

**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
REQUEST FOR
GREEN ACRES MAJOR DISPOSAL
CASINO PIER RECONSTRUCTION AND RELOCATION
SEASIDE HEIGHTS, NEW JERSEY**

**SUPPLEMENTAL SUBMISSION FOR
REVISED COMPENSATION**

Submitted to:

**New Jersey Department of Environmental Protection
Green Acres Program**

Submitted by:

**Borough of Seaside Heights
Block 99.02, Lots 1 and 1.01
Seaside Heights, Ocean County**

JANUARY 2016

Prepared by:



**PAULUS, SOKOLOWSKI AND SARTOR, LLC.
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REVISED PROPOSAL
Green Acres Compensation for Casino Pier Reconstruction and Relocation
Seaside Heights, New Jersey

This document has been prepared in association with the ongoing proposed Green Acres Major Disposal of Parkland Application for the Casino Pier Reconstruction and Relocation in Seaside Heights, NJ. This document serves as a supplement to the original application submitted to NJDEP's Green Acres Program on July 9, 2015. The major focus of this supplemental submission is an enhanced compensation proposal for the diversion and disposal of a 1.36 acre parcel from the Borough's Recreation and Open Space Inventory. This supplemental submission reflects input received as part of the public review process as well as feedback received from NJDEP's Green Acres Program.

In summary, in addition to the preservation of the Dentzel-Loof Carousel and oceanfront replacement lands that total 0.76 acres in Seaside Heights, additional acreage that total 30 acres will be made part of this compensation package, which will allow for the conservation of land adjacent to Winding River Park in Toms River, Ocean County.

This supplemental submission contains the following:

- Attachment A – Revised Project Description and Public Need as provided to the NJDEP on October 30, 2015, including revised text detailing the public need for the proposed Major Disposal and expansive reconstruction of the Casino Pier.
- Attachment B – Valuation of Historic Carousel, including details of the preservation and value associated with the Dentzel-Loof Carousel, which was in danger of being disassembled for the sale of individual horses (value estimated at \$2,000,000).
- Attachment C – Proposed Compensation Parcel in Toms River, including an environmental assessment and significance of the compensation proposal.
- Attachment D – Figures, including revised mapping of the proposed compensation parcels.

As previously noted, very few vacant properties exist in Seaside Heights that are not already listed on the Borough's Recreation and Open Space Inventory. While the prior submission attempted to capture all remaining available parcels as part of the compensation proposal, it was decided after discussion with the NJDEP, and as part of the public input process, to eliminate these parcels from the proposed compensation package in favor of the larger acreage adjacent to Winding River Park. This site is significant due to its location in the headwaters of Toms River and the Barnegat Bay. Placing this site on the ROSI for recreation and conservation purposes will help to protect ecologically sensitive environment of Toms River Subwatershed and Barnegat Bay Watershed.

Attachment A

Revised Project Description and Public Need

GILMORE & MONAHAN

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October 30, 2015

Kevin Appelget
Compliance Officer , Green Acres
Program Bureau of Legal Services and Stewardship
501 East State Street, 1st Floor Mail Code 501-01
P.O. Box 420
Trenton, NJ 08625-0420

**Re: Casino Pier Reconstructive Expansion
Borough of Seaside Heights, New Jersey
Request for Green Acres Major Disposal**

Dear Kevin:

Enclosed please find a revised Exhibit B, entitled "Project and Disposal Description, Purpose and Need" to the Borough of Seaside Heights' application for a major disposal. The enclosed Exhibit B is intended to substitute the one that was previously submitted by the Borough. Please accept this substitution on behalf of the applicant. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,



LAUREN R. STAIGER
For the Firm
lrs@gm-law.net

PROJECT AND DISPOSAL DESCRIPTION, PURPOSE AND NEED

The proposed major disposal involves the preservation of the historic Dr. Floyd L. Moreland Dentzel/Loof Carousel ("Carousel") and the expansion of Casino Pier, to the north over the municipal beach in exchange for property fronting the boardwalk, lands associated with beach usage, and transfer of the ownership of the Carousel to the Borough of Seaside Heights. The compensation parcel will be added to the Borough Recreation and Open Space Inventory (ROSI) in exchange for the disposal of the 1.36 acre beach parcel. The proposed compensation takes into account the estimated \$2 million value of the Carousel. While the project seeks to restabilize the economy of both Seaside Heights and Casino Pier, protecting the historic Carousel and ensuring it remains in Seaside Heights is the motivation behind this application.

In fact, the impetus for this application was news that the owners of Casino Pier were going to sell the Carousel in whole or in parts. The reaction of the mayor and governing body was to find a way to preserve this historic carousel. The Borough negotiated an agreement with the owners to preserve the Carousel and keep it operating in Seaside Heights. This attempt to preserve a significant piece of history in the Borough resulted in this application for division of Green Acres property and the relocation of the Carousel to a new building located on property being received by the Borough from the owners of Casino Pier.

The Carousel was created during the "Golden Age" of carousel construction from the 1880's to the 1920's, when thousands of carousels were created and placed in parks throughout the United States. While its original location is unknown, the Carousel was located in Island Beach Park in Burlington, New Jersey until 1932, when it was then relocated to Seaside Heights. The Carousel has been a fixture in the Jersey Shore community for over eighty years and is the longest operating wooden carousel in New Jersey. Its early history is documented in an article entitled "The Carousels of Seaside Heights" written by Dr. Floyd L. Moreland and appearing in The Carousel News and Trader, April 1994.

The Carousel includes animals carved by Gustave Dentzel, Charles I.D. Looff, Salvatore Cemigliano, Charles Camel and Marcus Illions. Most of the pieces were carved circa 1910 but some were carved in the 1890's. It is a "four abreast" menagerie type carousel; it includes other animals as well as horses. There are a total of 58 animals, 36 of which move up and down. There are 18 standing horses, 35 jumping horses, 1 lion, 1 tiger, 2 camels, 1 jumping mule and 2 chariots. The ornate, hand-carved, hand-painted animals embody the distinctive features of a type, period, and method of construction. It also boasts eighteen paintings surrounding the center enclosure of which fifteen date back to 1910, with the balance appearing to have been painted in the early 1940s.

This main composition of the Carousel is a mixture of two different styles and artists. It features "Philadelphia Style" work from the Dentzel Company, which is known for a more natural and realistic depiction of horses and animals. It also features a "Coney Island Style" work from the Looff Company, known for intricate, flamboyant horses that

are styled with jewels and gold and silver leaf. The Carousel reflects the work of these master craftsmen and possesses a high artistic value.

The Carousel also features a Wurlitzer military band organ build in 1923 (style 146A). This further adds to the Carousel's importance and value as most carousels today use recorded music. Traditional wooden carousels are a rapidly disappearing property type. It has been estimated that circa 1910-1920 there were 30 wooden carousels in New Jersey. When the National Carousel Association did their first census in 1974, there were 15 in New Jersey.

At that time, there were two operating carousels in Seaside Heights. One at the Casino Pier property and the other at the southern end of the boardwalk in Seaside Heights located on the Belle Freeman property. The carousel on the Belle Freeman property was dismantled in part, leaving the original frame. The horses and animals were removed from the carousel, sold off and eventually replaced with plastic replicas. This carousel remained in Seaside Heights until it was destroyed in the boardwalk fire on September 12, 2013.

A Dentzel carousel in Point Pleasant was auctioned off piecemeal circa 1987. The carved figures from Keansburg's 1914 Mangels-Looff carousel were sold off at about the same time. Today there are only 4 wooden carousels remaining in New Jersey. And of the estimated 3,000-6,000 wooden carousels that once existed in the United States, only 386 are thought to survive, with only 150 that remain in operation.

It is further the opinion of the Deputy State Historic Preservation Officer of New Jersey that the Carousel is eligible for listing in the New Jersey and National Registers of Historic Places due to a local level of significance and the fact that the piece dates back early 1900s. The Carousel's importance to the Jersey Shore community, as well as the carousel community and its overall historic value, are the driving forces of this application. The Borough recognizes that if this application is not approved, the Carousel will likely be disassembled and sold at auction and it will lose a vital piece of its history.

Attachment B

Valuation of Historic Carousel

S. S. UNITED STATES
PRESIDENT JOHN F. KENNEDY
MICKEY MANTLE • THE McGWIRE BASEBALL
JAZZ • ARTWORK OF THE SOVIET UNION
THE FRANKLIN ROOSEVELT ARCHIVE
ELVIS PRESLEY • JERRY GARCIA
THE ROSA PARKS ARCHIVE

65 EAST 93RD STREET
NEW YORK, NY 10128

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GUERNSEY'S

AUCTIONEERS & BROKERS SINCE 1975

The Dr. Floyd L. Moreland Dentzel / Loeff Carousel

Appraisal

BACKGROUND

The Dr. Floyd L. Moreland Historic Carousel located on the boardwalk of Seaside Heights, New Jersey is one of the largest and finest carousels ever created. During the "Golden Age" of carousel construction from the 1880's through the 1920's, roughly five thousand carousels were created and placed in amusement parks and municipal parks across the United States, as well as being included in the arsenal of traveling carnivals. Today, it is believed that only approximately one hundred and fifty such vintage machines have survived, many of which now are protected under various programs devoted to historic preservation. Many other carousels that may appear to be similar to historic, vintage machines are indeed modern replicas where the animals are often created from molds as compared to the hand-carved wood figures found on antique machines including the Moreland Carousel.

Most of the surviving vintage carousels are "three row" machines with from thirty to forty-four horses and menagerie figures divided into three concentric rows. (Any carousel animal other than a horse is referred to as a "menagerie figure.") An exception would be Coney Island's B & B Carousel which is a three row machine with fifty figures. The fifty-eight figure Dr. Floyd L. Moreland Carousel has four rows with an extra-large diameter platform able to contain the over-sized mechanism. By any standard, this is a grand machine.

Nine carousel carving studios have been identified as having worked during the Golden Age in the U.S. The studios of Charles Carmel, M.C. Illions, D. C. Muller, Stein and Goldstein, Herschell-Spillman, C. W. Parker, and the Philadelphia Toboggan Company comprise seven of those studios. The Dentzel Studio and the studio of Charles Loeff - carvers of the figures on the Moreland Carousel - comprise the other two. Indeed, the name "Dentzel" (William and Gustave) is clearly the most well-known name most associate with such carvings. Although it could be argued as to who the very best carvers were, there is no question that Dentzel was most prolific. Their work set the standard to which others were compared.

Years ago, under the guidance of Dr. Floyd Moreland, a Columbia University professor who resides in a neighboring New Jersey community, the carousel underwent an extensive restoration. The Moreland Carousel today remains in proper working order with its many components in fine condition. In other words, it does not appear to be in need of any substantial restorative work.

THE MORELAND CAROUSEL

Created circa 1910 in Philadelphia by the Dentzel Studio, the Carousel was originally located in Burlington Island Park in Burlington, New Jersey. The entire machine was moved to Seaside Heights, NJ in 1932 where it remains to this day. The early history is documented in an article "The Carousels of Seaside Heights" written by Dr. Floyd L. Moreland and appearing in *The Carousel News and Trader*, April 1994.

The total number of animals on the machine is fifty-eight divided between Dentzel figures that were original to the machine and figures carved by the studio of Charles Loeff from the same time period that were later added. Thirty-five of the horses are "jumpers" while eighteen are stationary. The balance of the animals are menagerie figures including a lion, a tiger, a donkey and two camels.

There are two chariots and a magnificent, fully-restored 1923 Wurlitzer Band Organ (Wurlitzer serial number 3673).

There are eighteen paintings surrounding the center enclosure of which fifteen date to 1910 with the balance appearing to have been painted in the 1940's.

APPRAISAL

In August of 2005, Guernsey's sold the B & B Carousel, an antique machine created in 1906 by the studio of Charles Carmel, a noted carver from Brooklyn, New York. The sale price was \$1.8 million; the buyer was the Coney Island Development Corporation on behalf of the City of New York. The B & B Carousel consisted of 50 horses, two chariots and a Gebruder Bruder band organ. It was in unrestored conduction and was barely working. At the time of the sale, it was evident that the machine needed a substantial amount of restorative work if it was to be put back into public use.

Shortly after the B & B Carousel was purchased, it was sent to Carousels & Carvings Inc. and Intermuseum Conservation Association, organizations that specialize in the restoration of carousel figures and other elements that comprise vintage carousels. These other components include the rounding boards (large carved and painted panels that adorn the central and overhead portions of a carousel), decorative mirrors, extensive lighting and, of course, the actual mechanics. What then followed was a six-year effort devoted to making the carousel ready for public use. Although we're not aware that the final figures for the cost of restoration have been released, the reported estimated amount was expected to be approximately \$2 million.* (Find online the Press Release provided by the New York City Department of Parks & Recreation dated November 14, 2011 and entitled "Parks Issues Request For Proposals For Operation And Maintenance Of Carousel At Coney Island's Steeplechase Plaza" .) If the restoration of the B & B Carousel did not exceed the anticipated amount (\$2 million), then the true cost of that machine comes to \$3.8 million (\$1.8 million purchase + \$2 million restoration) which does not include any expenses for shipping, insuring, preliminary planning, etc.

The information regarding the B & B Carousel is provided because it establishes a clear precedent for assessing the worth of the 1910 Dr. Floyd L. Moreland Historic Carousel located in Seaside Heights, New Jersey.

The Moreland Carousel is larger than the B & B Carousel (four rows vs. three rows), has more figures (fifty-eight vs. fifty), and has many more original components including painted panels, mirrors and light fixtures than the Coney Island machine.

Today, the condition of both of the machines is excellent and roughly comparable. The B & B Carousel has been restored in the last several years while the Moreland Carousel, restored approximately two decades ago, has remained in fine condition due to its continuing proper maintenance.

As the numbers above indicate, the B & B Carousel sold for \$1.8 million with approximately \$2 million then spent on restoration. Inasmuch as it could be argued that the Moreland Carousel, larger in size and with more features, is worth at least the equal of the B & B Carousel *after its restoration* (\$3.8 million), there are no known carousel sales to support that amount. Accordingly, the appraised value of the Moreland Carousel must be tempered to be in line with the current market.

When considering the worth of any vintage carousel, it should be noted that many carousels have been "broken up" with the animals, panels and other components sold individually. Indeed, Guernsey's - universally acknowledged as the leading seller of carousel-related objects at auction - has conducted approximately twenty such auctions featuring carousel animals and related carousel trappings. In our events and in those of other auction houses, the sale prices of individual figures have ranged from the low thousands of dollars to figures that have sold for more than one hundred thousand dollars each. But inasmuch as this appraisal is being created for the Moreland Carousel in its entirety (as opposed to it being the worth of the sum of its parts), our approach has only focused on the worth of the machine as a complete unit.

It is with this in mind that we are appraising the Dr. Floyd L. Moreland Carousel at between \$2.3 and \$2.5 million (two million three hundred thousand dollars to two million five hundred thousand dollars.)

Respectfully Submitted,

GUERNSEY'S
Arlan Ettinger, President
May 12, 2015

National Carousel Association

Dedicated to the Preservation of the Classic Carousel



www.carousels.org

Barbara Fahs Charles, Founder

731 8th St. SE, Suite 302

Washington DC 20003-2802

7 September 2014

Mayor William Akers and the Borough Council
Borough of Seaside Heights
901 Boulevard
Seaside Heights, NJ 08751

Dear Mayor Akers and Members of the Borough Council,

I am writing on behalf of the National Carousel Association (NCA), of which I am one of the founders. The NCA was established in 1973, as stated in our by-laws, "to promote conservation, appreciation, knowledge, and enjoyment of the art of the classic wooden carousel and especially the preservation of complete wooden carousels." Prior to the founding of the NCA, I created the first photographic survey and census of America's carousels. At that time (1971), I saw eleven carousels as I drove up the Jersey coastline. Of those eleven, only the Dr. Floyd L. Moreland Carousel survives. When we published the initial NCA census (1974), fifteen carousels were listed in New Jersey. Today there are four:

The Dr. Floyd L. Moreland Carousel is special and unique for a number of reasons. It is a large 4-abreast carousel with fifty-eight figures—mostly horses, both jumping and stationary, plus a lion, a tiger, two camels, and a mule. While the early history is unclear, we believe that it started as a 3-abreast machine and by 1917 was operating at Island Park in the Delaware River near Burlington, NJ. After a fire in the park in 1928, it was re-configured as a larger 4-abreast machine. The majority of the figures were made by Dentzel or Loeff, the founders of the American carousel industry. Gustav A. Dentzel opened his factory in the Germantown section of Philadelphia in 1867. Over the next decades, the craftsmen of Philadelphia would manufacture hundreds of elegant carousels that populated the mid-Atlantic and Southeast regions of the country. Charles I. D. Loeff of Brooklyn carved the first carousel to be identified at Coney Island (1875). Coney Island became the second major manufacturing center with a number of carving shops that created flashy, jeweled figures. Coney Island carousels were celebrated at popular amusement destinations from New York to New Haven. As the resort and beach communities developed in New Jersey, the carousel makers from both Philadelphia and Brooklyn competed to place their machines in lucrative locations.

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National Carousel Association

Dedicated to the Preservation of the Classic Carousel



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Barbara Fahs Charles, Founder

731 8th St. SE, Suite 302

Washington DC 20003-2802

We might think of this carousel as a virtual museum of the American carousel—but a museum that if cared for properly, one can ride and enjoy again and again for years to come.

The Dr. Floyd L. Moreland Carousel is also special because it retains its Wurlitzer 146A band organ. In an age when many carousels have converted to digital sound tracks, this carousel spins to the unmistakable and joyous sound of a real band organ.

And finally, the Dr. Floyd L. Moreland Carousel is unique because of how it has survived in Seaside Heights and can flourish with community support in the future. This carousel has been enjoyed by residents and visitors for eighty-two years—the longest of the surviving New Jersey carousels. Thirty years ago, it was in danger of being sold. At that point, Dr. Floyd L. Moreland, who had operated the carousel to pay for college and graduate school, asked Kenneth Wynne, then owner, for permission to manage the carousel and to repaint it, with the goal of increasing ridership. Moreland's gamble worked and for all the love and care he gave to this machine, it was named in his honor. I like to think of it as the only carousel in the world with a Ph.D.

The NCA salutes the Borough of Seaside Heights for its efforts to acquire and preserve the Dr. Floyd L. Moreland Carousel, and to give it a new home so that future generations will be able to ride it and cherish it, as generations before us have. I am personally committed to help in any way that is useful. And, the NCA looks forward to providing expertise, enthusiasm, even small grants, when needed at critical junctures, as this project progresses. This is exactly why the NCA exists.

Most sincerely yours,

A handwritten signature in cursive script that reads "Barbara Fahs Charles". The signature is fluid and elegant, with a long horizontal flourish at the end.

Barbara Fahs Charles

Email: bcharles@staplesandcharles.com

Mobile: 202.460.9050



New York and Long Branch Railroad Historic District (ID#4354)

SHPO Opinion: 8/20/2004

See Main Entry / Filed Location:

Middlesex County, Perth Amboy City

NJ Route 35 Bridge (SI&A #1506152) (ID#5123)

NJ Route 35 over Manasquan River

SHPO Opinion: 12/7/2004

Also located in:

Monmouth County, Brielle Borough

Tower Cottage (ID#4598)

203 Forman Avenue

COE: 4/18/2006

Point Pleasant Borough

Bay Head Historic District (ID#3402)

Bound by Delaware Avenue (north), Atlantic Ocean (east), Borough boundary (south) and undefined extent west of Main Avenue

NR: 2/1/2006 (NR Reference #: 05001566)

SR: 11/18/2005

SHPO Opinion: 3/8/1996

(Additional Documentation approved 12/10/2013)

See Main Entry / Filed Location:

Ocean County, Bay Head Borough

Seaside Heights Borough

Dentzel/Loof Carousel (ID#5352)

811 Ocean Terrace

COE: 8/25/2014

(Dr. Floyd L. Moreland Carousel)

Seaside Park Borough

U.S. Life Saving Station No. 13 (ID#5207)

COE: 9/17/2012

South Toms River Borough

Garden State Parkway Historic District (ID#3874)

Entire Garden State Parkway right-of-way

SHPO Opinion: 10/12/2001

See Main Entry / Filed Location:

Cape May County, Lower Township

Stafford Township

Cavalry Cottage (ID#4271)

100 Stafford Avenue

NR: 9/22/2006 (NR Reference #: 06000871)

SR: 8/6/2006

COE: 4/21/2004

Garden State Parkway Historic District (ID#3874)

Entire Garden State Parkway right-of-way

SHPO Opinion: 10/12/2001

See Main Entry / Filed Location:

Cape May County, Lower Township

Manahawkin Baptist Church (ID#2323)

North Main Street (US Route 9)

NR: 4/3/1973 (NR Reference #: 73001131)

SR: 5/1/1972

Manahawkin Village Historic District (ID#3419)

US Route 9, Bay Avenue, Parker Street

SHPO Opinion: 10/26/1990

Nineteenth and Early 20th Century Domestic Refuse [Sites] (ID#2324)

SHPO Opinion: 2/5/1992

Tuckerton Railroad Manahawkin Station (ID#4842)

Heritage Park-West Bay Avenue

COE: 8/29/2008

Toms River Township

Archaeological Site (28-Oc-90) (ID#3405)

SHPO Opinion: 10/16/1989

August John House and Solomon Guttman Farm (ID#156)

1940 Lakewood Road

SHPO Opinion: 5/21/1999

Captain Amos Birdsall House (ID#2285)

234 Washington Street

NR: 5/13/1982 (NR Reference #: 82003298)

SR: 6/17/1981

(#9 - Old Village of Toms River MRA)

A.A. Brant House (ID#2286)

9 Allen Street

NR: 5/13/1982 (NR Reference #: 82003294)

SR: 6/17/1981

(#5 - Old Village of Toms River MRA)

Camp Osborn Historic District (ID#3404)

NJ Route 35 and Atlantic Ocean

SHPO Opinion: 11/14/1996

See Main Entry / Filed Location:

Ocean County, Brick Township

Samuel Carpenter Site (28-Oc-82) (ID#3406)

SHPO Opinion: 12/10/1991

Cedars Motel (ID#155)

1616-1628 Lakewood Road

SHPO Opinion: 5/21/1999

Crawford House (ID#2288)

46 East Water Street

NR: 5/13/1982 (NR Reference #: 82003295)

SR: 6/17/1981

(#2 - Old Village of Toms River MRA)



Dr. Floyd L. Moreland Carousel at Casino Pier Seaside Heights' First Carousel

© Dr. Floyd L. Moreland

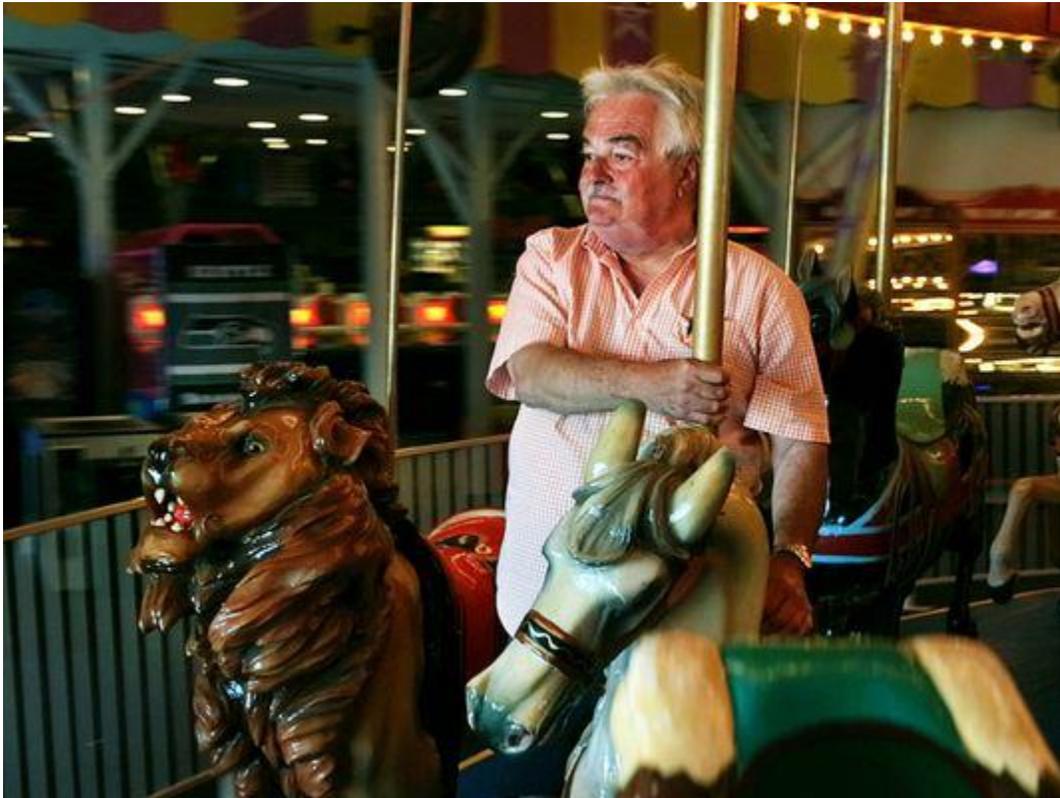
Date of picture: early 1900s

Although not of our carousel building, but of one seven blocks south of us, this VERY early photo (circa 1917) shows the courage of developers to build a carousel on the water's edge in the early part of the 20th century. The Freeman's Carousel (pictured), and the Casino carousel that was erected about 20 years later seven blocks north on the oceanfront, gave shape to the development of a thriving seaside resort on a barrier island one mile long, four blocks wide, on the New Jersey coast.



At a time in history when no one found oceanfront property attractive (it couldn't be farmed, it could produce nothing, it was quite useless), the foresight of visionary investors is remarkable and the focus on carousels as a magnet for future recreational development is part of the rich history of the American carousel.

The 103-year-old carousel has returned to life, but his neighborhood is mostly empty.



(Photo: Peter Ackerman, Asbury Park, N.J., Press)

STORY HIGHLIGHTS

ORTLEY BEACH, N.J. — Floyd L. [Moreland was ready for what he always saw as the third stage](#) of his life: a quiet retirement.

But that was before superstorm Sandy roared ashore, sending 5½ feet of storm surge through Moreland's home. The water destroyed almost all the possessions he had accumulated during the first two phases of his life.

STORY: [Lack of Snooki hurting Seaside Heights](#)

PHOTO GALLERY: [Restored boardwalk reopens](#)

"We walked up the street, carrying our one suitcase," Moreland said of the cold November day when he returned to his home. "When I saw this house, with all the windows broken, with all the damage inside, it was more than I could really take in at that moment."

Gone was a library of more than 5,000 books he had amassed during the first stage of his life, his long career at the City University of New York where he was a classics professor, dean, vice president for student affairs and the founder of the school's Latin/Greek Institute.

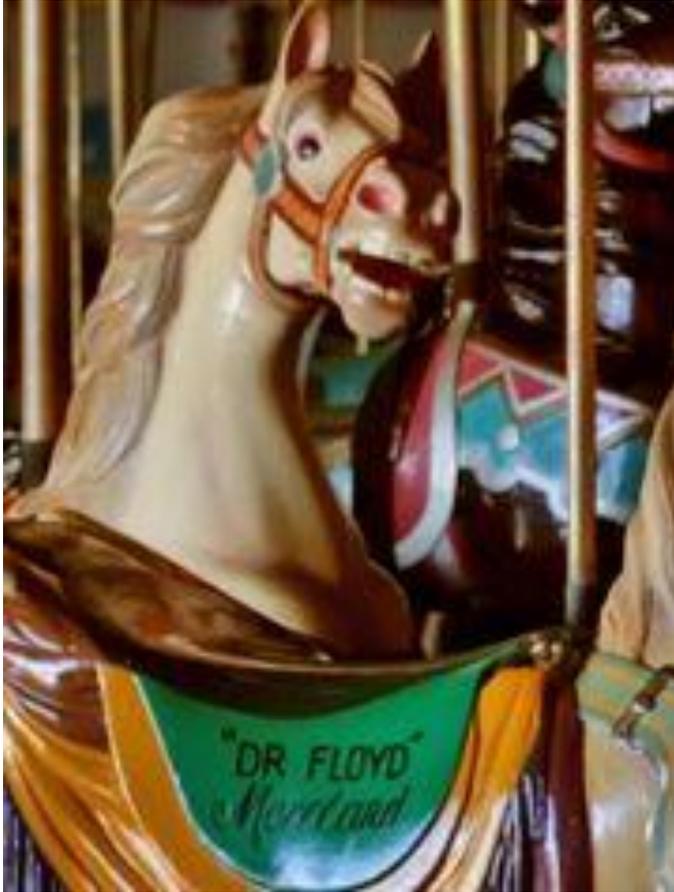
Also washed away was most of the collection of carousel artifacts Moreland had assembled, markers of a lifelong passion that led him to work tirelessly to restore and save the Seaside Heights, N.J., boardwalk carousel that now bears his name.

Destroyed was most of the remaining merchandise from the Magical Carousel Shoppe, a boardwalk business that Moreland and his partner, Elaine Egues, had operated for nearly 30 years, in what he considers his life's second stage. Moreland had shut the business for good only about three weeks before the storm.

Moreland could not believe what had happened. Suddenly the storm was not just something he saw on TV, like the distant disasters which in the past had inspired him to give donations to help those affected. Instead, this storm hit right here. It had wrecked his own neighborhood.

Yet some of his treasures still remained.

On the walkway in front of his house, the image of a colorful carousel horse remained, embedded in the cement. And hanging from one hook inside the house, swinging in the wind that blew through the broken windows, was a glass image of another merry-go-round equine.



The Dr. Floyd L. Moreland Historic Dentzel/Loof Carousel, which was built in 1910 and since 1932 has been in Seaside Heights, N.J., was named for Floyd Moreland in honor of the work he did to restore the ride as well as all the years he helped to run it. *(Photo: Peter Ackerman, Asbury Park, N.J., Press)*

Carousel survives

The Dr. Floyd L. Moreland Historic Dentzel/Loof Carousel, a 1910 merry-go-round at Seaside Heights' badly-damaged Casino Pier, also survived. Even before Moreland was able to return to his home, he managed to make it to Seaside Heights where he found his beloved carousel still standing.

"Every horse was standing proudly, including Dr. Floyd and Elaine," Moreland said, describing the two horses inscribed with his name and that of his partner of 35 years.

Seeing the carousel standing comforted him and gave him hope, he said.

The carousel has been a central part of 70-year-old Moreland's life for 67 years. He was a toddler when he first rode one of its sturdy steeds during a family vacation. As a 17-year-old, he began operating the ride.

"It paid my way through college. It paid my way through graduate school," he said.

While earning his doctorate at the University of California at Berkeley, Moreland would drive cross country in the spring to run the rotating ride, heading back to California at summer's end. He earned \$1.25 an hour and worked seven days a week. In 1971 he received his doctorate in classics.

More than a decade later, Moreland spearheaded restoration of the carousel after learning it was about to be dismantled and sold.

His friends and family members spent countless weekends inside the then-unheated carousel building in the off season, painstakingly repairing more than 50 horses and two chariots as well as the two camels, one lion and one tiger that made up the merry-go-round's menagerie. He and Egues later ran the carousel shop, selling miniature carousels, painted ponies and other memorabilia.

But early in 2012, Moreland made a decision. That would be the last summer for the boardwalk shop. He was getting older and the love of his life was suffering from Alzheimer's.

"Elaine got sicker and sicker, and I had to be a caregiver first," Moreland said. Egues, now 80, eventually had to be moved into a dementia care center.

Moreland, who visits her daily, initially intended to stay in his home during the storm. After all, he'd been at the Jersey Shore for dozens of storms.

"As we heard that the storm was approaching, I was, of course, concerned, but I always planned to stay," he said.

His house was on the first ocean block. Many times he had seen the ocean wash down the street, but it had never reached his house. Storms were kind of exciting, and Moreland had Coco, his 16-year-old dog, with him. He could not leave her behind.

Call to evacuate

Still, Sandy seemed different.

"As I looked out the window from upstairs and saw the ferocity of the ocean, I began to get concerned," he said.

Then he received a call from the center where his partner was staying, telling him he must come there.

"They said, 'It's not an invitation. It's an order,' " Moreland recalled. He left on the morning of Oct. 29 and thought he would return within a couple of days. Instead, he slept for

several weeks on an air mattress in Egues' room, eventually renting a home about 10 miles away in Holiday City, N.J.

After viewing the damage to his house, Moreland was unsure whether he wanted to rebuild.

"My first instinct was to walk away and knock it down," he said.

But his home was structurally sound and the upstairs remained untouched. It was in much better shape than many of the nearby homes.



Although much of Floyd Moreland's extensive collection of carousel items were on the first floor of his home when Hurricane Sandy hit, he still has several carousel mementoes on the second floor that survived. Gannett, Peter Ackerman, Asbury Park (N.J.) Press) (Photo: Peter Ackerman, Asbury Park, N.J., Press)

"I decided to give a stab at it," he said.

Only a short distance away, the carousel that has been on the pier since 1932 remained standing, but would it ever turn again? No one knew for sure. Casino Pier had no electricity and no way to determine the mechanical damage. The basement at Casino

Pier had flooded and the 103-year-old carousel sat in the damp and dark for many months.

But when electricity finally was restored to Casino Pier shortly before Memorial Day, the carousel began to spin again. The ride, which Moreland calls "the heart and soul" of Seaside Heights' boardwalk, was open in time for Memorial Day when people lined up to ride it.

"It's fine," Moreland said. "It's turning proudly. It now will be the central focus, the hub of the boardwalk." On a warm June day, he rode happily on the carousel while its Wurlitzer military band organ played a merry tune.

Moreland did not return to his house until the third week in June. As workers finished restoring cable and Internet service there, he sat on the front step and watched as a nearby house was demolished.

The hard drive of his computer was found rolled up inside a carpet after the storm. When it was cleaned and restored, Moreland found he had received thousands of emails inquiring about his well being. Many people knew him and Egues from their years on the boardwalk, and the concern touched him deeply, he said.

"We had a wonderful following," he said of the carousel shop. "It was like a family up there."

His neighborhood, like much of Ortley Beach, remains mostly deserted. Demolition of wrecked homes continues alongside slow, but steady efforts at rebuilding. Some of Moreland's neighbors have decided to walk away.

He is unsure if the third stage of his life will play out in here after all.

"Even in the long run, I'm not convinced this is where I want to be," Moreland said. "The most difficult thing is realizing the neighborhood will never be the same."



Antique Carousel News

It could be tomorrow's carousel news, or a century-old finding. Or archives and/or other information. Check in now and again.

[HOME](#) / [ANTIQUE CAROUSEL NEWS](#) / [HISTORIC SEASIDE HEIGHTS CAROUSEL NEEDS FRIENDS FAST \[AND GOT THEM!\]](#)

Historic Seaside Heights Carousel Needs Friends Fast [And Got Them!]

GREAT NEWS UPDATE!

It looks like the carousel will be saved intact, and sounds like a brilliant but simple solution. The real estate developers get some more real estate, and Seaside Heights gets their carousel and a place to put it. And, in a new home, it will be like a new attraction for the community as folks will come from far off to visit what we all almost lost. Below is the first brief press release to announce the plan that will, in fact - **SAVE THE CAROUSEL.**

MAYOR & COUNCIL APPROVE PLAN TO ACQUIRE HISTORIC FLOYD MORELAND CAROUSEL IN LAND EXCHANGE DEAL

Sept. 3, 2014

SEASIDE HEIGHTS, NJ – Mayor William Akers and the Seaside Heights Borough Council tonight introduced a plan to acquire the historic Dr. Floyd L. Moreland Dentzel-Looff Carousel from the owners of Casino Pier. Borough Council introduced Ordinance No.



2014-17 that would approve the exchange of municipally owned beach property north and south of Casino Pier for vacant property located on the oceanfront between Carteret and Sampson Avenues. Title to the historic carousel will transfer to the Borough of Seaside Heights so that its presence in the town will be ensured perpetually. Casino Pier plans a major expansion with the property being acquired from the town. More details will follow in the coming weeks.

Story link from Seaside Heights...

PRIOR STORY FROM JULY 17, 2014



Historic 1910 Casino Pier Carousel in Seaside Heights, NJ, Faces Extinction by Auction Very Soon Unless A Group can be Formed to “Save the Historic Seaside Heights Carousel”

By Roland “Rock” Hopkins
AntiqueCarousels.com; Carousel News & Trader editor, 2006-2013

SEASIDE HEIGHTS, NJ – The Circa 1900-1910 Dentzel-Looff-Mangels mix menagerie carousel has been quietly for sale for a few years now, and openly for sale for the last couple of years. But no one did anything. Floyd already did it once – you can’t expect him to do it again. It has also needed major repairs for a number of years now, from the pole out, but nothing has been done about it.

Like it or not, the folks who own the pier are in the real estate business, not the entertainment business, nor the historic preservation business. It has been no secret for a few years now that the precious historic carousel is only seen as a burden to them and a responsibility they would like to be free of. And they certainly have every right to feel that way. They are businessmen who choose not to be in the historic carousel business. Too bad. When done right, there is a nice little profit to be had. But, this is nothing new in the carousel world. Most recently the rare C.W. Parker Superior, the “Jantzen Beach” carousel went into a storage box. The real estate developers gave it a good run, but for years it was known to be in peril of a retail redevelopment which may NOT include it. But, no one did

anything.

It seems to me carousels are best saved before they get stashed in a box, and many cities and towns have accomplished that and saved their historic rides intact.

In a perfect world, a non-profit Friends Group would have been formed in Portland long before the retail redevelopment that everyone knew about for at least half a decade before it broke ground. In a perfect world, that Friends Group would have seen early on there was not “carousel” in the redevelopment, and they would have been poised to step in, with private and government funding, to relieve the developers of the carousel before they removed it from the failing mall and boxed it. But there was no group formed, poised and ready, and who knows what it will take to get that one out of its box now.



The Casino Pier, Seaside Heights carousel faces a worse peril than a dreaded box. A whole bunch of boxes... and the last boxes the carousel will ever see as the animals part ways forever –

something that has not struck down a carousel of this caliber since Whalom Park in 2000.

In order to save this carousel, it will take a lot more than photos and fond memories. It will take a well organized – and quickly organized – non-profit Friends Group – set up in record time. Before the Casino Pier Carousel can find serious benefactors and backers, there needs to be a place to donate and responsible people to gather and handle it. It all seems pretty obvious, but beyond the Facebook page and petition, I haven't heard anyone spearheading a non-profit Friends Group.

Hopefully there will be some local business people and/or politicians even, who will step up and get a proper “Save the Carousel” group very soon – like yesterday. Then quickly use their business clout to raise some money. Maybe not as much as wanted or needed even — but ask the folks in St. Paul, and Cleveland and Nantasket — if you form it, maybe they will come.

I believe each of those cities formed their groups (very quickly – facing auction) and raised some money, but not quite enough. But, because there was a group, there was a place for a benefactor to step up and put them over the top – that could happen. And in each case, it did. But without a serious group formed, at least part of the way to saving the carousel – there would be no where or way for anyone to step up and help – no where for a benefactor to put his or her money. And there might be a carousel as well as a building that needs a new name, as most likely in this case, like most, the carousel will need a new home as well.

Everyone hopes it will happen – but someone is going to have to start it and get it going very quickly if it is going happen. ***“The Group to Save Seaside’s Historic Carousel.”***

Visit Save the Carousel on Facebook

Here are excerpts from the recent release from Guernsey’s announcing the forthcoming auction –

“For 82 years, a magnificent 1910 Dentzel [Looff] Carousel has delighted parents and children alike at the Casino Beach Pier in Seaside Heights, New Jersey. The carousel has survived the devastation of both Hurricane Sandy and subsequent fire one year later that ravaged much of New Jersey’s shoreline and the beloved boardwalk...

If the carousel cannot find a buyer interested in preserving it intact, then the

carousel will be auctioned figure by figure by Guernsey's this fall. It is the desire of the owners, as well as Guernsey's, for the carousel to be sold as a whole and remain intact, forever preserving this historic landmark for future generations."

Save The Carousel on Facebook

A Save The Carousel Facebook Page has been made, along with a petition to the developers, but I think it is going to take more than that. And it won't be A buyer — no single white knight or Superman will fly in — but a *Group of Friends* of the carousel maybe could save the day. It may take a superhero (super dedicated and determined more like it) or two to start it up, but once set up, the Friends Group might find there are a couple of other superheros out there to help give them a boost. But first, there has to be something to boost. Let's hope some local folks with some clout get organized quickly and get it done.

If a walk down memory lane is needed for inspiration, the following article ran as the cover feature of The Carousel News & Trader in Sept. 2007



Above: Floyd L. Moreland and Elaine Bradford, his partner at the carousel, enjoyed the gaiety of the 1996 New Year's Eve party. They pose here with his namesake Dentzel steed. Right: The mixed Dentzel/Looft/Ilkova/Stein & Goldstein carousel includes "Elizabeth," an inner row lions jumper.

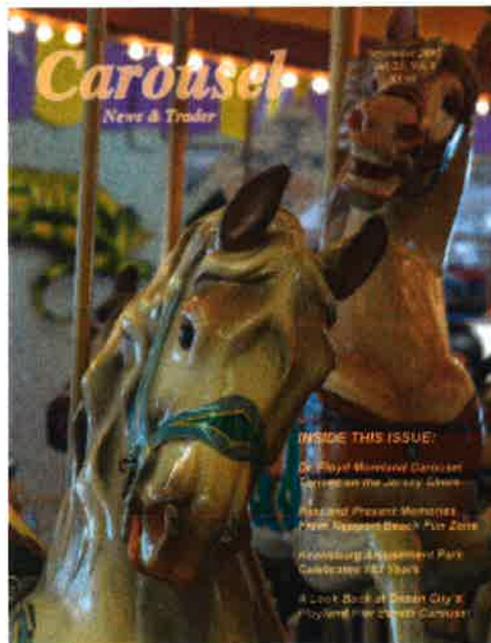
SEASIDE HEIGHTS AND CAROUSEL HISTORY By Dr. Floyd L. Moreland

In the early part of the 20th century, on a section of a New Jersey

barrier peninsula four blocks wide between the Atlantic Ocean and Barnegat Bay, a steam-driven Gustav Dentzel carousel was installed in a building perched precariously on pilings just several hundred

feet from the waves of the ocean. (See the photo in my entry on Casino Pier in the Photo Show Project on the website of the National Carousel Association: www.carousel.org). This carousel was replaced several years later (1917) by an impressive Dentzel/Muller electric carousel (known as “Freeman’s Carousel”), and other attractions were added: a dance hall, a bathing pavilion, a miniature golf course, a small fishing pier and a modest boardwalk. At a time when property on a sandy barrier island was virtually useless (it couldn’t be farmed or mined or turned to profit in any obvious way), a few visionary business people looked to a future of recreation and leisure development. Soon a wooden bridge connected the barrier island with the mainland. A railroad bridge was built across Barnegat Bay and brought riders from Philadelphia. A real estate company eager to attract potential customers to the barrier island to buy and develop vacation property frequently subsidized fares on the trains.

In the late 1920s and early 1930s, another investor, who owned a fishery nearby, wanted to compete with the recreational mecca that had grown into Freeman’s Amusement Center. He found a carousel that had been partially damaged in a fire at New Jersey’s Burlington Island Park. After having its damaged animals replaced, he had the carousel refitted for its new



location in Seaside Heights. It opened in 1932 (in the original cupola enclosure that came with it from Burlington Island Park), just seven blocks north of the more established Freeman’s carousel and not even connected to the larger amusement complex by a boardwalk.

The carousel struggled its first year or two. Five years later, it was decided that a large exhibition hall would be built around the carousel. The plan included an Olympic-size salt-water pool west of

it and a fishing pier with several other amusements on its oceanward side.

As the years and decades went by, this evolved into what is now known as Casino Pier and Breakwater Beach a large amusement pier to the east of the carousel, a climate-controlled arcade and eatery in the carousel building itself, and a major waterpark to its west. A wide boardwalk, populated with games of chance, arcades, food establishments, and an array of other amusements, runs the entire length of the one-mile long oceanfront.

There was a time in the early 20th century when carousels dotted the Jersey shoreline: Long Branch, Bradley Beach, Belmar, Asbury Park, Sea Isle City, Ocean City, Atlantic City, Wildwood, to name just a few. Most were part of efforts to encourage interest in destinations and properties that otherwise were of little use.

The role of the carousel in Seaside Heights was especially unique, and there was a time when even a third carousel (a PTC, called the “Strand Carousel”), graced its boardwalk. For more than half a century, a carousel horse was featured as one of four images on the borough’s official insignia on flags and police cars and the celebration of the borough’s 75th anniversary played on the carousel theme and produced limited edition replicas of its two (then) surviving antique carousels. Not only was “the carousel” a symbol of a major amusement industry that defined the town’s oceanfront boardwalk and piers, but also “the carouse” was recognized as the soul that gave shape to the development of a mile long stretch of barren sand long ago in New Jersey history.

Seaside’s Freeman’s Carousel burned to the ground in 1956 and was replaced by an Ilions carousel (previously the “Chafatino Carousel” in Coney Island, NY). It lasted for several decades, until it was broken up and sold at auction. A Chance fiberglass carousel now turns at the location of the original merry-go-round that had stood all by itself on pilings close to the ocean nearly a hundred years ago.



The carousel at Casino Pier continues to turn and will soon celebrate its 100th birthday. It is still the soul of the large amusement area that now surrounds it, in the very spot where it had had been installed after its arrival on this island as a single attraction struggling to attract riders.

Only two American crafted classic carousels remain in the State of New Jersey, the Dr. Floyd L. Moreland Carousel at Casino Pier in Seaside Heights and the PTC carousel at Gillian's Wonderland Pier in Ocean City. The Casino carousel still has its Wurlitzer 146-style band organ, lovingly restored and cared for by Chambersburg, PA, dentist Dr. William Black (with the assistance of Bob Ryesky, Durward Center, and the late Mike Kitner).

Although a professor of classics and a dean at the City University of New York, I personally oversaw the restoration (and operation) of the carousel itself for more than three decades. I was assisted by Dr. Norma Menghetti, a Pennsylvania veterinarian, and countless others who shared the feeling of affection for this carousel. Eighteen animals were restored thanks to resources made available by private sponsors. Much of our efforts at preservation, which were made all the more challenging when working on a privately-owned machine (as opposed to a carousel owned by a city or state or public entity), have been documented in a wealth of articles, television interviews and so on. Some of these references appear in the bibliography at the end of this article.

The carousel genre played a significant role in the evolution of waterfront development in this coastal town, and indeed, in the

United States, the scope of which, ironically, has also led over time to the demise of carousels and pleasure destinations at the water's edge. Condominiums and more contemporary high-scale shopping centers and eateries have pushed out the simple, old amusements, including the hand-carved artistry of the carousel makers of old, as our world moves in the direction of an ever-evolving definition of progress. (Oceanfront boardwalks, after all, might well be viewed as early versions of contemporary shopping malls.)

Those of us old enough to have experienced the magic of visiting and riding these awesome machines are blessed to carry with us memories of an early part of history. Some of us are still fortunate enough to have an old-fashioned waterfront carousel nearby, giving us access to a glimpse of history and a perspective on how our ancestors viewed a far simpler and different world.

If you visit Casino Pier, or other carousels in similar locations of place and time, use your imagination to think away all the modern 'noise' and try to envision the carousel as it was all by itself, a precursor to all that followed. Dream a little and try to see the world in your mind's eye as it was viewed by generations who came before you. While there is still time, be sure to cherish those carousels that survive — ride them, study them, respect them as part of our history, and preserve them as a tribute to our collective culture.

The Carousel at Casino Pier, approximately [114] years old, is here and turning. Thanks to Dr. Bill Black, the Wurlitzer 146 organ is playing loud and clear. The carousel is open weekends and holidays all year, even when the snow is falling! Casino Pier has loads of other thrill rides, as it also has a world-class water park (Breakwater Beach). As for the carousel, it doesn't have the long lines it used to when I was a child in the 1940s and 1950s. (Sometimes we had to wait for several rides to go by after purchasing our tickets before we could find an empty horse.) The other thrill rides get most of the attention these days, but, as with so many waterfront parks on both coasts and throughout the country, the carousel really did build this amusement

mecca and continues to be its heart and soul.

As I wrote at the beginning of this article, in the early 1900s it was a challenge to come up with a scheme to build on oceanfront property and attract people to come there. Now, in a far different world, property values have skyrocketed and the shorelines are dotted with condominiums and upscale developments. The old seaside amusement parks, with their carousels, are fast disappearing from the American landscape.

Some references you might wish to consult.

This selective bibliography contains more detailed accounts of the efforts at preserving and renovating and watching over the Floyd L. Moreland Carousel over the years. It also contains a wealth of historical information about the history of waterfront (as well as other) amusement locations and the “behind the scenes” activities that keep carousels and their band organs alive and well.

Futrell, Jim, *Amusement Parks of New Jersey* (Stackpole Books, Mechanicsburg, PA, 2004), 96-111; 141-148. This book contains an important comprehensive history of Casino Pier (as well as Funtown Pier, which grew out of the ashes of the Freeman Carousel fire in 1955).

Menghetti, Norma B, *An Update on the Endeavor to Enhance the Dentzel-Looff Carousel at Casino Pier in Seaside Heights, NJ* (*Merry-Go-Roundup* 13.3, Fall 1986, 14-16). This article extends the more detailed account in an earlier issue of *Merry-Go-Roundup* (referred to below) of our involvement in saving this privately owned carousel from the auction block beginning in 1984. (See also *Merry-Go-Roundup* 13.4, Winter 1986, p. 6 for the renaming of the carousel)

Moreland, Floyd L., *Reflections on the Dentzel/Looff Carousel at Casino Pier in Seaside Heights, New Jersey: A Perspective in Continuity* (*Merry-Go-Roundup* 12.2, Summer 1985, 4-9). This piece lays the groundwork for

saving the Casino carousel and for the decades of fun that followed.

Moreland, Floyd L. and Black, William E, *The Restoration of the 146 Wurlitzer Organ at Casino Pier: A Story of Friendship, in the "Wurlitzer 146 Restoration"* link on www.carousels.com (2001). The photos are great, but click on the link to the original article before going through the photographic documentation.

Moreland, Floyd L., *The Carousels of Seaside Heights, NJ (Carousel News and Trader 10.4 , April 1994, 43-47)*. Some of the old aerial photos in that article give a good impression of the physical characteristics of these early oceanfront carousels.

Papa, Carrie, *The Carousel Keepers: An Oral History of American Carousels* (McDonald & Woodward Publishing Co, Blacksburg, VA 1998), 44-47, 73-75, 127-131, and throughout. This oral history is a veritable window into the behind-the-scenes world of the American carousel. (A shortened version centered on Seaside's carousel appears in *Merry-Go-Roundup*, 17.1, 1990, 9-11)

Salvini, Emil R., *Boardwalk Memories: Tales of the Jersey Shore* (Globe Pequot Press, 2006), (87-98) and throughout. The bibliography contains access to a wealth of historical information.

Wortman, C. Byron, *The First Fifty: A Biographical History of Seaside Heights, NJ* (Seaside Heights, 1963). This hard-to find volume was written in celebration of the 50th anniversary of the incorporation of the Borough of Seaside Heights. It contains important insights into the development of the borough and its amusement industry. Based on documents as well as oral sources, it is an irreplaceable chronicle of the flow of history in the early years of the Borough of Seaside Heights.

– *Seaside Carousel History article by Floyd L. Moreland, reprinted from The Carousel News & Trader, September, 2007.*

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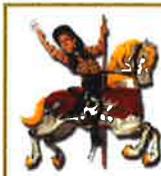
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Attachment C

Proposed Compensation Parcel in Toms River

ENVIRONMENTAL ASSESSMENT

Description of Proposed Compensation Parcel in Toms River

The Borough of Seaside Heights proposes to include Block 409, Lot 20.02 in Toms River, Ocean County as a compensation parcel in support of the Green Acres Major Disposal of Parkland Application for the Casino Pier Reconstruction and Relocation in Seaside Heights, Ocean County. Very few vacant properties exist in Seaside Heights that are not already listed on the Borough's Recreation and Open Space Inventory. While the prior submission attempted to capture all remaining available parcels as part of the compensation proposal, it was decided after discussion with the NJDEP, and as part of the public input process, to eliminate these parcels from the proposed compensation package in favor of the larger acreage associated with Block 409, Lot 20.02 in Toms River, Ocean County.

Block 409, Lot 20.02 is a 67.17 acre wooded freshwater wetland parcel currently owned by Toms River Township. The Borough of Seaside Heights proposes to place 30 acres of Block 409, Lot 20.02 on the Recreation and Open Space Inventory (ROSI) as compensation for the Green Acres Major Disposal of Parkland. The 30 acres will be immediately adjacent to the existing Winding River Park and will allow for the conservation of additional open space abutting the existing park.

This compensation parcel is significant due to its location in the headwaters of Toms River and the Barnegat Bay. Winding River Park is identified as a point of interest within the Toms River Subwatershed by Barnegat Bay Partnership. The site contains one of the subwatershed's key ecological features of freshwater wetlands. The Barnegat Bay Partnership also sites growth and development as being the primary cause of negative consequences to the Barnegat Bay Watershed ecosystem. Placing this site on the ROSI for recreation and conservation purposes will protect the wooded freshwater wetlands and prohibit future growth and development on the site, thereby protecting the ecologically sensitive environment of the region.

Environmental Assessment of Compensation Parcel

Land Use of Parcel and Adjacent Lands

According to NJ-GeoWeb 2012 Land Use data, the land use of the site is wetlands. The lot is mostly wooded wetlands and contains a cleared electric transmission right-of-way along its eastern edge and Toms River along its western edge.

The site is directly adjacent to the existing Winding River Park to its west, Little League World Champions Boulevard / New Jersey Route 37 to its south, the Garden State Parkway to its east, and a wooded, township-owned lot to its north. According to NJ-GeoWeb 2012 Land Use data, the adjacent land use to the north and south are wetlands and to the east and west are forest and urban. The general land use in the area consists of forests and urban areas including mostly single family residential as well as multi-family residential, commercial, and civic.

By placing 30 acres of Block 409, Lot 20.02 on the ROSI, the site will be held for conservation and/or recreation purposes. No change in land use on the parcel is anticipated as a result of placing 30 acres of the site on the ROSI.

Geological Characteristics, Topography and Steep Slopes

A review of NJDEP GeoWeb GIS data shows that the site is underlain by the Lower Member of the Kirkwood Geological Formation. The site gently slopes upward from the eastern and western edges with an elevation change of less than 10 feet. No steep slopes exist on the site. Placing the site on the ROSI would not result in impacts to geological resources, topography, and steep slopes are not expected due to the site's lack of significant topography and steep slopes.

Wetlands

Review of the NJDEP GIS mapping indicates that the site is covered entirely by wetlands (see Figure 5 in Appendix D). According to NJ-GeoWeb 2012 data, the wetlands are a mix of wooded wetlands, scrub/shrub wetlands, and wetlands rights-of-way. The wetlands are subject to New Jersey Department of Environmental Protection (NJDEP) jurisdiction under N.J.A.C. 7:7A Freshwater Wetland Protection Act Rules. This application proposes to place 30 acres of the site on the ROSI which will permanently hold the site for conservation and/or recreation purposes and will not impact the wetlands on the site. Any future activities on the site will comply with the NJDEP's Freshwater Wetland Protection Act Rules.

Watercourses/Waterbodies

Toms River meanders along the western border of the site between the subject parcel and Winding River Park. The Surface Water Quality Classification of Toms River in this location is FW2-NTC1 per N.J.A.C 7:9B Surface Water Quality Standards. Impacts to the river are subject to NJDEP jurisdiction under N.J.A.C. 7:13 Flood Hazard Area Control Act Rules. Placement of 30 acres of the site on the ROSI will not result in any direct or indirect adverse impact to the water bodies. Any future activities on the site will comply with the NJDEP's Flood Hazard Area Control Act Rules.

Threatened and Endangered Species

Based upon review of the Landscape Project Mapping, habitat for threatened and endangered species does not exist on the site (see Figure 7 in Appendix D). No impacts to threatened and endangered species are anticipated.

Access and Transportation Patterns

Access to the site will be provided through the existing Winding River Park. Access to the existing Winding River Park is provided from Oak Ridge Parkway / County Route 527 and Little League World Champions Boulevard / New Jersey Route 37. Although no direct access is provided, the site is also immediately adjacent to the Garden State Parkway to its east. Access to the compensation parcel, whether undeveloped or developed, is anticipated to be sufficiently accommodated by the existing access and parking areas for the Winding River Park. No other transportation routes will be impacted.

Hazardous Substances

Review of NJ-GeoWeb indicates that the site is not identified as a Known Contaminated Site or a Groundwater Contamination Area. The Known Contaminated Site is closest proximity to the site is at least 3,000 feet to the southeast and the Groundwater Contamination Area in closest proximity to the site is at least 1,500 feet to the northwest (Ciba-Geigy CERCLA OU I). It is not expected that any activity related to the site will result in the use of or imminent potential for release of hazardous substances.

Cultural, Social, Historic and Archaeological Resources

The compensation parcels do not currently possess any particular cultural or social value. The Garden State Parkway immediately to the east of the site is designated as Eligible for listing on the National Register of Historic Places. Placement of the site on the ROSI will not impact the Garden State Parkway.

Parks/Recreational Uses

The existing Winding River Park, located immediately to the west of the site, contains many picnic areas, baseball fields, playgrounds, an ice skating center, paved paths, river access, and natural trails. Compensation of 30 acres of this parcel provides for the conservation of additional open space adjacent to the existing park.

Zoning

Per the Township of Toms River Zoning Map adopted July 18, 2014, the site is located in the Conservation Residential (R-400C) Zone. Permitted uses in the zone are single family residences and essential services.

Attachment D

Figures



Legend

- Project Area
 - ★ Proposed Relocation of Skyride Station
 - Municipality
 - Proposed Green Acres
- Citations

Sources:
 Ocean County Parcel layer, State of New Jersey Composite of
 Parcels Data, 2/25/2014
 Recreational and Open Space Inventory (ROSI), NJDEP, 2014
 Municipalities of New Jersey, NJDEP, Office of Information
 Resources Management (OIRM), Bureau of Geographic
 Information Systems (BGIS) New Jersey Office of Information
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 Office of Geographic Information Systems (OGIS), 2009
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PROJECT TITLE

CASINO PIER EXPANSION
 Seaside Heights Borough
 Seaside Heights, New Jersey

SHEET TITLE

**Proposed Green Acres
 Land Compensation**

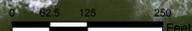
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 DRN. BY AG
 CHK. BY DM
 SCALE 1" = 125'

FIGURE NO. 1

**Proposed
 Disposal Parcel
 (1.36 Acres)**

**Proposed
 Compensation Parcel
 (0.76 Acres)**





Legend

-  Site Location
-  Winding River Park



67A MOUNTAIN BOULEVARD EXT.
 P.O. BOX 4039
 WARREN, NEW JERSEY 07059
 PHONE: (732) 560-9700

SITE LOCATION NEAR WINDING RIVER PARK
 Casino Pier Expansion
 Block 409, Lot 20.02
 Toms River Township, Ocean County, New Jersey

Note:
 Winding River Boundary based on Green Acres
 ROSI data, 2016.

Sources:
 Esri, World Imagery, 2013

Drawn By: ML

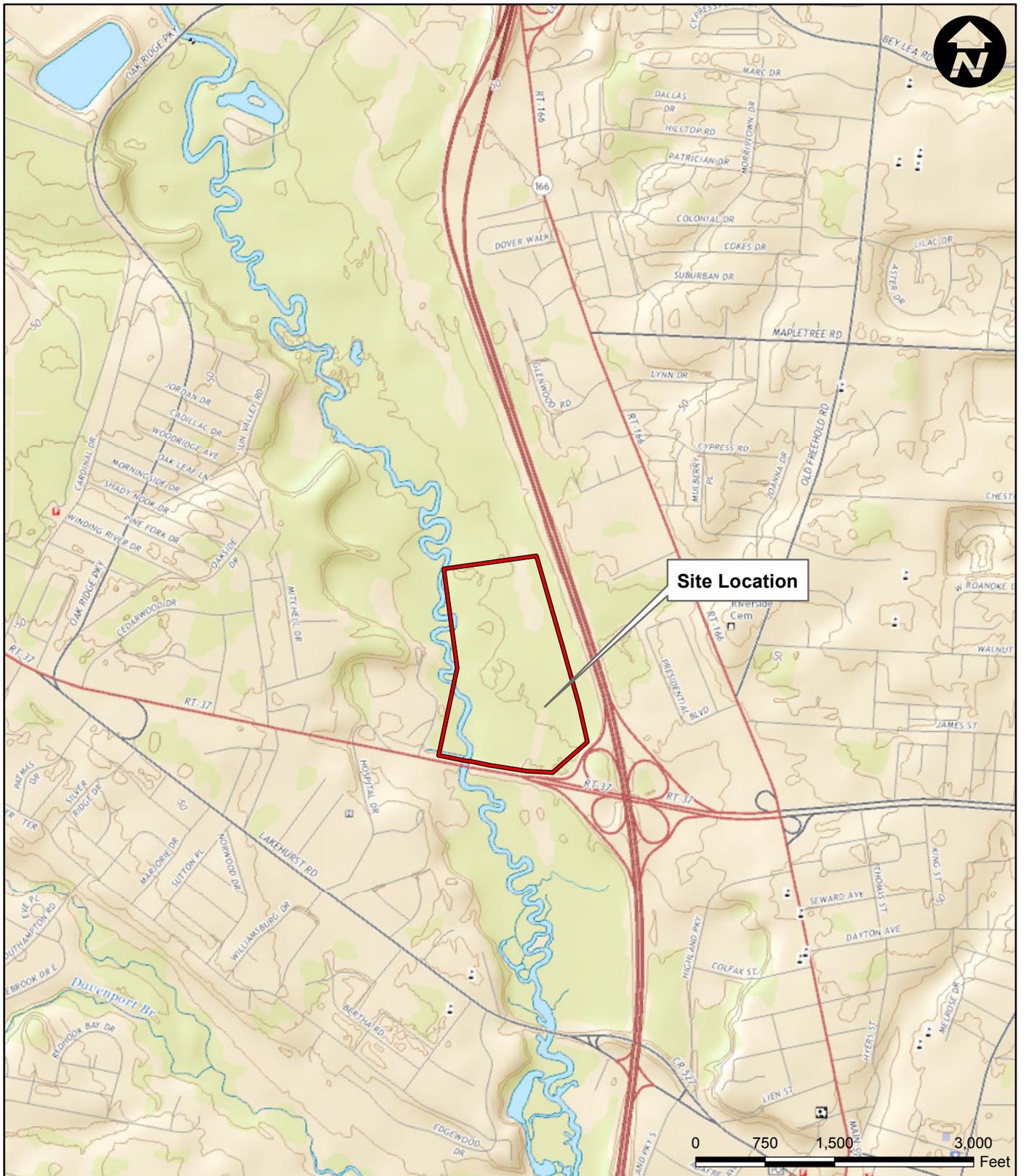
Scale: 1" = 1,600'

Project No. 05509.0001

Chk'd By: JG

Date: 1/6/2016

Figure No.



Legend

 Site Location



67A MOUNTAIN BOULEVARD EXT.
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USGS SITE LOCATION MAP
Casino Pier Expansion
Block 409, Lot 20.02
Toms River Township, Ocean County, New Jersey

Sources:
USGS, US Topo, The National Map
Toms River Quad, 2014
STATE PLANE COORDINATES
E 573121
N 413309

Drawn By: ML

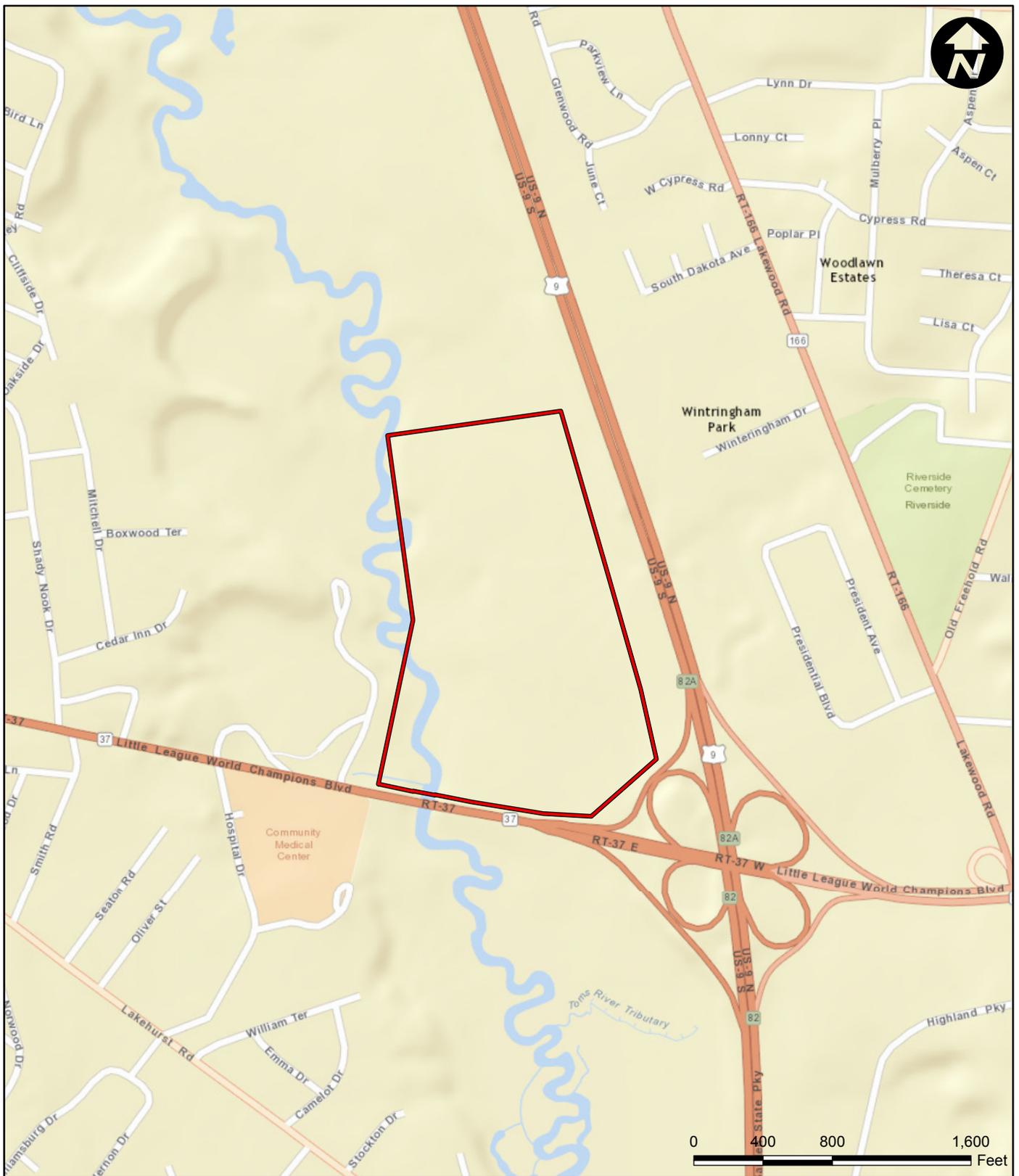
Scale: 1" = 1,500'

Project No. 05509.0001

Chk'd By: JG

Date: 1/6/2016

Figure No. 1



Legend

 Site Location



67A MOUNTAIN BOULEVARD EXT.
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STREET MAP
Casino Pier Expansion
Block 409, Lot 20.02
Toms River Township, Ocean County, New Jersey

Drawn By: ML

Scale: 1" = 800'

Project No. 05509.0001

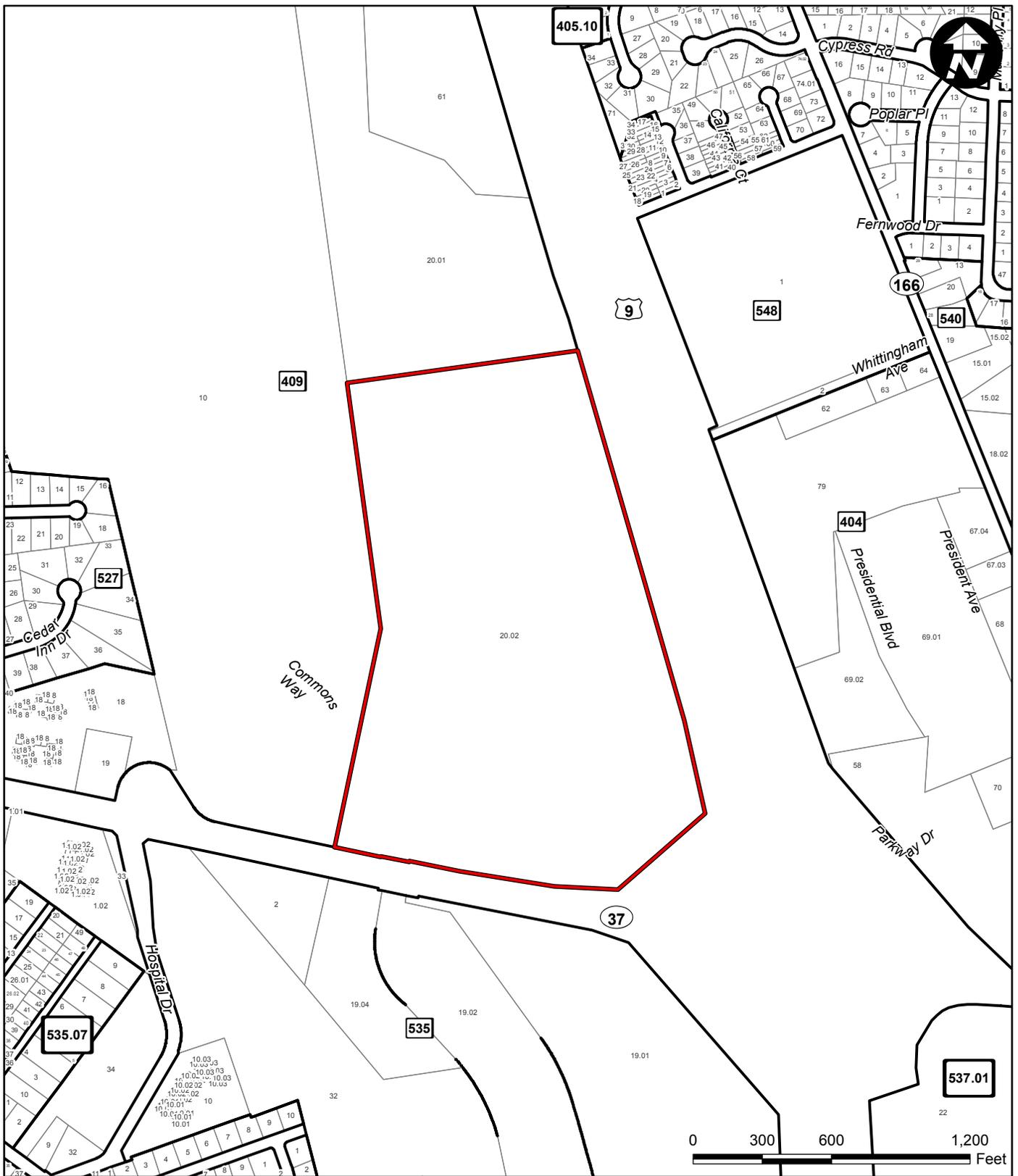
Chk'd By: JG

Date: 1/6/2016

Figure No. 2

Sources:
Esri, World Street Map, 2016

Path: P:\05509\0001\DWGs\ESRIY-GIS\Maps\Fig02_Street_20160106_00.mxd



Legend

- Site Location
- Block
- Lot



67A MOUNTAIN BOULEVARD EXT.
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TAX MAP
Casino Pier Expansion
Block 409, Lot 20.02
Toms River Township, Ocean County, New Jersey

Sources:
Ocean County Parcels, State of New Jersey
Composite of Parcels Data, New Jersey
State Plane NAD83, 2014

Drawn By: ML

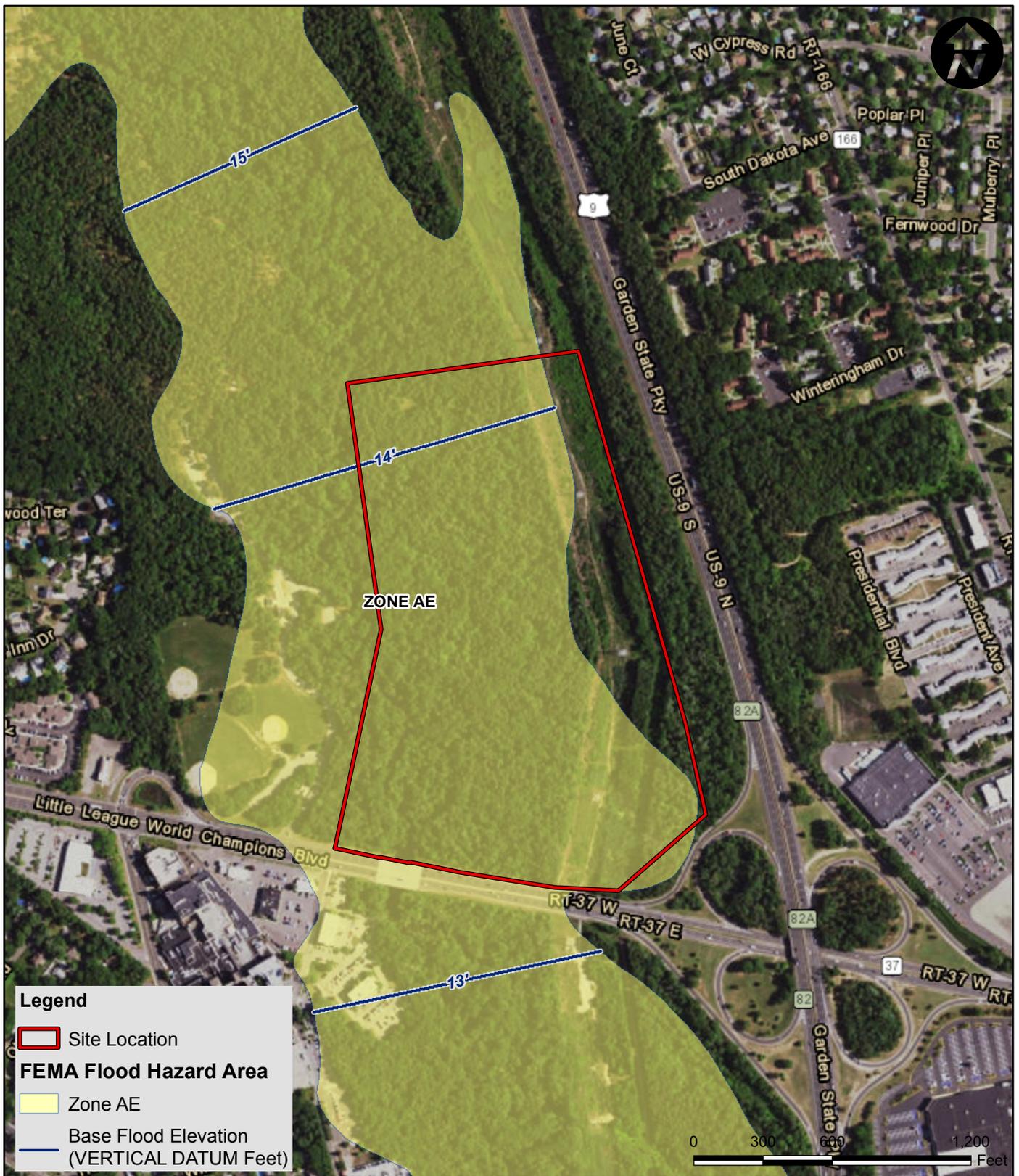
Scale: 1" = 600'

Project No. 05509.0001

Chk'd By: JG

Date: 1/6/2016

Figure No. 3



Legend

- Site Location
- FEMA Flood Hazard Area**
- Zone AE
- Base Flood Elevation (VERTICAL DATUM Feet)

Notes:
 Delineation of the lateral limits of flood hazard area is approximate and requires additional topographic survey. This map is not a delineation of the flood hazard area pursuant to NJDEP NJAC 7:13-3.1.

Vertical datum: NAVD88.

Sources:
 Ocean County Preliminary FIRM Data,
 FEMA, Jan. 2015
 Esri, World Imagery, 2013



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FEMA FLOOD HAZARD MAP
 Casino Pier Expansion
 Block 409, Lot 20.02
 Toms River Township, Ocean County, New Jersey

Drawn By: ML

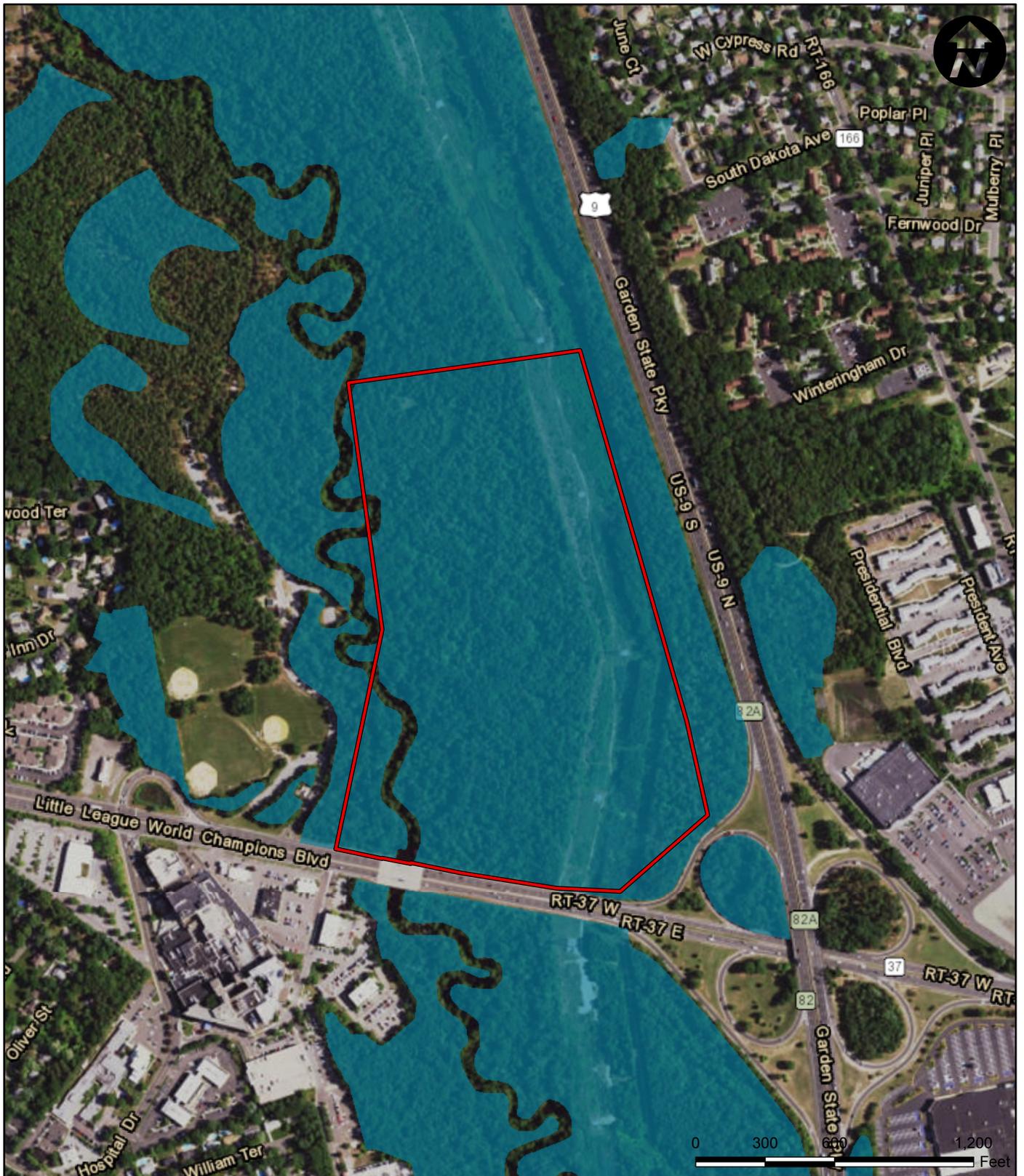
Scale: 1" = 600'

Project No. 05509.0001

Chk'd By: JG

Date: 1/6/2016

Figure No. 4



Legend

-  Site Location
-  Wetlands

Note: The wetlands data is displayed for screening purposes only. The Land Use Regulatory Program (LURP) of the NJDEP determines the extent and final determination of wetlands in the State of New Jersey on a case by case basis.

Sources:
 Ocean County Wetlands, NJDEP 2012 Land Use/Land Cover Update, 2015.
 Esri, World Imagery, 2013

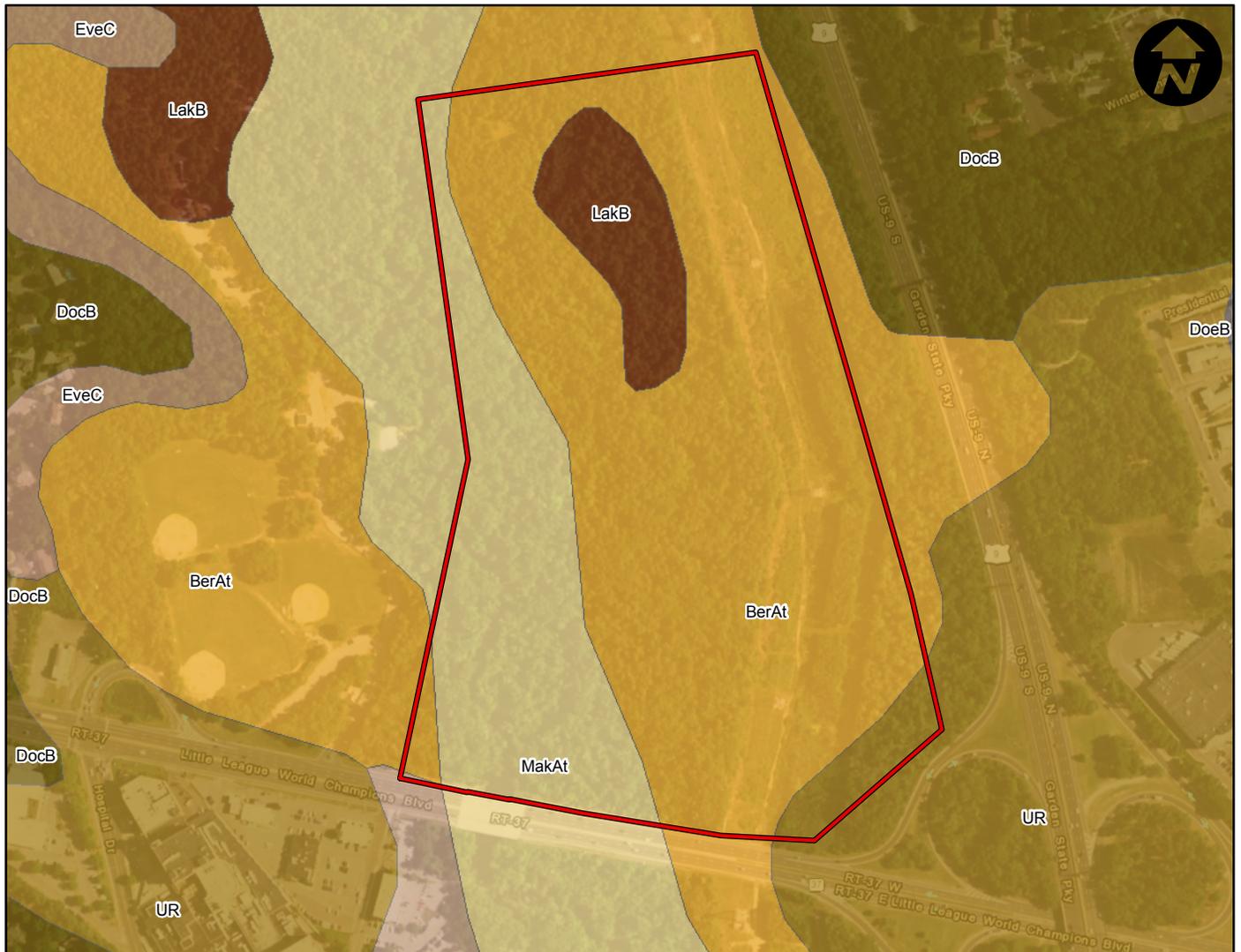


WETLANDS MAP
 Casino Pier Expansion
 Block 409, Lot 20.02
 Toms River Township, Ocean County, New Jersey

Drawn By: ML
 Chk'd By: JG

Scale: 1" = 600'
 Date: 1/6/2016

Project No. 05509.0001
 Figure No. 5



Legend

Site Location

Ocean County Soils

- BerAt - Berryland sand, 0 to 2 percent slopes, frequently flooded
- DocB - Downer loamy sand, 0 to 5 percent slopes
- DoeB - Downer sandy loam, 2 to 5 percent slopes
- EveB - Evesboro sand, 0 to 5 percent slopes
- EveC - Evesboro sand, 5 to 10 percent slopes
- LakB - Lakehurst sand, 0 to 5 percent slopes
- LasB - Lakewood sand, 0 to 5 percent slopes
- MakAt - Manahawkin muck, 0 to 2 percent slopes, frequently flooded
- UR - Urban land



Sources:
 Soil Survey Geographic (SSURGO) database
 for Ocean County, NJ, USDA, Dec. 2013
 Esri, World Imagery, 2013



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SOILS MAP
 Casino Pier Expansion
 Block 409, Lot 20.02
 Toms River Township, Ocean County, New Jersey

Drawn By: ML

Scale: 1" = 500'

Project No. 05509.0001

Chk'd By: JG

Date: 1/6/2016

Figure No. 6



Legend

 Site Location

Note:
There are no Species-Based habitats within the map view.

Sources:
NJDEP Division of Fish & Wildlife
Endangered Nongame Species Program
NJDEP Landscape Version 3.1, 02/2012
Esri, World Imagery, 2013



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LANDSCAPE PROJECT MAP
Casino Pier Expansion
Block 409, Lot 20.02
Toms River Township, Ocean County, New Jersey

Drawn By: ML

Scale: 1" = 500'

Project No. 05509.0001

Chk'd By: JG

Date: 1/6/2016

Figure No. 7