

Municipal Public Access Plan

Submitted By:



Draft: August 2, 2017

**Approved by New Jersey Department of
Environmental Protection: (Date)**

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Adopted by the Neptune Township Planning Board on _____

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.

Financial Assistance provided by: The Coastal Zone Management Act of 1972, as amended, administered by the Office of Coastal Management, National Oceanic and Atmospheric Administration (NOAA) through the New Jersey Department of Environmental Protection, Coastal Management Program.

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Introduction

The intent of this document is to provide a comprehensive public access plan for the Township of Neptune which lays out the Township's vision for providing access to tidal waters and shorelines within the municipal boundary. This Municipal Public Access Plan (MPAP) was developed in accordance with the Coastal Zone Management Rules. This MPAP was developed in collaboration with the New Jersey Department of Environmental Protection (NJDEP), and approved by the NJDEP on **date**. 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 the Township of Neptune.

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

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

On 3/18/2015 representatives from Neptune Township met with NJDEP staff to begin the public access planning process. This plan was subsequently developed in collaboration with the NJDEP, Neptune Township Engineering Department and CME Associates, was presented to the Township Planning Board on **date**, and was approved for submission to the NJDEP on **date**. Upon receiving approval from the NJDEP on **date**, the MPAP was incorporated into the Community Facilities Element of the Master Plan by resolution on **date** (see Appendix 1). All public access decisions made within Neptune Township after this date will be consistent with this plan.

Authority for Municipal Public Access Plans

The premise of the authorization of MPAPs 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.

The voluntary development of a MPAP by Neptune Township enables the municipality to better plan, implement, maintain, and improve the provision of public access for its residents and visitors. It also establishes public access requirements associated with any proposed development or redevelopment project. The MPAP was incorporated into the Community Facilities Element of the Township Master Plan in accordance with the Municipal Land Use Law (N.J.S.A 40:55D-1 et seq.).

Upon approval of the MPAP by the NJDEP and incorporation into the Master Plan, Neptune Township will be responsible for ensuring that public access to tidal waterways along the

municipality's shorelines is provided in accordance with this plan. Neptune will provide NJDEP with a letter confirming the consistency of each new public access project with this MPAP. Any permit issued by the NJDEP will reflect that public access requirements have been satisfied in accordance with this plan. Pursuant to 7:7-16.9(j)4, Neptune 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.

I. Municipal Public Access Vision

A. Overview of Municipality

Neptune Township is located in southeastern Monmouth County. The Township is bordered by Ocean Township and Asbury Park to the north, Tinton Falls to the west, Wall Township to the south and Bradley Beach, Neptune City, Avon and Belmar to the east. The Shark River runs along the southern boundary of the Township, while the Atlantic Ocean borders the east of the Ocean Grove section of the Township. The Township has a total area of 8.672 square miles, of which, 8.182 square miles is land and 0.49 square miles is water.

Neptune Township lies primarily within the Shark River Watershed, which is located in Watershed Management Area 12. The majority of the Township drains to Shark River through Jumping Brook, Musquash Brook, several small feeder streams, or directly to Shark River. The more significant small feeder streams in Neptune include Wells Brook and Hankins Brook. Shark River drains to the Atlantic Ocean via Shark River Inlet. Areas located in the easterly part of the Township drain to Fletcher Lake and Wesley Lake, while as swath of the northerly part of the Township drains to Deal Lake via Hollow Brook. Portions of the Township, including part of Ocean Grove and Shark River Hills, are located within the CAFRA region and are subject to Coastal Zone Management rules.

As of the 2010 United States Census, Neptune Township had a population of 27,935 residents and exhibited a population density of 3,414.3 persons per square mile. There were 12,991 housing units, at an average density of 1,587.8 units per square mile in the Township at the time of the 2010 Census. Development patterns within the Township are typical of an auto-oriented suburban community. The Township is predominated by low- to medium-density single-family residential development, with non-residential uses concentrated along regional highway corridors and county routes. The North Jersey Transportation Planning Authority's *Plan 2040* projects that the population of Neptune Township will continue to increase, and estimates that the Township's population will reach 30,850 by 2040. While single-family detached residences are the most common housing type within the Township, when considering the continuing increase in population, new residential development within the Township has trended toward apartment, townhome, condominium, and multi-family developments.

Neptune has access to several major State highways. Nearby highways running north/south include Route 18, which runs through the central portion of the Township, Route 35, Route 71

and the Garden State Parkway. Routes 33 and 66 serve as major east/west transportation corridors throughout the Township.

Neptune Township does not currently have any mass transit train stations; however, residents are served by New Jersey Transit trains at the Bradley Beach and Asbury Park stations via North Jersey Coast Line which provides commuter service to New York City. New Jersey Transit bus service between the Township and Philadelphia is available on the 317 route, while local service is provided by the 830, 832 and 836 routes.

1. Public Access Description

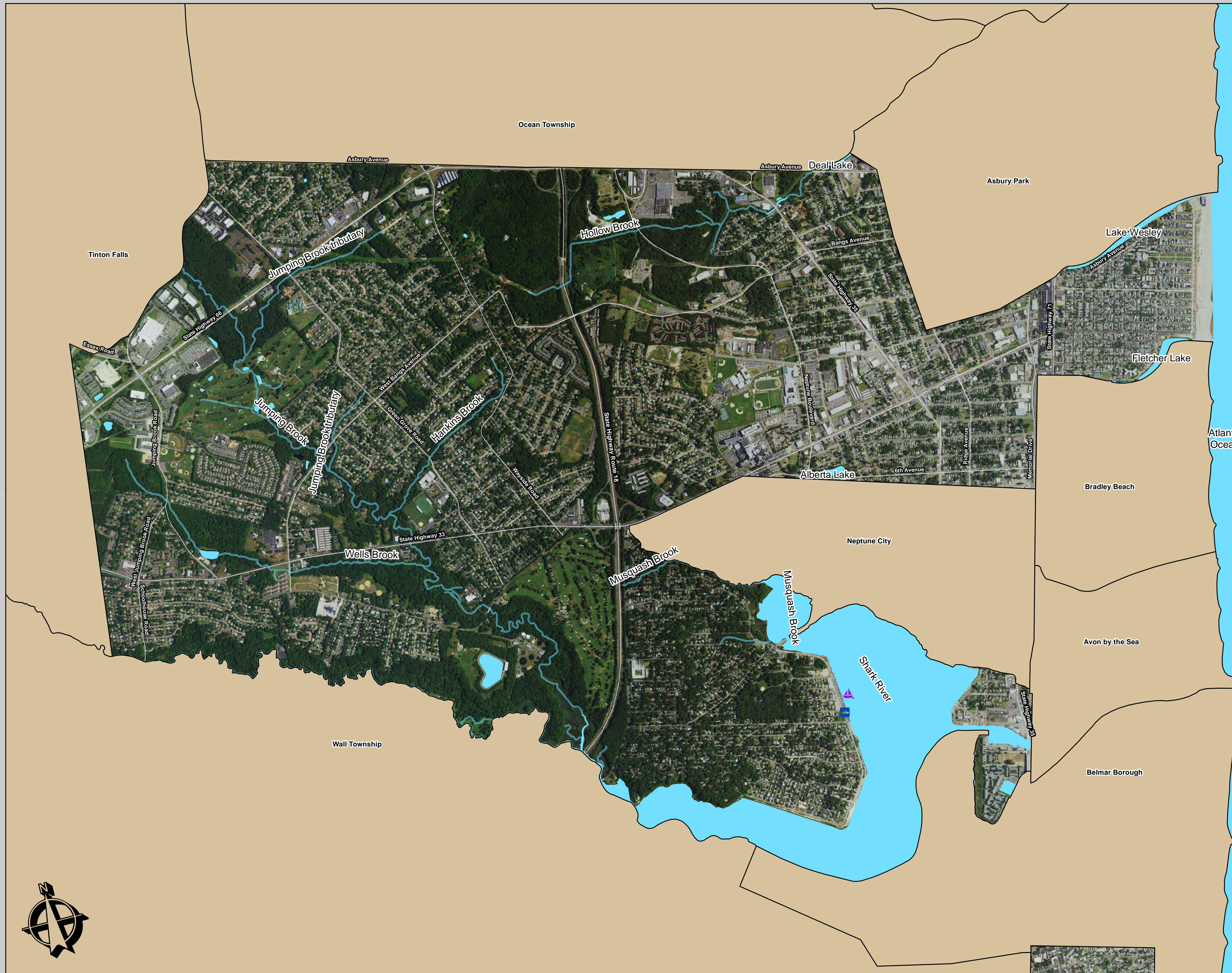
The overall goal of this MPAP is to establish the Township of Neptune's plan to maintain and enhance public access to and along tidal waterways and their shores.

Access to waterways in Neptune is provided through a mix of publicly- and privately-owned access points. The majority of public waterway access is to the Shark River along Riverside Drive in Shark River Hills. As shown in **Map 2** the Township owns a semi-continuous strip of land around the Shark River Hills peninsula and marshland properties at the mouth of the Musquash Brook. Neptune Township also owns properties along Riverside Drive between Highland Avenue and Beverly Way. Three of these properties are associated with the Shark River Municipal Marina and Volunteer Park. Privately-owned access includes the Ocean Grove Beach and Boardwalk, which is owned and operated by the Camp Meeting Association but still open to the general public, and privately-owned marinas along the Shark River.

The Township protects, ensures, and maintains public access through the use of its Public Works Department, Recreation Department, and Harbormaster, the enforcement of local ordinances, the advocacy of citizen committees, and from boat launch access.

2. Map 1. Neptune Tidal Waterways and Lands





Map 1 on the following page shows all the head of tide points and tidal waterways within the municipality.



MAP 1 TIDAL WATERWAYS

TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY
NEW JERSEY

Legend

-  Shark River Municipal Marina
-  Emergency Services Water Rescue
-  Streams
-  Waterbodies

Note: NJDEP records indicate that Hollow Brook, Alberta Lake, Fletcher Lake, Lake Wesley, Wells Brook, Hankins Brook, Jumping Brook tributaries and Musquash Brook are not tidally influenced.



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1460 ROUTE 9 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

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B. Municipal Public Access Goals and Objectives

1. Goals & Objectives

- i. Enhance existing public access and increase the opportunity for public access to meet future demand.
- ii. Establish a clear and unified wayfinding system for public access points.
- iii. Revise ordinances pertaining to FEMA designated Flood Hazard Areas to require bulkheading, armoring, and/or protection and to provide public walkways along waterways.
- iv. Pursue additional funding to protect roadway infrastructure that provides public access to tidal waterways and is vulnerable to flooding from major storm events.
- v. Continue to evaluate potential waterfront land acquisitions and actively pursue funding for such acquisitions.
- vi. Create better linkages from municipal parks, such as Shark River Memorial Park and Volunteer Park, to nearby waterways.
- vii. Undertake water quality improvement projects for Fletcher Lake Basin and Wesley Lake Basin with the goal of providing improved access, recreational opportunities, and, if possible, a municipal fishing area.

In addition to those goals outlined within the Master Plan, Neptune establishes the following State required goals specifically for public access:

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

Neptune's Municipal Public Access Plan embraces and reflects these goals and will help to preserve, protect, and enhance the public's ability to access the Public Trust lands within and around the Township. The goals and objectives articulated herein comply with the New Jersey Coastal Zone Management Rules (see N.J.A.C 7:7E-1.1 (c)).

2. Municipal Master Plan Consistency

The goals and objectives provided in this Municipal Public Access Plan have been reviewed and are consistent with the following elements of Neptune Township's 2012 Comprehensive Master Plan and subsequent amendments:

2012 Circulation Element

Goal: Support the establishment and use of pedestrian corridors and bikeways (where appropriate), including bicycle paths and/or lanes, that link residential neighborhoods with community facilities, parks, schools, scenic corridors, commercial areas and public transportation routes.

Recommendation: Investigate a wayfinding program to advertise local points of interest and parking.

2012 Parks, Recreation and Open Space Element

Goal: Ensure easy and convenient access to parks and recreation facilities.

Goal: Provide adequate, appropriate and well-maintained and ADA-accessible parks and recreation facilities that contribute to a high quality of life for Township residents.

Goal: Continue to provide opportunities for both active and passive recreation in Neptune. Continue to seek funding sources that will enable the Township to acquire additional properties adjacent to existing parks or Board of Education facilities to link together parks and recreational facilities through a system of greenways, many of which should run along the Township's stream corridors and through other natural areas.

2012 Conservation Element

Goal: Preserve open space and maintain undisturbed vegetation along streams; establish a publicly accessible greenway network, but limit human activity to passive recreation.

Goal: Protect the visual quality of scenic corridors throughout the Township.

Goal: Encourage linkages and access with Neptune's open spaces and Shark River Park.

2012 Economic Development Element

Goal: Identify areas of the Township for improved sidewalk and pedestrian circulation.

Goal: Investigate the potential for a wayfinding sign program within the Township.

Recommendation: Utilize the natural resources to enhance the local economy.

- a. Improve the municipal marina to provide better public accessibility which promotes tourism.
- b. Promote the dredging of the Shark River to maintain the viability of the existing marina and marine services in Neptune.
- c. Improve municipal parks and greenways.

2012 Green Buildings and Sustainability Element

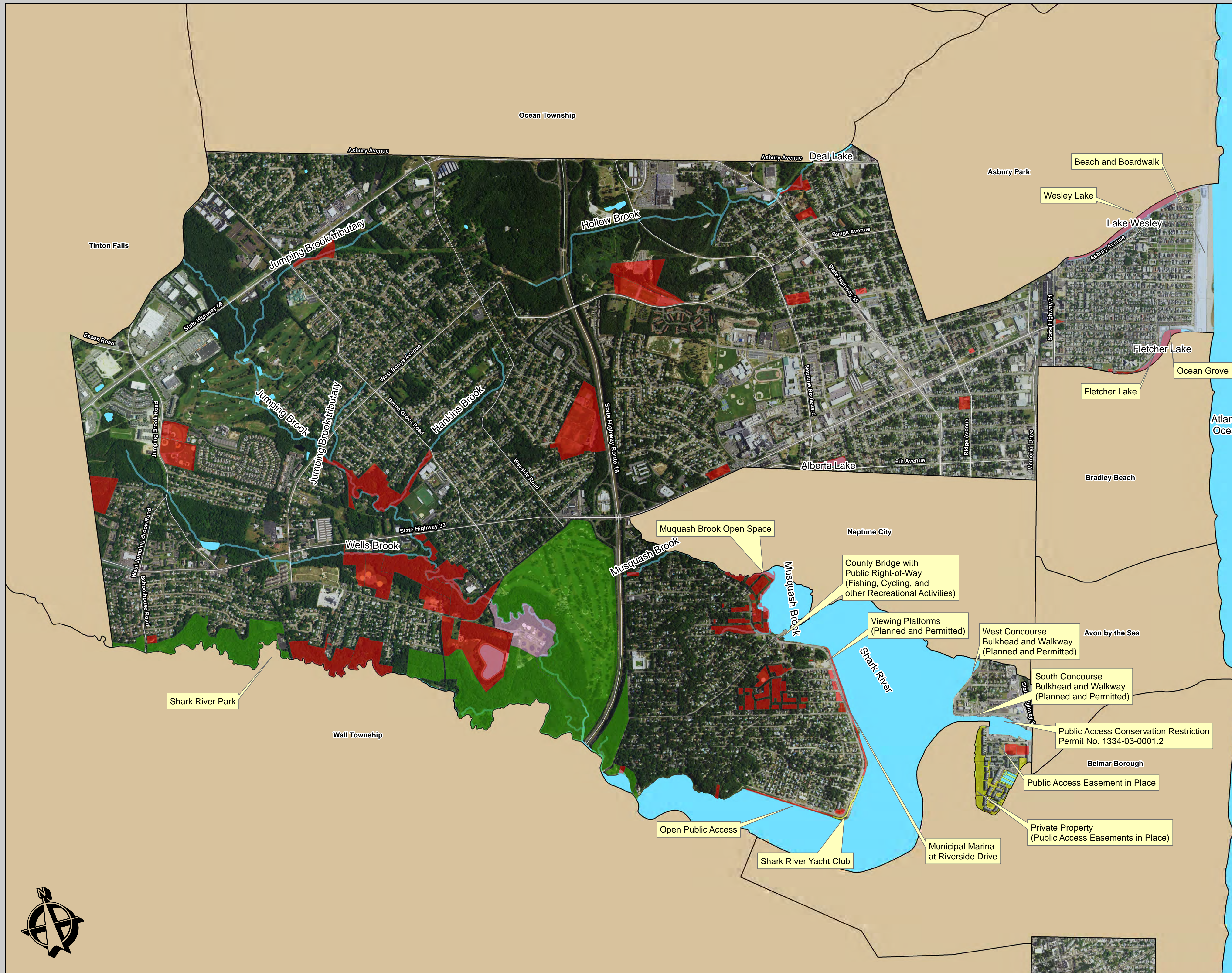
Recommendation: Invest in public infrastructure to promote non-vehicular and more efficient transportation systems.

- a. Standardize pedestrian infrastructure, such as sidewalks, crosswalks, bicycle racks, and walkable design.
- b. Complete a comprehensive Township Bicycle & Pedestrian Plan to install bike lanes, trails, and similar infrastructure, particularly to complete the Shark River Waterfront.

II. Public Access

1. Public Access Locations

Map 2 Neptune Township Public Access Locations, identifies an inventory of all public access locations within Neptune. See Table 1, located in Appendix 2, for detailed information for each location, including whether they are currently utilized, unutilized, or restricted to the public, along with their attributes of improvements and activities.



**MAP 2
OPEN SPACE &
PUBLIC ACCESS LOCATIONS**

**TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY
NEW JERSEY**

Legend

- Open Space by Owner**
- County
 - Neptune Sewerage Authority
 - OGCMA
 - Private
 - Township
 - Waterbodies
 - Streams



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1. **Musquash Brook Open Space:** Properties along the Musquash Brook are listed on the Township's Recreation and Open Space Inventory. They are currently unimproved and consist mostly of encumbered wetland areas. Most of the properties are also considered Landscape Project Rank 4 for the existence of suitable habitat for several State-listed endangered species including the Black-crowned Night-heron, Great Blue Heron, Osprey, and Bald Eagle.
2. **Shark River Open Space:** The Township of Neptune owns a semi-continuous strip of land on South Riverside Drive and fronting the Shark River. Aside from the Shark River Yacht Club and the Neptune Municipal Marina, this land is largely unimproved. A wide shoulder along Riverside Drive allows pedestrians to walk along the waterway. The Township has provided temporary garbage cans long Riverside Drive.
3. **West and South Concourse Open Spaces:** The Township of Neptune owns a .07 acre strip of land along West Concourse near the intersection of Albany Road. Although currently unimproved, the Township has planned and permitted bulkheading and a walkway in this area. The Township has implemented sidewalk improvements along the South Concourse.

Map 2: Neptune Township's Public Access Locations

2. Improved Public Access Locations








Map 3 Neptune Township Improved Public Access Locations, provides an inventory of the existing public access locations that are Township owned and currently provide access to public trust lands and waters. See **Table 1**, located in Appendix 2, for detailed information of these locations.

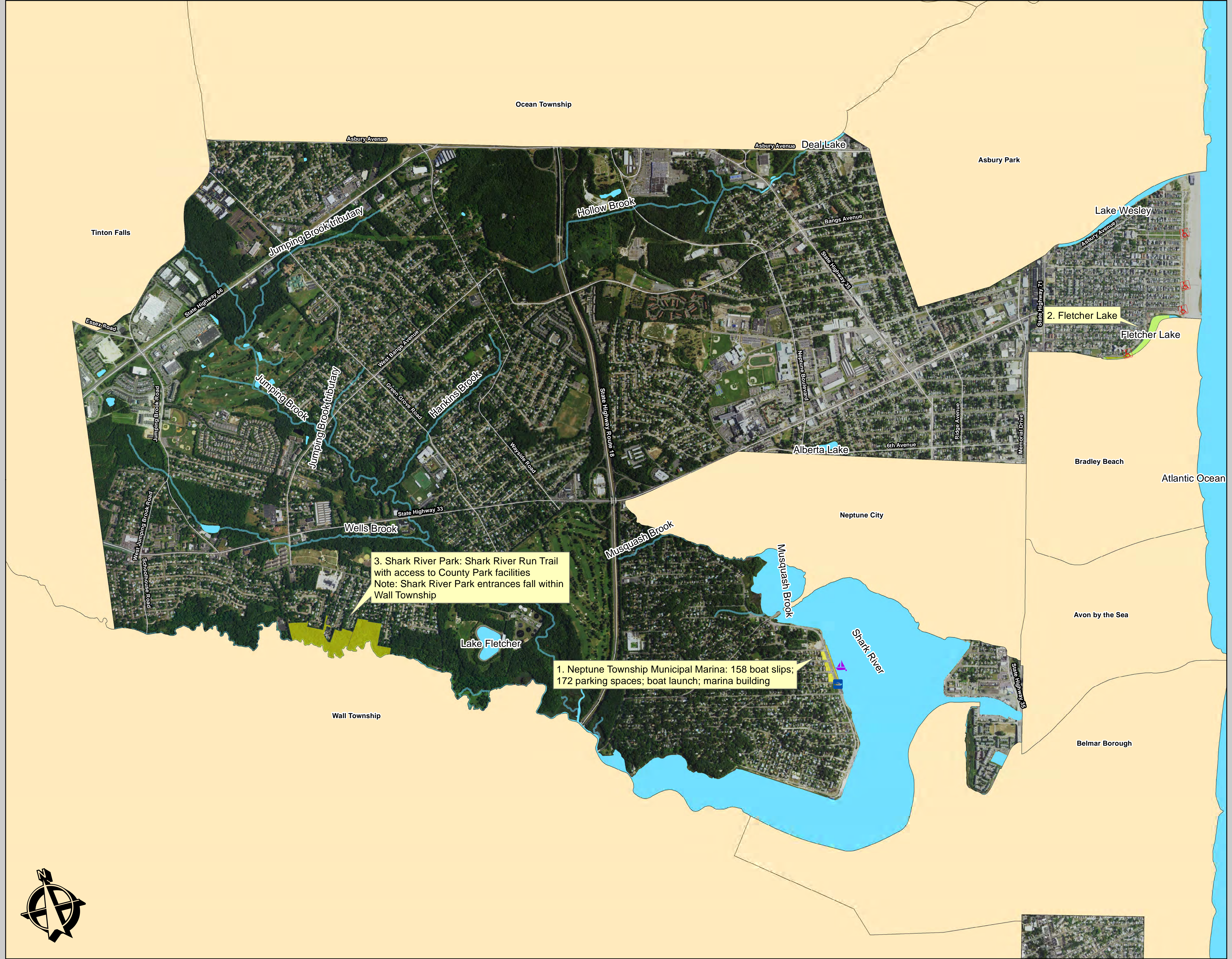
1. **Neptune Township Municipal Marina and Shark River Waterfront:** The Township owns and operates a Municipal Marina in Shark River Hills. The marina has space for 170 boat slips and provides 172 parking spaces for use by patrons. Full water and electric service is available on all of the Marina's docks, and a boat launch access is available off of Riverside Drive near Melrose Avenue. The original marina building and boat slips were destroyed by Superstorm Sandy in 2012, and the Township recently completed construction on the new structure. Amenities at the marina building include: restrooms, laundry facilities, a kitchenette, meeting and conference rooms, and offices. The Township has provided ADA-accessible crosswalks to and from the marina building to the marina, as well as to the adjacent Volunteer Park.

MAP 3 IMPROVED PUBLIC ACCESS LOCATIONS

TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY
NEW JERSEY

Legend

-  Handicap Access
-  Shark River Municipal Marina
-  Emergency Services Water Rescue
-  Improved Public Access Location
-  Waterbodies
-  Streams
-  Municipal Boundaries



3. Shark River Park: Shark River Run Trail with access to County Park facilities
Note: Shark River Park entrances fall within Wall Township

1. Neptune Township Municipal Marina: 158 boat slips; 172 parking spaces; boat launch; marina building



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Figure 1: The newly-completed Shark River Municipal Marina building



Figure 2: Marina facilities at the Shark River Municipal Marina.

- Fletcher Lake:** Fletcher Lake is located at the southern border of the Township and is located between Ocean Grove and Bradley Beach. According to NJDEP records, the Lake is not tidally influenced. The 5.3-acre portion of Fletcher Lake within Neptune is owned by the Township. However, only a 0.5 acre portion of the land surrounding Fletcher Lake is actually owned by the Township, with the remainder of the waterfront being privately owned by the Ocean Grove Camp Meeting Association. Township-owned Block 101, Lot 11 is located along the western-most portion of the Lake between Pennsylvania Avenue and Pilgrim Pathway. Limited amenities are available on the Township-owned portion of the site; however, access is provided to tennis courts, a playground, and shuffleboard courts, all of which are owned and maintained by the Camp Meeting Association.



Figure 3: Bridge at Fletcher Lake

3. **Shark River Park:** The Township owns a tract of land along the Shark River between Gully Road and Remsen Mill Road. Although this portion of land is largely unimproved, it is traversed by the Shark River Run Trail which provides a link to the County-owned Shark River Park and allows access to approximately six (6) miles of additional trails. Other amenities at Shark River Park include: parking, restrooms, playgrounds, picnic shelters, picnic tables, fishing, boating, ice skating, and vending machines. Access to the County-owned portion of Shark River Park and main amenities is off of Schoolhouse Road.



Figure 4: Shark River Park Trail

Map 3: Neptune Township Enhanced Public Access Locations

3. Other Public Access Locations

1. **Access to the Atlantic Ocean:** The Ocean Grove section of Neptune Township is entirely owned by the Ocean Grove Camp Meeting Association, a non-profit associated with the United Methodist Church. Therefore, the only access to the oceanfront in Neptune is privately-owned. This type of situation does not exist

anywhere else in New Jersey. Daily, weekly, and seasonal badges are available for purchase to access the beach during the summer season, and include access to amenities such as restrooms.

2. **Wesley Lake:** Wesley Lake is located at the northern border of Ocean Grove and Asbury Park. According to NJDEP records, the Lake is not tidally influenced. The waterway itself is partially owned by Neptune Township and partially owned by Asbury Park, while the land directly along the water is privately owned by Ocean Grove Camp Meeting Association. Two pedestrian foot bridges span Wesley Lake to connect Ocean Grove with Asbury Park.

4. Limitations to Public Access

The following limitations to public access currently exist:

1. Temporary Restrictions

Low lying areas near the Municipal Marina in Shark River Hills as well as North Island flood during heavy rain events and are temporarily closed by the Neptune Township Office of Emergency Management. Any closures are listed on the Township website and through a Reverse 911 program.

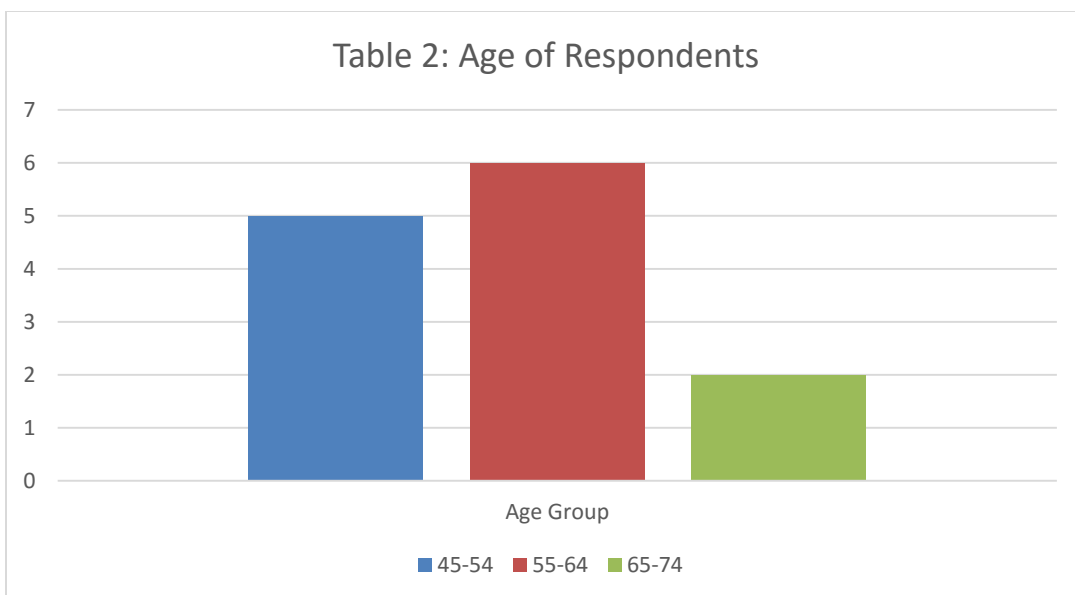
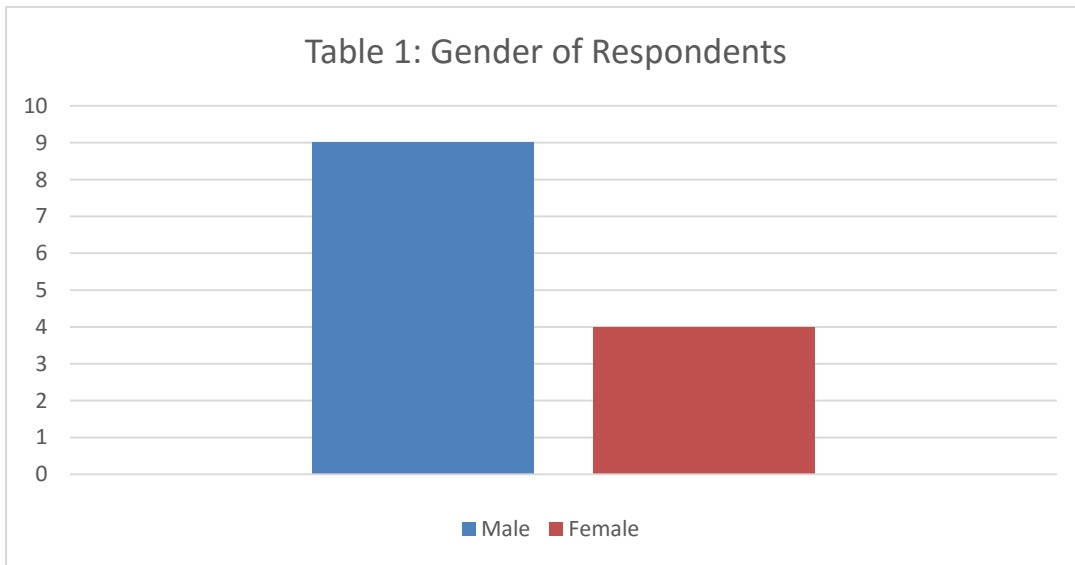
Additionally the Township obtained a DEP permit to construct an emergency access road along New York Road on South Island to allow for evacuation of residents when North Concourse Avenue is rendered impassible from flooding. Flexible bollards remain in place when emergency access road is not in use.

2. Permanent Restrictions

The major tidal waterways within the Township, including Wesley Lake, Fletcher Lake, and the Atlantic Ocean, do not actually allow for public access. Although the waterways are publicly-owned, the land directly bordering them is owned privately by the Camp Meeting Association with the exception of the parcel along Fletcher Lake as mentioned above. Therefore, Neptune Township has no authority to implement improvements to these areas.

III. Community Needs Assessment

Neptune Township has performed a community needs assessment through an online survey that was available to the public between October 20, 2016 and November 28, 2016. It is important to note that the methodology used does not provide a good sample size of the entire Township, and therefore cannot be used to infer or support any firm conclusions. All of the thirteen (13) respondents live directly near the waterfront area on either North Island or Shark River Hills. However, the survey responses do provide a general overview of how the respondents use waterfront access areas and offers ideas on how to improve existing access areas in the Township of Neptune. The results of the survey are discussed below.



Question 1: How do you personally enjoy or use Neptune’s Waterfront?

The purpose of this question was to see how current amenities and Township waterfront access areas are used by the residents. For analytical purposes, some responses were grouped into larger categories. For example some respondents answered both “kayaking” and “paddle boarding”; however, only one (1) response was counted because both these activities were grouped into “Non-Motorized Water Recreation.” Understanding how the public currently uses the waterfront is important because it helps identify how to improve public access without taking away what is currently enjoyed. The following is a breakdown of all participant responses.

Passive Uses	
Enjoying the View	5
Non-Motorized Water Recreation (i.e. Kayaking/Paddle Boarding)	5
Walking	4
Waterfront Restaurants	1
Total Passive	15
Active Uses	
Motorized Water Recreation (i.e. Boating/Jet Skiing)	3
Biking	1
Active Uses	4

The majority of the respondents passively enjoyed the waterfront by participating in low-impact activities such as walking, non-motorized recreation, and simply enjoying the natural beauty of the Shark River.

Question 2: What are the strengths of Neptune’s waterfront access? What are the weaknesses?

This question was posed to get an idea of what is important to residents and what can be improved for waterfront access in Neptune Township. The following list displays common strengths and weaknesses given by the participants.

Strengths	Weaknesses
Natural beauty, serene	Urgent need for dredging
Easily accessible	North Channel is congested with boat docks
Great views	Shallow during low tide
	Dirty beach areas
	Bulk head erosion

Many of the respondents answered that they value the natural environment of the Shark River, and that they would like to see it maintained and enhanced. The weaknesses listed as concerns include aspects of the Shark River that impede the natural beauty of the area. Overall, respondents see poor maintenance as the major threat to the Shark River area.

Question 3: What Activities and/or amenities would you like to see along Neptune's waterways?

This question was asked to build on the previous question regarding weaknesses in order to see what can be done to mitigate said weaknesses. The following responses were collected.

- Nothing additional- need to keep the Shark River clean and protect the wildlife- this is a saltwater estuary
- On Shark River Island, nothing additional as the wildlife use this site for migration, habitat and birthing
- Would like to see restaurants make use of the views and spectacular sunsets
- Additional public access near the River. Use public land along the River for parks rather than building on it
- Keep it natural- a matter of enhancing the beauty rather than detracting from it. Certainly no more commercial development. Would like to see a park-like environment for walking and biking with necessary safety considerations
- Wooden boardwalk path along shark river island for easier and safer access to the River
- A beach club like the condos have but for the public to enjoy, with an outdoor kitchen/cabanas, and an exclusive beach.
- Hiking trails, dog walks, and bike trails; pedestrian access to transportation, e.g. straight path pedestrian routes from the southern segment of the Township to NJ Transit train stations; public, free boat ramps on the Shark River for any resident.
- Water recreation rentals and instructional classes; pontoon board river rides/taxi; boat rentals; organized back bay boat tie-ups
- Deeper water; public beach
- It's fine the way it is
- Nautical Christmas parades like in California

Question 4: Where is there potential to add or improve access to waterfront areas?

The purpose of this question was to identify any additional waterfront access areas and how to improve existing access to the waterfront. Some of the responses were already addressed under previous questions; therefore, the following is a sample of responses not previously noted.

- Walkway and benches along the Shark River.
- Additional park and picnic grounds.
- Update, clean, and modernize the waterfront areas.
- Provide an access point for kayakers and paddleboards on the waterfront along the Shark River on North Island.
- Enlarge beach area at North Island.
- Provide: a pedestrian walkway under Route 35 from Shark River Island to Avon; a stairway to the deck of Route 35 from the south side of Sea View Circle in order to make access to the Belmar railroad station pedestrian friendly; boat ramps for the public under the Route 35 Bridge for super light craft like kayaks and canoes.
- Improve access at north end of Shark River Hills.

- South Concourse Avenue could be better maintained and would be a great water-view restaurant row. It's perfect for sunsets and dining.

Question 5: What are Neptune's needs along the waterfront areas? What improvements would satisfy those needs?

The purpose of this question was to identify any needs that are not being met along the waterfront, and to suggest alternatives to satisfy the unmet needs. The following is a sample of the respondents.

- Private property owners need to maintain their waterfront access and clean up their waterfront properties from storage.
- Sure up bulkheads to prevent erosion from storms.
- Additional water patrols and more police presence on the North Channel to address people violating rules. The Township allows additional boats to be docked there without any patrols. State Police and Coast Guard are very rarely there.
- The waterfront needs to be cleaned up.
- Better channel markers and NO WAKE signs.

Question 6: Is there adequate signage near waterfront areas? Is there adequate directional signage throughout the waterfront areas?

This question addresses signage for both visitors and residents of Neptune Township to waterfront access areas. There was a split consensus between the respondents with half of them saying there is adequate signage and half saying there is not. Additionally the following suggestions regarding signage were provided:

- Access restriction signs should be posted in order to protect the private residents of Sea View (i.e. no trespassing signs).
- NO WAKE signs should be provided.
- Bike paths and signage should be provided.

Question 7: Are there safety issues along the waterfront area that are not being addressed?

Seven (7) of the thirteen (13) respondents believe that there are either no safety issues, or are not sure if there are safety issues. The remaining six (6) respondents provided the following feedback:

- The North Shore channel is congested, and it is getting dangerous to boat, kayak, and fish.
- Better cleanup is needed after storms to remove tires/parking barrels/ cones that blow into the water and get stuck in sea grasses.
- Pet waste causes a health issue; free clean up bags for dog waste should be provided.
- The North Point Channel bulkhead is completely gone; piling are just inches below the waterline.

- The current can be very strong in the North Channel.
- Bulkheads and dredging can ease flooding concerns.

Question 8: Is there sufficient bicycle access to public facilities along the waterfront?

Approximately half of the respondents answered that bicycle access to the waterfront is not adequate, and unanimously agreed that a bike/running path is needed along the shoreline of Shark River Hills. One respondent suggested extending the bike path from Shark River Hills, through Neptune City, and to the Route 35 Bridge.

Question 9: Any additional comments?

The following additional comments were provided by the respondents.

- The main focus and concern should be the quality and condition of the Shark River.
- Please do not overbuild near the waterways.
- Keep the Shark River area as a park-like setting.
- Underutilization is an issue.

IV. Implementation Plan

Neptune Township 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 below. This implementation plan should be reviewed every 5 years and compared to previous inventories or plans to ensure all public access points are well-maintained, improved with necessary amenities, and remain continually accessible to the public.

A. Priorities

Neptune Township developed the following priorities:

1. Maintain Existing Public Access

The Township of Neptune Public Works Department is responsible for the maintenance of current public access locations. They will continue to be responsible for maintenance and all costs associated with clean-up are included within the Department’s annual budget. Existing maintenance will continued to be carried out on an ongoing basis.

2. Preserving Public Access

The Township of Neptune has developed the following measures to preserve existing public access to municipally owned waterfront:

a. Tools

- i. **Preservation Measures:** Several public access locations, including the municipal marina and part of the Shark River Hills waterfront, are on the Township’s official Recreation and Open Space Inventory (ROSI), and the remaining Shark River Hills area that provides for the bulk of Neptune’s municipal public access is preserved in perpetuity through the Green Acres program.

ii. **Resiliency Measures:** Superstorm Sandy resulted in significant damage to Neptune's public access areas. The Township's Strategic Recovery Planning Report (SRPR) identifies all of the damages and provides recommendations such as cooperation with the U.S. Army Corps of Engineers to improve the resiliency of public access facilities. The Township will continue its efforts and explore opportunities to make the Township's public access facilities more resilient.

3. Proposed Locations and Facilities

The following projects for public access are proposed in the Township of Neptune:

- The Township of Neptune is looking to acquire Block 5305, Lot 1 along South Riverside Drive between Riverview Court and Beverly Way in Shark River Hills. The intent is to create a park out of this lot once it is acquired.
- A bike path is proposed throughout Shark River Hills, including along the waterfront. The bike path is being funded by a Federal Highway Grant. Improvements relating to the bike path will occur along existing public right-of-ways. Directional signage will also be provided.
- An application has been submitted by the Township and recently approved by FEMA to construct bulkheading with walkways along South Riverside Drive in Shark River Hills.
- A Riverwalk is proposed along South Riverside Drive approximately between Riverview Court and Lakewood Road and will include two boardwalk platform viewing areas.

Map 4 **Proposed Public Access Locations** shows the approximate locations of the above proposed projects.

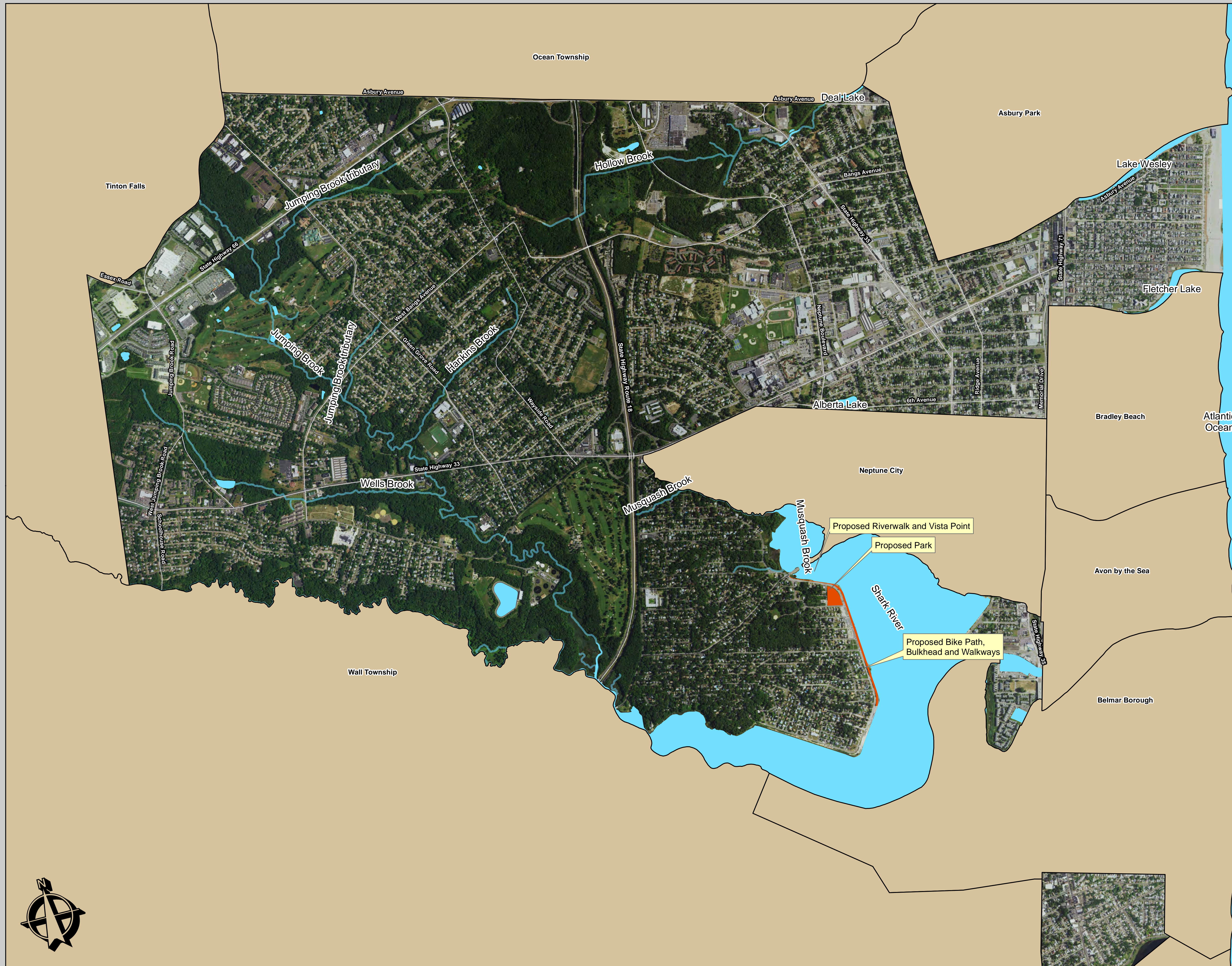
a. Tools

The Township of Neptune's Public Works and Recreation Departments are responsible for maintenance of current public access locations. They will continue to be responsible for maintenance and costs associated with clean-up are included within their respective budgets.

The primary issue with enhancement of current public access facilities along the waterfront is funding. The Township should be vigilant in acquiring funding opportunities for public access facility enhancement and any other opportunities, such as development, that may present an avenue for implementing the recommended enhancements herein.

Map 4: Proposed Public Access Locations

Neptune Township, N.J.



MAP 2 OPEN SPACE & PUBLIC ACCESS LOCATIONS

TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY
NEW JERSEY

Legend

- Proposed Public Access
- Waterbodies
- Streams



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSA1.COM

DATE	SCALE	LAST REVISED	CREATED BY
10/6/2016	1" = 1000'	6/8/2017	JB



b. Cost and Funding

Cost of these proposed facilities vary, and, as stated above, the Township will seek available grants through the Department of Transportation, Department of Environmental Protection, Green Acres, and other funding to either fully or partially fund these projects.

B. Signage

Neptune Township has provided the following signage:

- Signage identifying the rules of certain areas including the municipal marina and parks;
- Signage identifying Green Acres preserved area;
- Signage identifying appropriate conductivity at public access locations; and
- Other miscellaneous signage.

It is recommended the Township add or improve signage for public access facilities such as:

- Installing way-finding signage for the proposed Shark River Hills bike path, once constructed.
- Install signage identifying waterfront public access areas, hours of operation, and rules for each access area.
- Increased signage on littering and fishing-related waste.
- Way-finding signage or directory for local business locations.

Additionally, the Township will consider adoption of the draft Public Access Signage Ordinance in Appendix 3.



Example of signage at Memorial Park



Example of signage at Neptune Municipal Marina

C. Additional Steps

Neptune Township will take additional steps to implement the MPAP as follows:

After the adoption of the Municipal Public Access Plan Neptune Township will publicize the Plan on the Township website, as well as to local home owners' associations, to raise awareness of the intent and priorities of the Municipal Public Access Plan. Furthermore the Township Plans to strategically acquire additional properties along waterways and will implement public access to each of these properties as appropriate.

V. Relationship to the Other Regional and State Plans

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

State Development and Redevelopment Plan

Neptune Township is designated as a PA-1 Metropolitan Planning Area by the State Development and Redevelopment Plan ("SDRP"). The intent of the PA-1 is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs; and
- Protect the character of existing stable communities.

Specifically, the SDRP sets forth policy to use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas. Specifically, the SDRP sets forth policy to use open space to reinforce neighborhood and community identity

Coastal Monmouth Plan

The Coastal Monmouth Plan (“CMP”) was initiated by the County to guide the future development and natural resource conservation of the County’s Atlantic Coastal Region. Neptune Township falls within the South Central Coastal Region along with Allenhurst, Asbury Park, Avon-By-The-Sea, Bradley Beach, Deal, Interlaken, Lock Arbour, Neptune City, and Ocean Township.

The CMP designated the Shark River Estuary and surrounding areas as an Environmental Center of Activity (ECA), which is expected to serve the region as an ecotourism and recreation destination. The Shark River Estuary ECA should be marketed as a place where there is a convergence of natural systems and human activities; i.e recreation, economy, and conservation intersect.

VI. Resolution of Incorporation

Neptune Township has approved a resolution for the incorporation of the MPAP. See Appendix 1 for the resolution.

APPENDIX 1

Model Resolution for Incorporating MPAP into Master Plan

(upon adoption the final resolution will replace this model)

Resolution # _____

Title: A RESOLUTION APPROVING THE MUNICIPAL PUBLIC ACCESS PLAN

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

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

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

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

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

FURTHER RESOLVED a copy of the plan shall be sent to the New Jersey Department of Environmental Protection for review and approval in accordance with the Coastal Management Zone Rules.

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

Municipal Clerk

Appendix 2
Public Access Table

Table 1 Neptune Township Public Access Location Amenities

ID	SIGNS	PARKING	NUM_PARKING	STREET	CROSS_STREET	BADGE	SWIMMING	FISHING	SURFING	PLAYGRD	PARK	PIER	BOATLNCH	MARINA	RESTRMS	H/C	SHORELINE	ACCESS_TYPE
Unimproved Access																		
1	Yes	No	No	Riverside Drive	NA	No	No	No	No	No	No	No	No	No	No	No	River	Visual
2	No	No	No	Riverside Drive	NA	No	No	No	No	No	No	No	No	No	No	No	River	Visual
3	No	No	No	West Concourse	Albany Road	No	No	No	No	No	No	No	No	No	No	No	River	Visual
Improved Access																		
1	Yes	Yes	No	Riverside Drive	Melrose and	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	River	Physical
2	No	No	No	Fletcher Lake Ave	Pennsylvania	No	No	No	No	No	No	No	No	No	No	No	Lake	Visual
3	Yes	No	No	Remsen Mill Rd	NA	No	No	No	No	No	No	No	No	No	No	No	River	Physical

Explanation of table:

ID: For Unimproved Access items corresponds with 1-3 in “Public Access Locations” on pgs. 7-8. The Improved Access items correspond with locations 1-3 on pgs. 8-10.

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

PARKING: Is there parking for the location/facility? YES or NO

NUM_PARKING: List the number of parking spaces.

STREET: On what street is the public access located?

CROSS_STREET: What is the cross street where this location is located?

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

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

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

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

H_C: Is this location handicap accessible? (Not necessarily ADA Compliant) YES or NO (The level of accessibility is be discussed in Section II.B and C)

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

ACCESS_TYPE: Describe the type of access: Physical or Visual

[This imbedded Excel spread sheet should be used for the table described in Section II (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.]

APPENDIX 3
Draft Public Access Signage Ordinance

ORDINANCE NO. 17-XX

AN ORDINANCE TO FURTHER AMEND AND SUPPLEMENT THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY DEFINING PUBLIC ACCESS SIGNAGE IN SECTION 416

WHEREAS, the New Jersey Department of Environmental Protection requires all communities that contain tidal waters to provide for public access; and

WHEREAS, existing and future signage for public access is required at all public access locations identified in the Municipal Public Access Plan; and

WHEREAS, installation and maintenance of signage is a requirement of N.J.A.C. 7:7E-8.11(t).

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Neptune, in the County of Monmouth, State of New Jersey that the Land Development Ordinance of the Township of Neptune be and is hereby amended and supplemented to read as follows:

SECTION 1.

Section 416 – “Signs” is here amended to add “Public Access Signs” within Exempt Signs as follows:

K. Public access signs. Defined as those signs which are posted at public access locations as identified in the Municipal Public Access Plan to notify the public of accessibility.

1. Such signs shall be installed and maintained by the Department of Public Works.

SECTION 2.

All Ordinance, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

SECTION 3.

Should any section, paragraph, clause or any other portion of this Ordinance be adjusted by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

SECTION 4.

This Ordinance shall take effect upon its passage and publication according to law and upon the filing of a certified copy thereof with the Monmouth County Planning Board.

APPROVED ON FIRST READING: _____ DATE _____

APPROVED, PASSED AND ADOPTED: _____ DATE _____

ATTEST:

Richard J. Cuttrel,
Municipal Clerk

Dr. Michael Brantley,
Mayor

APPENDIX 4
Recreation and Open Space Inventory

RECREATION AND OPEN SPACE INVENTORY

Local Unit: Township of Neptune County: Monmouth

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 Key Plan-Recreation and Open Space Inventory and is dated January 26, 2016.

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)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
1.	Sh. 2	Memorial Park (Monument Park)	256	1	0.34	Unfunded
2.	Sh. 5	West Grove	510	17	0.67	Unfunded
3.	Sh. 7	Liberty Court	701	20	1.90	Unfunded
4.	Sh. 8	Loffredo Field	816	17	7.19	Funded
5.	Sh. 18	Sunshine Park	1807	2	28.89	Funded
6.	Sh. 53	Riverside Drive (Volunteer Park)	5321	7	0.63	Funded
7.	Sh. 53	Beverly Way	5308	3	2.40	Unfunded
8.	Sh. 48	McDermott Road	4805	2	3.70	Unfunded
9.	Sh. 48	Riverside Drive	4813	2	1.64	Unfunded
10.	Sh. 4	Bradley Park	402	16	1.75	Funded
11.	Sh. 30	Jumping Brook	3001	29	10.28	Funded
12.	Sh. 16	Gables Park	1608	1	2.34	Unfunded
13.	Sh. 54	SRH Memorial Park	5417	1	0.57	Funded
14.	Sh. 32	Jumping Brook Ballfields	3201	74	9.82	Funded
15.	Sh. 53/54	Shark River Municipal Marina	5322 5317 5316 5306	1,2,3 5 7 10	6.47	Funded
16.	Sh. 32	Jumping Brook	3201	1	5.31	Unfunded

Subtotal of Acres on this page 83.90

Total Acres of developed and partially developed lands from all pages of this ROSI... 109.78

RECREATION AND OPEN SPACE INVENTORY

Local Unit: Township of Neptune County: Monmouth

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 Key Plan-Recreation and Open Space Inventory and is dated January 26, 2016.

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.	Sh. 53	Pinehurst Drive	5311	2,6	0.90	Unfunded
✓ B.	Sh. 53	Woodbine Drive	5312	1	1.97	Unfunded
✓ C.	Sh. 53	Glendale Pl.	5319	1	1.52	Unfunded
✓ D.	Sh. 53	Beverly Way	5313	3	1.46	Unfunded
✓ E.	Sh. 53	Melrose Ave.	5320	1,3,5	1.47	Unfunded
✓ F.	Sh. 53	Hawthorne Way	5314	1	2.43	Unfunded
✓ G.	Sh. 53	Melrose Ave.	5318	1, 13	1.24	Unfunded
✓ H.	Sh. 53	Hillcrest Ave.	5314	10	0.50	Unfunded
✓ I.	Sh. 53	Beverly Way	5307	1	1.60	Unfunded
✓ J.	Sh. 48	McDermott Rd.	4806	3, 5	2.52	Unfunded
✓ K.	Sh. 48	Bennett Road	4807	10,7	1.91	Unfunded
✓ L.	Sh. 48	Norwalk Pl	4815	1,3	2.59	Unfunded

Subtotal of Acres on this page 20.11

Total Acres of wholly undeveloped lands from all pages of this ROSI..... 102.23

CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 4 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this 27th day of January, 2016, 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 Shark River Marina Improvements.

Kevin McMillan
 Chief Executive Officer of Local Unit
 Date: 2/2/2016

Sharon Dennis
 Planning Board Chairperson (or equivalent)
 Date: 1/27/16

RECREATION AND OPEN SPACE INVENTORY
(Continued)

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes
(* Alphabetical Key)

<u>*Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
✓M.	Sh. 48	Norwalk Place & Grammercy Ct.	4812	1, 2	2.32	Unfunded
✓N.	Sh. 48	North Riverside Grammercy Ct.	4810 4811	11 1,3,5	3.40	Unfunded
✓O.	Sh. 30	Old Corlies	3001	30	14.70	Funded
✓P.	Sh. 45	Dianne Drive	4501	33	9.48	Unfunded
✓Q.	Sh. 44	Gully Rd.	4401	22	13.72	Funded
✓R.	Sh. 30	Fletcher Dr.	3001	31	3.62	Funded
✓S.	Sh. 34	30 Hill Drive	3401	22	22.13	Funded
✓T.	Sh. 24	Sunnyfield Park	2401	18	2.47	Unfunded
✓U.	Sh. 29	Fairview Ave.	2905	1	1.30	Funded
✓V.	Sh. 29	Fairview Ave.	2903	1	0.50	Unfunded
✓W.	Sh. 53	5 Riverview Court	5304	4	0.115	Unfunded
✓X.	Sh. 30	Old Corlies Avenue	3001	4	5.45	Unfunded
✓AA.	Sh. 47	Westwood Place	4712	1	0.63	Unfunded
✓BB.	Sh. 30	Old Corlies Ave.	3001	13	1.01	Unfunded
✓CC.	Sh. 7	Oxonia Avenue	701	5	2.80	Unfunded

Subtotal of Acres on this page 83.64

(Continued)

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
17.	Sh. 2	50 Fletcher Lake	101	11	.50	Unfunded
18.	Sh. 2	100 Fletcher Lake	101	10	5.3	Unfunded
19.	Sh. 1	Wesley Lake	101	1	9.44	Unfunded
20.	Sh. 11	Lake Alberta	1119	1	3.46	Unfunded
21.	Sh. 6	West Lake Ave.	615	5	.72	Unfunded
22.	Sh. 30	703 Old Corlies Ave.	3001	14	6.46	Funded

Subtotal of Acres on this page 25.88