has performed a community needs assessment. The methods and results are described in the following section:

The Borough has had public beach access for well over 100 years. As a result, it has had plenty of time to build and maintain numerous beach access points. Every Borough street which terminates at the beach has an access at its terminus or nearby. Cape May Point's vision for open beach access 24 hours a day, 7 days a week, 365 days a year from every street end (for more than a century) has no room for improvement to number of access points and hours of access. When considering the number of residents and tourists, the Borough provides a sufficient number of access points. The Borough provides unrestricted public use of the beaches and maintains access and quality of the beaches for their enjoyment. Swimming, sunbathing, volleyball, bird watching, butterfly migration, photography, viewing the night skies, fishing, kayaking are reasons tourists come to Cape May Point.

The Borough is committed to maintaining and enhancing the beach access points for the pleasure of our citizens and tourists, and as always in Cape May Point, with our eye on protecting the environment by maintaining the paths and fencing to gently guide everyone over the dunes without causing harm to them.

The Borough of Cape May Point is zoned, predominantly, as R-1 Residential (Single-Family Residential) and is nearly "built out". The remaining lands are zoned P Public Grounds. It is not anticipated that there will be a significant increase in usage of the borough beaches in the future. Most who use the beaches are local citizens or families who rent a house in the Point in season.

Notwithstanding the Borough's excellent beach access, there are desired improvements. These improvements include, but not limited to improved beach access in the face of rising dunes, enhanced signage, and traffic calming. See the following section, IV Implementation Plan, for additional detail.

## II. Implementation Plan

The Borough of Cape May Point 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:

### **Priorities**

The number one budget priority of the Borough is maintaining the borough beaches for the public safety of the citizens as well as infrastructure of the municipality while working hard to create and maintain a special beach experience for all.

#### ***1. Maintain Existing Public Access***

There is only one county road (Lincoln Ave.) that needs to be crossed to get to our most popular beaches. This road crossing is a concern for the safety of tourists and residents alike. Lincoln Avenue has been recently repaved by the County and the Borough is requesting traffic calming at the cross streets where people walk to the beach entrances. Traffic calming promotes the safe and shared use of a street's right-of-way by pedestrians, cyclists, and cars using physical designs to slow vehicles and make cyclists and pedestrians feel more comfortable. Examples of traffic calming include roundabouts, cartway width reductions (road diets), speed humps, raised intersections, landscape design, and striping. The Borough has been very supportive of traffic calming techniques both in policy and practice, provided the techniques do not compromise the existing desirable character of Cape May Point.

The Borough of Cape May Point, The USACE and the NJDEP are committed to a fifty-year beach replenishment agreement to maintain the borough beaches. This program is referred to as Lower Cape May Meadow Cape May Point Environmental Restoration and consists of periodic beach nourishment and monitoring along about two-thirds of the Borough's beaches. The purpose of this project provides ecosystem restoration, hurricane and coastal storm damage reduction and navigation mitigation in an area containing Cape May Point State Park and the Nature Conservancy's Cape May Migratory Bird Refuge. Three beach nourishments have occurred, with the last effort completed in 2017. The Borough is taking action to engage in another round of beach replenishment in 2020.

Ongoing maintenance and cleaning of the beaches is done by Borough Public Works. Twice a year, spring and fall, volunteers working under Clean Communities Adopt a Beach program, clean and document items found on the Borough beaches. This has inspired both The Nature Conservancy and the Cape May Point State Park, which are adjacent to the Borough, to do the same.

Cape May Point will continue to maintain, enhance, and create public opportunities for access to tidal waters and their shores, on a non-discriminatory basis, for recreation and commerce.

Cape May Point will continue to maintain all current public access to and along the edge of waters flowed by the tide.

The Borough's natural resources will be protected, particularly the sand dunes that not only protect life and property but provide essential habitat and food for the resident, as well as migrating species along the Atlantic Flyway for which Cape May Point is so famously known around the world. The Borough has approved by resolution in 2015 a five-year dune maintenance plan.

The Borough will continue to improve our Beach Park with additional natural amenities and improvements, including planting of vegetation on dunes and beach nourishment, stabilization and replenishment, as needed, to further enhance the experience of both residents and visitors.

The Borough maintains a budget line item for beach restoration and maintenance. In addition to taxpayer dollars, there is a nonprofit Cape May Point Taxpayer Association which funds yearly dune planting projects. Additional borough maintenance costs include the rental of equipment in order to clean walkways, emergency vehicle access and beach debris removal.

The Borough is committed to maintaining municipal beach activity areas described herein. These include, but are not limited to, the volleyball facility, kayak launch, and fishing locations.

There appears to be no shortage of on-street parking, but several locations have relatively few available parking spaces. Given the lack of space available to be devoted to parking on or creating private parking lots, the network of public streets has become widely utilized for parking. There are no restrictions for parking for anyone and parking is free, first come first served. No one ever has to walk more than two short blocks to the beach.

In order to better understand the capacity for parking, particularly on-street parking, a study was conducted in August of 2014 by Clarke Caton Hintz as a predicate to the drafting of the 2016 Circulation Plan Element of the Master Plan. This study includes a variety of finding about the Borough's on- street parking and public streets. A 2015 site visit, aerial photos, and Google Street View helped identify Cape May Point's on-street parking supply. It is estimated that the Borough has an existing capacity of, approximately, 1,800 on-street parking spaces. This represents the maximum available capacity that can be realized within the street network, since there are no new streets planned and no public lands available, or suitable, for conversion to off-street parking. The Borough's few on-street parking restrictions are concentrated near intersections, along the beach side of most streets adjacent to the beach, near the Red Store on Pavilion Circle, and near the municipal building on the Cape May State Park access road. Public off- street parking is available at Cape May State Park, which offers over more than 280 parking spaces, and at the Alexander Beach access point.

**Proposed Access Improvements and Facilities:** The Borough of Cape May Point has proposed the following access improvements and facilities:

- The Borough is requesting clear crosswalk markings and traffic calming at intersections where people walk to the beach entrances and need to cross Lincoln Ave, a County road;
- The Borough is currently pursuing funding options to build a dune walkover, at Pearl Ave. The dune has grown to such a height that an engineered New Jersey standard walkover is needed for people to have continued access to the beach;
- Conditions are such that the dunes have grown to the extent that an engineered New Jersey standard walkover is necessary for the Brainard and Stites Avenue access points. The Borough has prepared conceptual plans for these walkovers; and
- Currently there is only one beach access point within the Borough (Coral Avenue) that is ADA compliant. The Borough is considering ways in which access can be improved for both pedestrians and wheelchair bound residents and visitors. This may include additional beach access ramps, handicap parking designations near beach access points or other facility improvements.

Considering that the Borough currently has 11 beach access points, the current number of access points appears to be sufficient. The Borough will consider infrastructure to improve ADA accessibility. Improved accessibility could be achieved through the construction of additional ADA ramps and platforms and by allowing for handicap only parking at designated beach access points. This may complement the recent resolution to provide free beach tags to military veterans and active duty personnel, especially those with mobility issues.

## ***2. Preservation of Public Access Locations***

Cape May Point developed the below listed preservation and conservation measures. These measures are consistent with the Borough's Beach Management Plan Agreement with NJDEP Fish and Wildlife, Endangered Species Program and US Department of the Interior, Fish and Wildlife Service.

### ***A. Preservation Measures***

We are committed to maintaining and enhancing the beach access points for the pleasure of our citizens and tourists, and as always in Cape May Point, with our eye on protecting the environment by maintaining the paths and fencing to gently guide everyone over the dunes without causing harm to them.

### ***B. Conservation Easements***

Beach Park, identified as Block 52, Lot 1, encompasses 34.2 acres. As the beach is owned by the borough and included on the NJDEP Green Acres Program Recreation and Open Space Inventory (ROSI), there are no easements required (see Appendix 4 – ROSI). This is memorialized on the borough tax map and was endorsed in the 2009 State Plan. As a result, Cape May Point beaches are owned by the borough, open to all and open every day of the week.

## **Signage**

The Borough of Cape May Point is committed to improving beach access signage. While every beach access is signed and indicated by a blue sign with white lettering, the Borough wishes to improve access point visibility. The various ideas being considered include a change in the size of access signage, signage design and increased way finding signage.

Every beach access is signed and indicated by a blue sign with white lettering<sup>1</sup>. All access points are on public land, so no additional regulation is required in order for the Borough to install public access signs in a manner that best fits the individual access in terms of visibility. Currently, Chapter 150: Zoning - Article IX of the Borough Code clearly allows traffic signage and public notices in the public rights-of-way:

### *§150-19 SIGNS AND BILLBOARDS.*

*a. No signs or billboards shall be permitted in any residential zone except customary professional signs and rooming house or boardinghouse signs not larger than two (2) square feet and real estate signs not larger than eight (8) square feet. **No sign or billboard, except regulation traffic signs and officially placed notices of the Borough, shall be placed beyond the property line of any property or extend beyond or over the sidewalk, street or highway.***

If the Borough moves forward with improved wayfinding and beach signage, such a program would be an enhancement to the existing signage, but not a necessity.

## **I. Relationship to the Other Regional and State Plans**

Cape May Point's MPAP has been reviewed for consistency and has the following relationship to other Regional and State Plans:

- This MPAP is consistent with the Cape May County Comprehensive Plan. In particular, it is consistent with the Resort Economy Goals to promote a sound and wise use of our natural resources, particularly wetlands and coastal areas, to encourage and support beach, inlet and bay maintenance and restoration activities at the State and Federal level and to provide water access to marine development uses, such as marinas, commercial fishing docks and restaurants; and

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<sup>1</sup> N.J.A.C. 16.9 requires that public access to tidal waterways and their shores shall be clearly marked. Department- approved public access signs shall be installed at each public access way, public access area and/or public parking area at the development site and maintained in perpetuity by the permitted entity and its successors in title and interest. Provide information regarding current signage and proposed new signage. Verify whether any municipal ordinances need to be updated or modified to require signage at public access locations.

- This MPAP is consistent with the State Development and Redevelopment Plan, including but not limited to those policies regarding adequate facilities and public access to open space and recreation lands (Open Space and Recreation Lands, Policy 6) and policies regarding public access to coastal areas (Coastal Resources, Policy 11).

## **II. Resolution of Incorporation**

The Borough of Cape May Point has approved a resolution for the incorporation of the MPAP. See Appendix 2 for the resolution.

## APPENDIX 1

### **Municipal Public Access Plans Required Sections per N.J.A.C . 7:7-16.9**

1. (e) 1 Statement describing 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 ensure that the municipality will meet public access goals
2. (e) 2 Statement of **Consistency with...Master Plan**
3. (e) 3 Public access **needs assessment** that evaluates:
  - existing access locations and capacities
  - practical limitations (esp. parking and bathrooms)
  - alternatives to address any limitations determined to exist
  - need for additional locations
4. (e) 4 **Digital Map and Inventory** identifying...:
  - tidal waterways within municipality and adjacent lands held by municipality
  - existing and proposed public access ways
  - proposed public access facilities
  - identified facilities compliant with ADA
5. (e) 5 **Implementation strategy**
  - forms of proposed public access responsive to needs assessment (i)
  - comprehensive list of specific public access projects and initiatives with implementation schedule (ii)
  - proposed tools to implement the plan, including (iii)
    - i.adoption or amendment of muni ordinances
    - ii.uses of monetary compensation (Public Access Fund), if any
  - proposed modifications to existing plans, ordinances & programs to implement MPAP (iv)
  - proposed compliance with ACOE requirements for shore protection projects [see N.J.A.C 7:7-16-9(r) (v)
  - cost of implementing, constructing and maintaining the access facilities proposed in the plan and specifies how this cost will be funded (vi)
  - implementation schedule (vii)
  - ordinances in place/to be adopted re signage requirements (viii)
  - measures to permanently protect public access per MPAP (ix)
  - examples/models of easements/restrictions for permanent protections (x)
  - draft resolution incorporating DEP-approved MPAP into a MP element (xi)

**BOROUGH OF CAPE MAY POINT  
CAPE MAY COUNTY, N.J.  
PLANNING BOARD**

**RESOLUTION NO. SR PB 2020-06**

**WHEREAS**, the Borough of Cape May Point has adopted a Municipal Public Access Plan which terms have been approved on first reading before the Borough and which Plan has been circulated to the Planning Board for review and consideration of its conformance with the Master Plan of Cape May Point Borough; and

**WHEREAS**, the Municipal Public Access Plan was considered by the Cape May Point Planning Board for recommendation to the Cape May Point Borough Committee at its regular meeting of June 17, 2020; and

**WHEREAS**, the Cape May Point Planning Board has reviewed the proposed Municipal Public Access Plan and considered the input from its author, Vice Mayor, Anita VanHeeswyk, and considered the testimony of Michael Sullivan, ASLA, AICP of the Clark Caton Hintz Architecture Firm; and

**WHEREAS**, the Board having considered the Municipal Public Access Plan and recognizing municipal obligation to so provide for public access and the benefits and clarity that a written plan can give to a municipality and its citizenry and to the public; and

**WHEREAS**, the Board having reviewed the Municipal Public Access Plan for conformity to the goals and purposes set forth in the Borough's Master Plan finding same to be consistent with the Master Plan;

**Prepared by:**

Nathan Van Embden, Esquire  
21 E. Main Street, PO Box 428  
Millville, NJ 08332

## Maps and Tables

### Map 2 Cape May Point Public Access Locations

***Tax Maps (6 exhibits showing each access location relative to public rights-of-way and Beach Park)***

Table 1 Cape May Point Public Access Location Amenities

[illegible]

This embedded Excel spread sheet should be used for the table described in Section II (Existing Public Access). The title of each column should not be changed. The information about each public access location should be filled in using one of the options listed. This table will also be used to populate the information for each public access location in GIS. Additional information about each public access location can be included in the narrative portion of Section II. Please contact DEP with any questions or concerns about these options.

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

PARKING: Is there parking, and if so, is there a charge? Charge = there is a charge for public parking; No Charge = there is no charge for public parking; No = no public parking provided

AMT: How many parking spots are available? Provide a number

STREET: At what street end is the public access located? For parallel access, cross streets can be provided. Examples: 1<sup>st</sup> St; Ocean Ave/3<sup>rd</sup>; 45<sup>th</sup> St

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

SWIMMING: Can you swim at this location? Guard= a guard is provided at times; At Own Risk= No guard is provided; No= Swimming is not allowed

FISHING and SURFING: Is fishing/surfing allowed at this location? Unrestricted= Fishing/surfing is allowed at all times with no restrictions; Restricted= There exists a form of restriction of fishing/surfing; examples include time of day, seasonally, etc. These restrictions should be discussed in the Section II, C. (Limitations to Public Access).

PLAYGRD, PARK, PIER, BOATLNCH, MARINA, FOOD\_DRINK, RESTRMS, and SEATS: Does this location include these amenities? Yes/No

H\_C: Is this location handicap accessible? (Not necessarily ADA Compliant) Yes/No. The type of accessibility should be expanded upon in Section II, B (Improved Public Access Locations).

SHORELINE: What shoreline does this location inhabit? The Beach, Bay, or River?

TYPE: Describe the type of access-physical, visual only, water

## PUBLIC ACCESS ATTRIBUTES

ACCESS NUMBER	LOCATION	STATUS	COMMENTS
1	Northwest corner of Alexander and Crystal Avenues	Improved	Parking Area, walkway
2	Southwest corner of Crystal and Stites Avenues	Improved	Walkway small seating area over dune. Free on-street parking. Funding is needed to rebuild this feature.
3	Brainard Avenue	Improved	Walkway; Free on-street parking. Funding is needed to rebuild this feature.
4	Off of Pearl Ave, 320 feet south of Central Avenue	Improved	Reconstructed in 2011 with Army Corps quality fabric covered with I-5 and light layer of sand; Free on-street parking.*
5	Lincoln Avenue, 50 South of Cape Avenue	Improved	Built in 2010 and engineered to "Florida Standards" during our ACE/DEP beach fill project; Free on-street parking.
6	Surf Avenue	Improved	Roadway/Walkway access created during original ACE South Cape May Meadows/Cape May Point Restoration Project in 2004; Free on-street parking.
7	Ocean Avenue and South Lake Drive	Improved	Boardwalk and I-5 covered lightly with sand. Raised platform viewing area; Free onstreet parking.
8	Coral Avenue	Improved	ACE engineered and constructed ADA compliant access ramp; Free onstreet parking.
9	Whilldin Avenue	Improved	Stairway over dune; Free on-street parking.
10	Harvard Avenue, 150 feet Southeast of Whilldin Avenue	Improved	ACE engineered and constructed ADA compliant access ramp; Free on-street parking.
11	South corner of Harvard and Lehigh Avenues	Improved	Stairway and path, raised platform viewing area; Free on-street parking.

*\*The dunes between Pearl Avenue and the beach have grown to such a size that an engineered dune walkover is needed for people to get to the beach. The Borough is currently pursuing funding options to construct this walkover.*

CAPE MAY POINT BOROUGH,  
CAPE MAY COUNTY, NJ  
APRIL 2020



**Clarke Caton Hintz**  
Architecture  
Planning  
Landscape Architecture

**SOURCES**

Parcel Source: NJGIN Tax Parcels for Cape May County 2014.  
Aerial Source: 2012 High Resolution Orthophotography, NA083 NJ State Plane  
Feet, MRSID Tiles Published by NJ Office of Information Technology (NJGIT),  
Office of Geographic Information Systems (OGIS) 3/2013

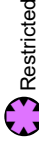
This map was developed using New Jersey Department of Environmental  
Protection Geographic Information System digital data, but the  
secondary product has not been verified by NJDEP and is not state authorized.

# Map 2: Public Access Locations

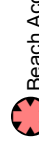
CAPE MAY POINT BOROUGH,  
CAPE MAY COUNTY, NJ  
APRIL 2020

## Legend

ADA



Restricted



Beach Access Points



ADA Beach Access Points

## Utilized Access Points

1- Alexander Ave

2 - Sittes Ave

3 - Brinard Ave

4 - 507 Pearl Ave

5 - Cape Ave

6 - Surf Ave

7 - St. Peter's Beach

8 - Coral Ave

9 - Whildin Ave

10 - 111 Harvard Ave

11 - Lehigh Ave

## Restricted Access Points

12 - Central Ave

13 - Lighthouse Ave

## Unused Access Points

None

## SOURCES:

Parcel Source: NJGIS Tax Parcels for Cape May County, 2014  
Aerial Source: 2012 High Resolution Orthophotography, NAD83 NJ State Plane  
Projection: NAD83 NJ State Plane  
Data Source: NJGIS Tax Parcels for Cape May County, 2014  
Office of Geographic Information Systems (OGIS) 3/2015

This map was developed using New Jersey Department of Environmental  
Protection Geographic Information System digital data, but this  
secondary product has not been verified by NJDEP and is not state authorized.



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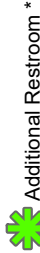
# Map 3: Preferred Public Access Locations

CAPE MAY POINT BOROUGH,  
CAPE MAY COUNTY, NJ  
APRIL 2020

## Legend



Restrooms



Additional Restroom \*

\*Note: Inclusion of the restroom facility located at Cape May Point State Park (Lower Township) was recommended by Cheryl Randazzo, NJDEP Office of Local Government Assistance.



Beach Access Points



ADA Beach Access Points

## Utilized Access Points

- 1 - Alexander Ave
- 2 - Stites Ave
- 3 - Brainard Ave
- 4 - 507 Pearl Ave
- 5 - Cape Ave
- 6 - Surf Ave
- 7 - St. Peter's Beach
- 8 - Coral Ave (ADA Access)
- 9 - Whildin Ave
- 10 - 111 Harvard Ave
- 11 - Lehigh Ave

## Unused Access Points

None

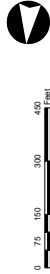
## Restricted Access Points

None

## SOURCES

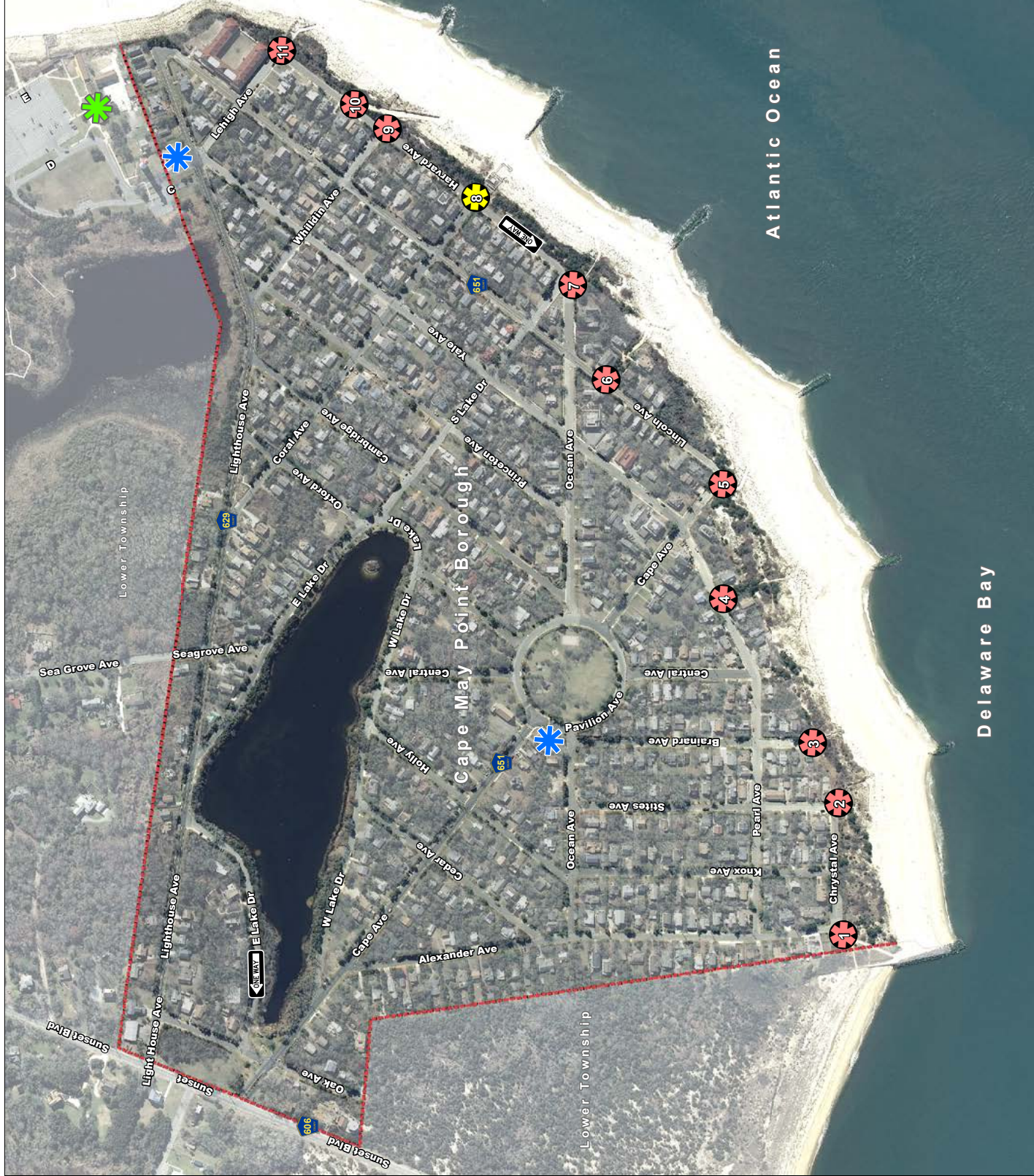
Parcel Source: NJGIN Tax Parcels for Cape May County 2014  
Aerial Source: 2012 High Resolution Orthophotography, NAD83 NJ State Plane  
Foot, MRSI Tiles Published by NJ Office of Information Technology (NJ.OIT),  
Office of Geographic Information Systems (OGIS) 5/2015

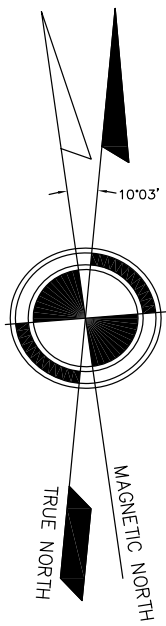
This map was developed using New Jersey Department of Environmental  
Protection Geographic Information System digital data, but this  
secondary product has not been verified by NJDEP and is not state-authored.



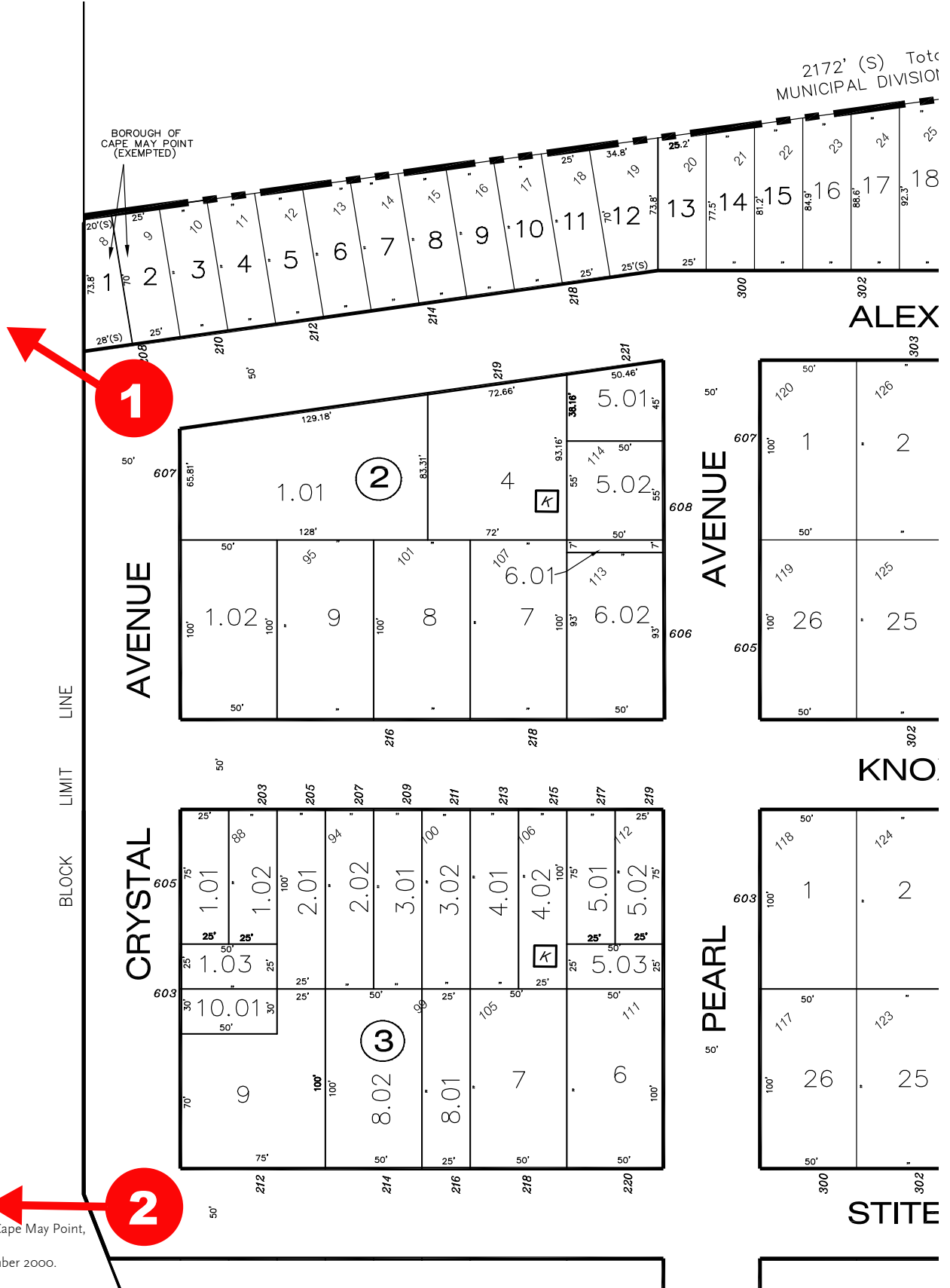
Clarke Caton Hintz

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Planning  
Landscape Architecture





# BEACH PARK



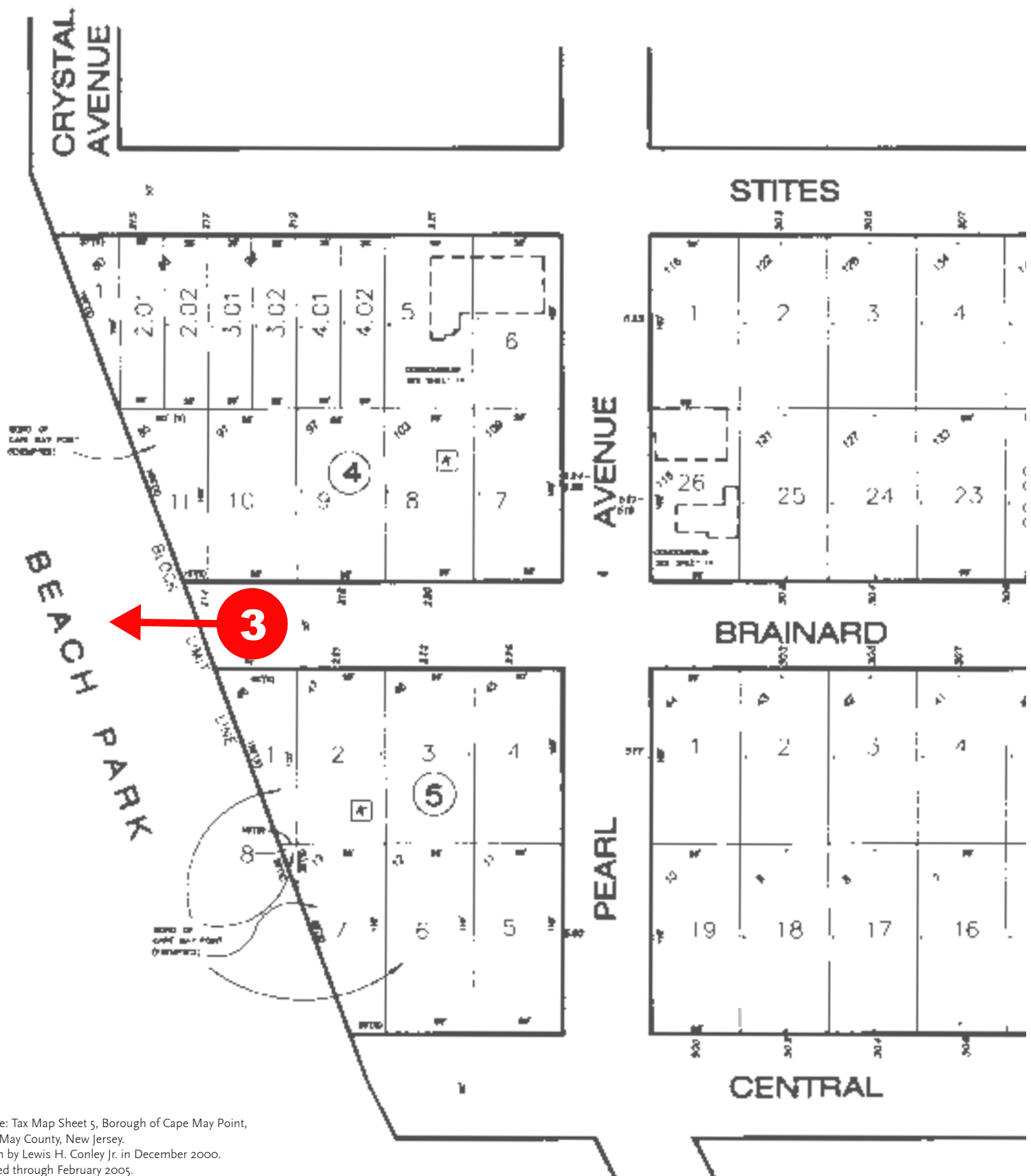
## CAPE MAY POINT MUNICIPAL PUBLIC ACCESS PLAN

# 1. Alexander Ave & 2. Stites Ave

LOCATION:  
Cape May Point Borough, Cape May County, New Jersey

DATE:  
April 2020

NOTE: Numbers correlate to access points shown on plan entitled "Map 2: Public Access Locations" dated April 2020



Source: Tax Map Sheet 5, Borough of Cape May Point,  
Cape May County, New Jersey.  
Drawn by Lewis H. Conley Jr. in December 2000.  
Revised through February 2005.

# CAPE MAY POINT MUNICIPAL PUBLIC ACCESS PLAN

## 3. Brainard Ave

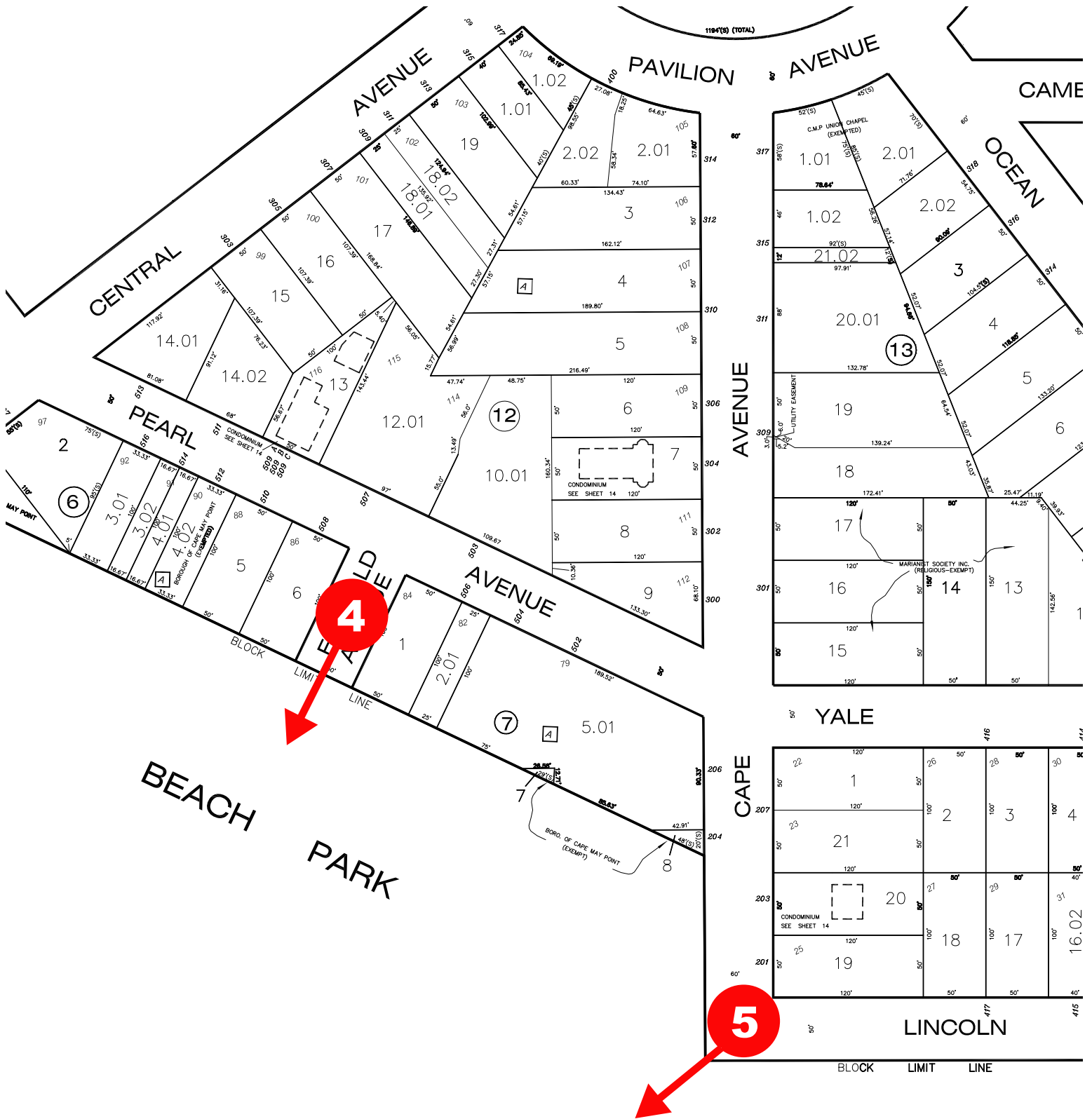
LOCATION:  
Cape May Point Borough, Cape May County, New Jersey

DATE:  
April 2020

NOTE: Numbers correlate to access  
points shown on plan entitled "Map  
2: Public Access Locations" dated  
April 2020

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Planning  
Landscape Architecture





Source: Tax Map Sheet 9, Borough of Cape May Point,  
Cape May County, New Jersey.  
Drawn by Lewis H. Conley Jr. in December 2000.  
Revised through December 2013.

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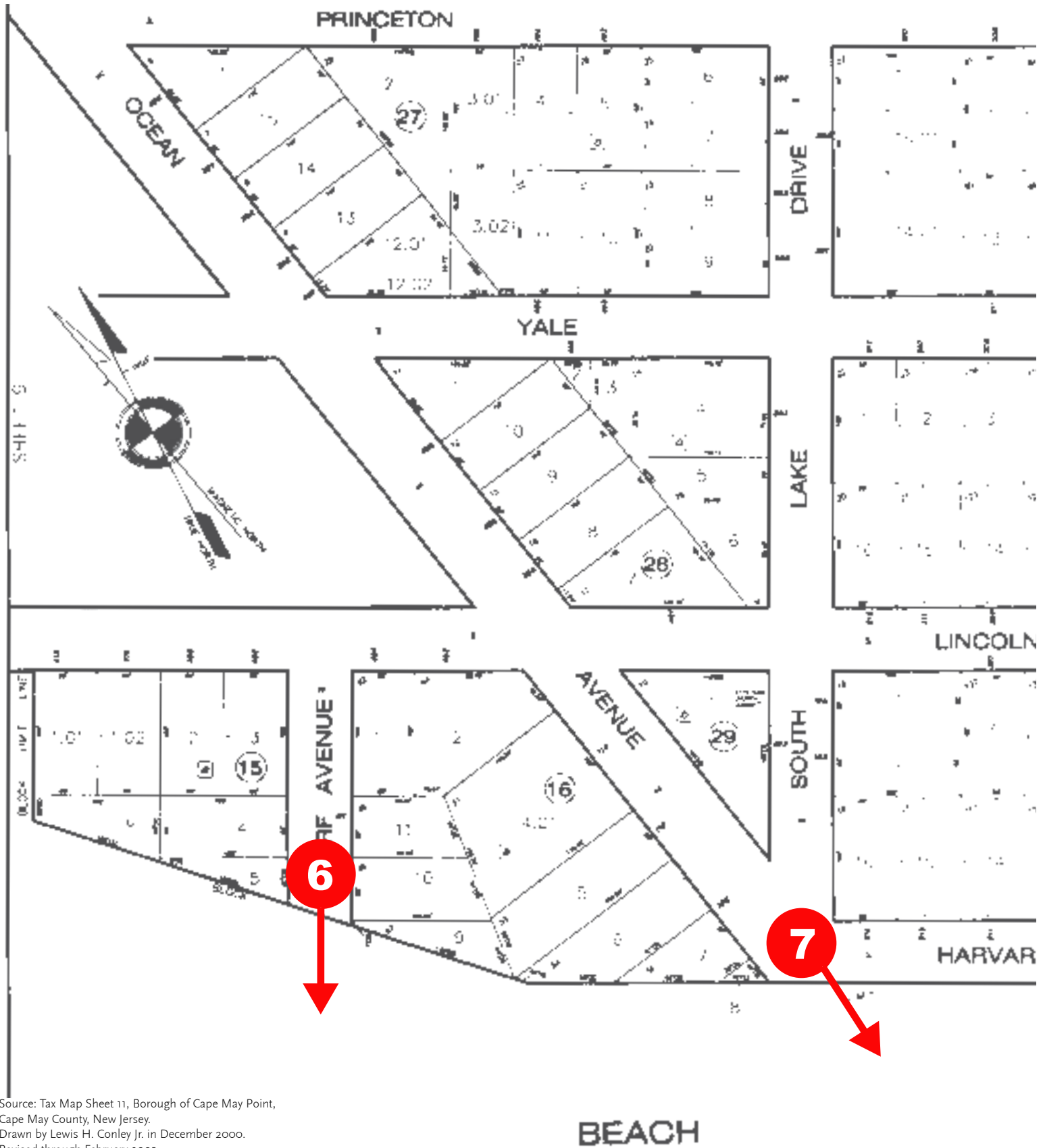
## CAPE MAY POINT MUNICIPAL PUBLIC ACCESS PLAN

# 4. Cape Ave & 5. Surf Ave

LOCATION:  
Cape May Point Borough, Cape May County, New Jersey

DATE:  
April 2020

NOTE: Numbers correlate to access  
points shown on plan entitled "Map  
2: Public Access Locations" dated  
April 2020



Source: Tax Map Sheet 11, Borough of Cape May Point,  
Cape May County, New Jersey.  
Drawn by Lewis H. Conley Jr. in December 2000.  
Revised through February 2005.

## CAPE MAY POINT MUNICIPAL PUBLIC ACCESS PLAN

# 6. Surf Ave & 7. St. Peter's Beach

LOCATION:  
Cape May Point Borough, Cape May County, New Jersey

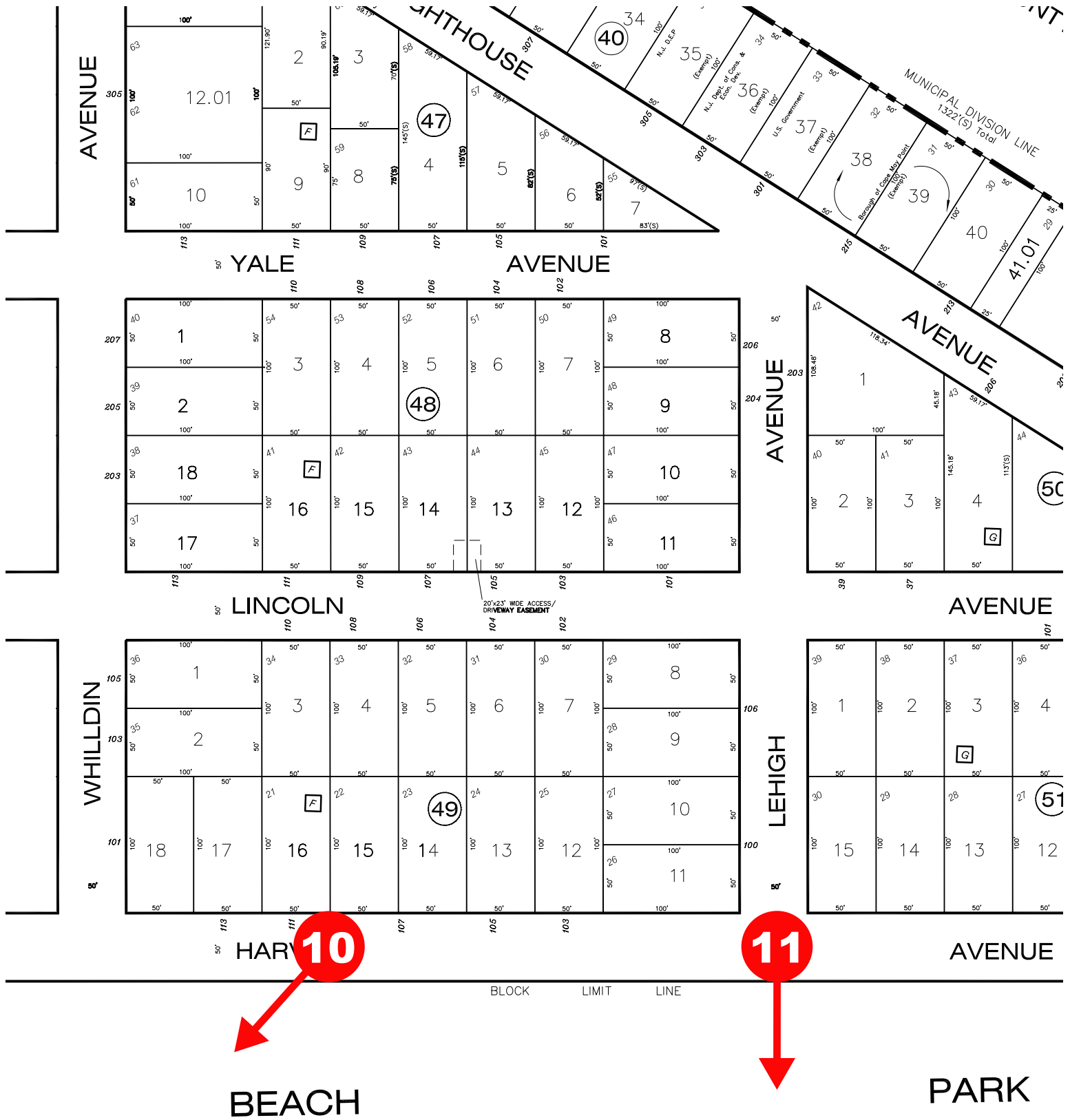
DATE:  
April 2020

NOTE: Numbers correlate to access  
points shown on plan entitled "Map  
2: Public Access Locations" dated  
April 2020

**Clarke Caton Hintz**  
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Planning  
Landscape Architecture







Source: Tax Map Sheet 12, Borough of Cape May Point,  
Cape May County, New Jersey.  
Drawn by Lewis H. Conley Jr. in December 2000.  
Revised through June 2018.

SHEET 13

Clarke Caton Hintz  
Architecture  
Planning  
Landscape Architecture

CAPE MAY POINT MUNICIPAL PUBLIC ACCESS PLAN

# 10. Harvard Ave & 11. Lehigh Ave

LOCATION:  
Cape May Point Borough, Cape May County, New Jersey

DATE:  
April 2020

NOTE: Numbers correlate to access  
points shown on plan entitled "Map  
2: Public Access Locations" dated  
April 2020

**APPENDIX 4**

**Cape May Point Borough Recreation and Open Space Inventory**

**EXHIBIT 1 to DECLARATION  
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Cape May Point County: Cape May

a NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Cape May Point and is dated December, ~~19~~ 2000

**Developed and Partially Developed Lands Held for Recreation and Conservation Purposes**

(\*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
1.	Beach Park		52	1	34.2	
2.	Lake Lily Park		53	1	16.3	
3.	Pavilion Circle Village Green		54	1	2.3	
4.	Entance Park (beach entrance)		30	1	1.2	
5.	Beach Entrance		6	4.02	0.758	
6.	State Park		40	32,35,36,37,38	0.6888	
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						
18.						

Subtotal of Acres on this page ..... 55.447

Total Acres of developed and partially developed lands from all pages of this ROSI... 60.185

**EXHIBIT I to DECLARATION  
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Cape May Point County: Cape May

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Cape May Point Borough and is dated December, 19 2000.

**Wholly Undeveloped Lands Held for Recreation and Conservation Purposes**

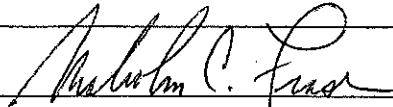
(\*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
A.	208 Alexander Ave (Beach Entrance		1	1	.0836	
B.	108 Ocean Ave (part of beach park-	Vacant)	16	6	.4257	
C.	204 Cape Ave (vacant)		7	7	.0363	
D.	205 Central Ave (part of beach park-6			1	.0631	
E.	219 Brainard Ave (part of beach park-5			1	.2764	
F.	214 Brainard Ave (part of beach park-4			11	.0551	
G.	509 Lighthouse Ave (Green Acres)		40	1	.5234	
H.	445 Lighthouse Ave (Green Acres)		40	9	2.9844	
I.	Lighthouse Ave (Lease Agreement		41	1	.29	
J.	Educational Park with CMCO Open Space)					
K.						

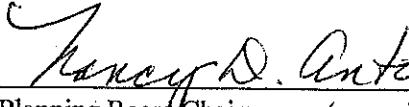
Subtotal of Acres on this page ..... 4.738

Total Acres of wholly undeveloped lands from all pages of this ROSI..... 60.185

**CERTIFICATION:** I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 2 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this 28 day of June, 2005, for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled

  
\_\_\_\_\_  
Chief Executive Officer of Local Unit

Date: JUNE 28, 2005

  
\_\_\_\_\_  
Planning Board Chairperson (or equivalent)

Date: JUNE 28, 2005

This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.



## 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:** CAPE MAY

**Municipality:** CAPE MAY POINT BORO

Block	Lot	Facility Name	Interest	Type
1	56	BEACH ACQUISITION PHASE I	FEE	M
1	63	BEACH ACQUISITION PHASE I	FEE	M
1	64	BEACH ACQUISITION PHASE I	FEE	M
1	67	BEACH ACQUISITION PHASE I	FEE	M
1	69	BEACH ACQUISITION PHASE I	FEE	M
1	72	BEACH ACQUISITION PHASE I	FEE	M
1	73	BEACH ACQUISITION PHASE I	FEE	M
1	74	BEACH ACQUISITION PHASE I	FEE	M
1	75	BEACH ACQUISITION PHASE I	FEE	M
1	76	BEACH ACQUISITION PHASE I	FEE	M
1	77	BEACH ACQUISITION PHASE I	FEE	M
1	78	BEACH ACQUISITION PHASE I	FEE	M
1	81	BEACH ACQUISITION PHASE I	FEE	M
1	83	BEACH ACQUISITION PHASE I	FEE	M
1	85	BEACH ACQUISITION PHASE I	FEE	M
1	87	BEACH ACQUISITION PHASE I	FEE	M
1	89	BEACH ACQUISITION PHASE I	FEE	M
1	91	BEACH ACQUISITION PHASE I	FEE	M
1	93	BEACH ACQUISITION PHASE I	FEE	M
1	94	BEACH ACQUISITION PHASE I	FEE	M
1	95	BEACH ACQUISITION PHASE I	FEE	M
1	96	BEACH	FEE	M
11	13	BEACH ACQUISITION PHASE I	FEE	M
11	14	BEACH ACQUISITION PHASE I	FEE	M
11	15	BEACH ACQUISITION PHASE I	FEE	M
11	34	BEACH ACQUISITION PHASE I	FEE	M
11	48	BEACH ACQUISITION PHASE I	FEE	M
11	49	BEACH ACQUISITION PHASE I	FEE	M
11	62	BEACH ACQUISITION PHASE I	FEE	M
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14	02	BEACH ACQUISITION PHASE I	FEE	M
14	03	BEACH ACQUISITION PHASE I	FEE	M
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14	05	BEACH ACQUISITION PHASE I	FEE	M
14	06	BEACH ACQUISITION PHASE I	FEE	M
14	07	BEACH ACQUISITION PHASE I	FEE	M
14	08	BEACH ACQUISITION PHASE I	FEE	M
15	20	BEACH	FEE	M
15	21	BEACH	FEE	M
15	22	BEACH	FEE	M
16	10	BEACH ACQUISITION	FEE	M
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5	173	BEACH ACQUISITION PHASE I	FEE	M
5	174	BEACH ACQUISITION PHASE I	FEE	M
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5	03	BEACH ACQUISITION PHASE I	FEE	M
5	04	BEACH ACQUISITION PHASE I	FEE	M
5	06	BEACH ACQUISITION PHASE I	FEE	M
5	07	BEACH ACQUISITION PHASE I	FEE	M
5	08	BEACH ACQUISITION PHASE I	FEE	M
5	09	BEACH	FEE	M
52	1	POSS. ALL BEACH PROPERTY	FEE	M
6	01	BEACH	FEE	M
6	10	BEACH ACQUISITION PHASE I	FEE	M
6	11	BEACH ACQUISITION PHASE I	FEE	M
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6	02	BEACH	FEE	M
6	03	BEACH	FEE	M

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7	25A	BEACH ACQUISITION PHASE I	FEE	M
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A	76	BEACH ACQUISITION	FEE	M
A	77	BEACH ACQUISITION	FEE	M
A	78	BEACH ACQUISITION	FEE	M
A	81	BEACH ACQUISITION	FEE	M
A	83	BEACH ACQUISITION	FEE	M
A	85	BEACH ACQUISITION	FEE	M
A	87	BEACH ACQUISITION	FEE	M
A	89	BEACH ACQUISITION	FEE	M
A	91	BEACH ACQUISITION	FEE	M
A	93	BEACH ACQUISITION	FEE	M
A	94	BEACH ACQUISITION	FEE	M
A	95	BEACH ACQUISITION	FEE	M
A	96	BEACH ACQUISITION	FEE	M
B	46	OPEN SPACE	FEE	M
B	47	BEACH ACQUISITION	FEE	M
B	48	BEACH ACQUISITION	FEE	M
B	54	BEACH ACQUISITION	FEE	M
B	55	BEACH ACQUISITION	FEE	M
B	56	BEACH ACQUISITION	FEE	M
B	57	BEACH ACQUISITION	FEE	M
B	62	BEACH ACQUISITION	FEE	M
E	1	BEACH ACQUISITION	FEE	M
E	10	BEACH ACQUISITION	FEE	M
E	11	BEACH ACQUISITION	FEE	M
E	12	BEACH ACQUISITION	FEE	M
E	14	BEACH ACQUISITION	FEE	M
E	15	BEACH ACQUISITION	FEE	M
E	165	BEACH ACQUISITION	FEE	M
E	166	BEACH ACQUISITION	FEE	M
E	167	BEACH ACQUISITION	FEE	M
E	168	BEACH ACQUISITION	FEE	M

E	169	BEACH ACQUISITION	FEE	M
E	170	BEACH ACQUISITION	FEE	M
E	171	BEACH ACQUISITION	FEE	M
E	172	BEACH ACQUISITION	FEE	M
E	173	BEACH ACQUISITION	FEE	M
E	174	BEACH ACQUISITION	FEE	M
E	2	BEACH ACQUISITION	FEE	M
E	3	BEACH ACQUISITION	FEE	M
E	4	BEACH ACQUISITION	FEE	M
E	6	BEACH ACQUISITION	FEE	M
E	7	BEACH ACQUISITION	FEE	M
E	9	BEACH ACQUISITION	FEE	M
F	1	BEACH ACQUISITION	FEE	M
F	10	BEACH ACQUISITION	FEE	M
F	11	BEACH ACQUISITION	FEE	M
F	12	BEACH ACQUISITION	FEE	M
F	13	BEACH ACQUISITION	FEE	M
F	14	BEACH ACQUISITION	FEE	M
F	15	BEACH ACQUISITION	FEE	M
F	16	BEACH ACQUISITION	FEE	M
F	17	BEACH ACQUISITION	FEE	M
F	18	BEACH ACQUISITION	FEE	M
F	2	BEACH ACQUISITION	FEE	M
F	3	BEACH ACQUISITION	FEE	M
F	4	BEACH ACQUISITION	FEE	M
F	5	BEACH ACQUISITION	FEE	M
F	6	BEACH ACQUISITION	FEE	M
F	7	BEACH ACQUISITION	FEE	M
F	8	BEACH ACQUISITION	FEE	M
F	9	BEACH ACQUISITION	FEE	M
G	11	BEACH ACQUISITION	FEE	M
G	12	BEACH ACQUISITION	FEE	M
G	13	BEACH ACQUISITION	FEE	M
G	14	BEACH ACQUISITION	FEE	M
G	15	BEACH ACQUISITION	FEE	M
G	16	BEACH ACQUISITION	FEE	M
G	21	BEACH ACQUISITION	FEE	M
G	22	BEACH ACQUISITION	FEE	M
G	23	BEACH ACQUISITION	FEE	M
G	24	BEACH ACQUISITION	FEE	M
G	25.A	BEACH ACQUISITION	FEE	M
G	31	BEACH ACQUISITION	FEE	M
G	32	BEACH ACQUISITION	FEE	M
G	33.A	BEACH ACQUISITION	FEE	M
K	13	BEACH ACQUISITION	FEE	M
K	14	BEACH ACQUISITION	FEE	M
K	15	BEACH ACQUISITION	FEE	M
K	34	BEACH ACQUISITION	FEE	M
K	48	BEACH ACQUISITION	FEE	M
K	49	BEACH ACQUISITION	FEE	M
K	62	BEACH ACQUISITION	FEE	M
K	63	BEACH ACQUISITION	FEE	M
K	66	BEACH ACQUISITION	FEE	M
K	67	BEACH ACQUISITION	FEE	M
K	68	BEACH ACQUISITION	FEE	M
K	70	BEACH ACQUISITION	FEE	M
K	71	BEACH ACQUISITION	FEE	M
K	72	BEACH ACQUISITION	FEE	M
K	73	BEACH ACQUISITION	FEE	M
K	74	BEACH ACQUISITION	FEE	M

K	75	BEACH ACQUISITION	FEE	M
K	76	BEACH ACQUISITION	FEE	M
K	77	BEACH ACQUISITION	FEE	M
K	78	BEACH ACQUISITION	FEE	M
K	85	BEACH ACQUISITION	FEE	M
N	1	BEACH ACQUISITION	FEE	M
N	2	BEACH ACQUISITION	FEE	M
N	3	BEACH ACQUISITION	FEE	M
N	4	BEACH ACQUISITION	FEE	M
N	5	BEACH ACQUISITION	FEE	M
N	6	BEACH ACQUISITION	FEE	M
N	7	BEACH ACQUISITION	FEE	M
O	20	BEACH ACQUISITION	FEE	M
O	21	BEACH ACQUISITION	FEE	M
O	22	BEACH ACQUISITION	FEE	M

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

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## **Reference Section 1**

### **Potential Needs Assessment Approaches**

#### **Simple Process**

Create committee to handle needs assessment (temporary planning board sub-committee)

Review Inventory of existing facilities

Prepare list of local and regional stakeholders

Engage stakeholders and request input on potential needs being addressed and not being addressed

Compare needs with existing facilities

Hold public review of comparison at Planning Board meeting for general public input.

Record and review input at mtg.

Review opportunities for municipal improvements, non-municipal improvements and existing facilities in surrounding communities.

Prepare report on needs assessment for use in MPAP with suggestions on possible solutions.

#### **Extended Process**

Create committee to handle needs assessment (MPAP committee with members of Planning Board and or other municipal boards, residents, non-residents and associations)

Review Inventory of existing facilities

Prepare list of local and regional stakeholders

Expand committee as needed to incorporate critical stakeholder groups

Hold public forum and engage stakeholders for input on potential needs being addressed or not being addressed

Consider online survey of needs through survey monkey or constant contact distributions

Compare needs with existing facilities

Hold public review of comparison at Planning Board meeting for general public input.

Record and review input at mtg.

Review opportunities for municipal improvements, non-municipal improvements and existing facilities in surrounding communities.

Prepare report on needs assessment for use in MPAP with suggestions on possible solutions

NOAA Coastal Service Center

Conducting Needs Assessment s, <http://www.csc.noaa.gov/training/needs-assessment.html>

Online self-guided course for conducting needs assessments