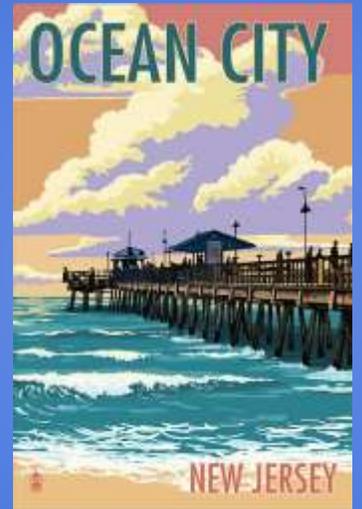


City of Ocean City



Municipal Self-Assessment Report

March
2023

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Background.

The City of Ocean City filed a petition with the State Planning Commission in August 2007 seeking to amend the State Plan Policy Map of the State Plan to have the City designated as a Regional Center in the State Plan. In a report dated February 11, 2008, the Executive Director of the Office of Smart Growth recommended approval of the petition.

The Plan Implementation Committee of the State Planning Commission conducted a public hearing on the petition filed by the City on November 23, 2009. The Plan Implementation Committee reviewed and considered the report of the Executive Director of the Office of Smart Growth, State agency comments and the public comments submitted at the public hearing. The Committee recommended that the City of Ocean City be designated as a Regional Center, and forwarded the petition to the State Planning Commission with a recommendation for approval.

On November 24, 2009, the State Planning Commission considered the petition submitted by the City and the recommendation of the Executive Director of the Office of Smart Growth, and adopted Resolution No. 2009-07 (Appendix A), designating the developed areas within the City as a Regional Center. The beachfront, bayside wetlands and islands are designated on the State Plan Map as Environmentally Sensitive or Environmentally-Sensitive Barrier Island Planning Areas.

CAFRA's coastal center boundary - which is identical to the State Plan Regional Center boundary - excludes the beachfront, bay islands and Corson's Inlet State Park. The impervious cover limit for CAFRA-regulated development in the Ocean City coastal regional center is eighty (80) percent. Within the Coastal Environmentally Sensitive Planning Area the impervious cover limit for CAFRA-regulated development is three (3) percent.

The first of two changes to the State Planning Commission's rules (NJAC 5:85-7.21) extended the City's Regional Center designation to June 30, 2020. The second rule change extends to a date not greater than 180 days following termination of Governor Murphy's Executive Order 103. According to N.J. Admin. Code § 5:85-7.21 "Any center with an expiration date on or before December 31, 2019, is extended to a date not greater than 180 days following termination of Executive Order 103 (Murphy)." At his final COVID-19 press briefing, Governor Phil Murphy announced the signing of Executive Order No. 292, which lifts the COVID-19 Public Health Emergency in addition to the statewide school and daycare mask mandate, effective March 7, 2022.

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Introduction.

Municipal Plan Endorsement is a voluntary review process designed to ensure the coordination of State, county and municipal planning efforts in achieving the goals and policies of the State Planning Act . The State Development and Redevelopment Plan (State Plan) is the blueprint for achieving these goals and provides the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law and incorporates many planning initiatives of the State agencies. It is through Plan Endorsement that local, county and State governments may work together to develop coordinated capital investment and planning implementation mechanisms that are consistent with the State Plan and with each other. Completion of the Plan Endorsement requirements makes the petitioner eligible for a host of benefits provided by State agencies.

The City's interest in Plan Endorsement was initially discussed June 17, 2019 at a pre-petition meeting involving representatives from the City, State agencies and Cape May County. The City has communicated on numerous occasions with NJDEP and OPA subsequent to the pre-petition meeting. The City deems their request as reasonable based upon consistency of the City's planning programs with the State Development and Redevelopment Plan, and the City's commitment to resilience as advocated by Governor Murphy's Executive Order 89 directing creation of a *Statewide Climate Change Resilience Strategy*. As detailed herein, the City is taking concerted action now to protect against current and future climate threats.

The City of Ocean City is requesting Plan Endorsement to maintain the Regional Center designation as approved by the State Planning Commission in 2009. This Municipal Self-Assessment represents Step 3 in the Plan Endorsement Process (see Appendix B) and addresses the requirements contained at NJS 5:85-7.9.

Analysis of Existing Conditions (NJAC 5:85-7.9(a)1)

An analysis of existing conditions of the area, a review of existing plans, and an assessment of the consistency of a petitioner's plans and implementation mechanisms with the goals and policies of the State Plan.

Ocean City is located on the northernmost and easternmost corner of Cape May County. The city occupies the entire 7-mile long Peck's Beach Island, a coastal barrier island with Corson's Inlet State Park at the southern end. The municipality also includes a large portion of the Great Egg Harbor Bay and Intracoastal Waterway to the west, bay islands

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and coastal saltmarsh wetlands and the tidal waterways through them. The total municipal area including all land and water is 10.9 sq. miles, about 7,000 acres.



Ocean City is a fully-developed barrier island with extensive infrastructure including a sewer service area, which encompasses all of the developed areas. Land areas account for 4,422 of the total 7,000 acres; inlets, lagoons and the bay account for the balance. Developed uses consisting primarily of single-family and duplex dwellings account for 59 percent of total land. Commercial and office uses account for less than one percent of developed properties in the City. Ninety (90) percent of vacant land is comprised of wetlands. Seasonal commercial development is located at the Boardwalk from 6th to 15th Streets. The Boardwalk extends from St. James Place to 23rd Street.

According to the National Flood Insurance Program (NFIP) the entire island is within the Special Flood Hazard Area for the 100-year storm. All new construction and substantial repairs are required to be in accord with NFIP rules. The City is also in the CAFRA zone, wherein all development within tidal and waterfront areas is subject to CAFRA rules and permits, including beach and dune maintenance.

The City's 2009 Regional Center designation includes the entire urbanized area and coincides with the NJDEP Center boundary. The Regional Center designation

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simultaneously confirms the developed conditions of this barrier island community and recognizes the CAFRA Non-Mainland Coastal Center designation.

Plan endorsement is important to the City in terms of public and private decisions and investments related to land use, housing, economic development, transportation, resource conservation, recreation, redevelopment, historic preservation, flood mitigation, public facilities and services, and intergovernmental coordination. Center designation will enable the City and the state to cooperatively promote and sustain a local economy which is compatible with the natural environment, while minimizing the risks from natural hazards and maximizing public access to and enjoyment of the City's unique natural resources.

The City's planning efforts will continue to acknowledge the special character and history of this barrier island community and the surrounding ecosystem. Public access to the rich variety of experiences will be protected and maintained. Redevelopment will foster resilience and enhance the community's character.

The petition for special use designation is consistent with the City's Master Plan and the existing built and natural environments. This designation will assist local efforts to properly plan for the future consistent with the goals, policies and strategies described in the State Plan. The City's Master Plan, development regulations, policy initiatives, public maintenance protocols and capital improvement program are consistent with the *Statewide Climate Change Resilience Strategy*, and advance the State Plan's intentions for barrier islands including:

- accommodating growth in Centers;
- protecting and enhancing the existing character of barrier island communities;
- minimizing the risks from natural hazards;
- providing access to coastal resources for public use and enjoyment;
- maintaining and improving coastal resource quality; and
- revitalizing cities and towns.

Analysis of current conditions in Ocean City pertaining to land use, population, economy and infrastructure confirm general conformance to the Centers guidelines in the 2001 SDRP, and consistency with the conditions under which the Regional Center was designated in 2009.

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Inventory of Key Characteristics (NJAC 5:85-7.9(a)2)

An inventory of key characteristics of the relevant area, including: current population and trends, housing and economy trends, available public facilities and services, transportation, water and sewer infrastructure, and natural, cultural and recreational resources.

Population

Ocean City's population as of April 1, 2020 was 11,229. The City's 2010 population was 11,701, reflecting a decline of 3,677 (-23.9%) from the 15,378 counted in the 2000 Census, which had in turn declined by 134 (-0.9%) from the 15,512 counted in the 1990 Census. The decline in population is not reflective of the City's vitality. In fact, this population trend in shore communities first became evident in 2000 when coastal communities experienced a 4.7% decrease. The fact that the decline in year-round population in oceanfront communities coincides with a relatively dramatic increase in the percent of housing units that are seasonally vacant, suggests that year-round residence is being replaced by seasonal occupancy. The seasonal population fluctuation is a unique characteristic of barrier islands, which can reach 150,000 or more during Summer.

Age

America is aging, and as a result, the elderly account for a larger percentage of the population every year. Approximately 12% of the current U.S. population is age 65 years and older. This figure is projected to increase to 16% by 2020 and approach 20% by 2030. These trends are evident in Ocean City. The percentage of the population 65 and over has increased from 26% in 2000 to 30% in 2010, to 35% in 2020 . The median age of the City's population in 2010 was 49.9 years; in 2014 it was 53.8 years. The growing number of older adults can be expected to increase and/or change demands on the public health system, medical and social services, community facilities, public services and consumer habits.

Income

The Census Bureau's American Community Survey showed that (in 2015 inflation-adjusted dollars) median household income in Ocean City was \$57,813 and the median family income was \$83,721. In 2019, the median household income of the 5,250 households grew to \$81,076 from the previous year's value of \$70,871. The largest share of households has an income in the \$200k+ range. The per capita income for the City was \$42,629 (\$53,052 in 2019). About 5% of families and 9.4% of the population were below the poverty line, including 12.2% of those under age 18 and 5.1% of that age 65 or over. In 2019, 6.27% of the population for whom poverty status is determined in Ocean City (685 out of 10.9k people) live below the poverty line, a number that is lower than the

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national average of 12.3%. The largest demographic living in poverty are females 75+, followed by females 25 - 34 and then males 18 - 24.

Housing

Between 2000 and 2010 the region (including Ocean City) experienced losses of population and in the number of occupied housing units. Cape May County recorded a 5% reduction in population and a 2% loss in occupied housing units. Changes in Ocean City's population and housing between 1990 and 2018 are indicated in Table 1. These shifts in population (-28%) are similar to other nearby shore communities including Sea Isle and Stone Harbor, and the loss of occupied housing units (-21%) is similar to Cape May City and Sea Isle. By comparison Avalon lost 38% of its population and 34% of its occupied housing between 2000 and 2010.

The percent of housing units that are used seasonally (i.e., summer vacation properties) along the Atlantic oceanfront has increased dramatically since 2000, from 26.7 percent of the total housing stock in 2000 to 31.4 percent in 2014. The percentage of housing units that were built since 2000 is higher in the coastal communities than in the state's non-coastal municipalities - 11.1 percent versus 9.6 percent; this has occurred despite these municipalities being mostly built-out.

Average residential values (including all properties, whether year-round or seasonal) are much higher in the oceanfront municipalities and have been increasing faster. As of 2014, the median oceanfront municipality now has an average residential value of \$589,650, double the average value of \$295,167 in the median non-coastal municipality. The median value of owner-occupied housing in Ocean City in 2018 was \$582,100.

The relationship between the aging of the population and owner-occupied housing units indicates significant decreases in owner-occupancy for the 25-34 and 35-44 age cohorts and a substantial increase in owner-occupancy for the 55-64 age group in 2010. Residential properties comprise 92% of assessed parcels in the City, and account for 93.5% of total assessed value according to the 2016 City Budget. According to tax assessment records, there are 587 commercial properties accounting for 4.3% of the City's total assessed value.

In 2019, 71.3% of the housing units in Ocean City were occupied by their owner. This percentage grew from the previous year's rate of 68.6%. This percentage of owner-occupation is higher than the national average of 64.1%.

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TABLE 1
Ocean City - Population and Housing

Ocean City	1990	2000	2010	2015	2018
Population	15,512	15,378	11,701	11,470	11,202
Dwelling Units	18,880	20,298	20,871	20,204	20,082
Occupied Units	7,074	7,464	5,890	5,660	5,262
Owner-Occupied Units	3,801	2,837	3,642	3,524	3,609
Median Rooms	2.19	2.02	1.98	2.01	5.1
Vacant Units	11,806 (63%)	12,834 (63%)	14,981 (72%)	14,544 (72%)	14,820 (73%)

Source: U.S. Census Bureau (1990, 2000, 2010), 2011-2015 American Community Survey 5-Year Estimates, 2018 American Community Survey 5-Year Estimates.

Employment

As documented in the 1988 Master Plan, Ocean City’s economic health depends in large part on tourism. “The City of Ocean City was founded as a shore resort community in 1879 and economic development within the City has continued to be dominated by the seasonal resort tourism business.”¹ Despite storms, casino closures and sluggish economic growth, the proceedings at the 2016 Cape May County Tourism Conference indicate that tourism in New Jersey continues to grow.

Good summer weather and the fading memory of Sandy helped to drive strong growth in bed tax receipts for the shore counties in the summer months, increasing by more than 8% in 2015. Visitor spending on food, recreation and retail drove much of the spending growth with lower gas prices freeing up travel budgets. ²

In 2015, the tourism industry directly supported 318,330 jobs in New Jersey and sustained more than 512,000 jobs including indirect and induced impacts. Including all impacts, the industry accounts for 9.9% of total employment or nearly 1-in-10 jobs in New Jersey. The

¹ Ocean City Master Plan, February 3, 1988, Page 11-1

² Cape May County Tourism Conference Report, May 4, 2016

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tourism sector generated \$37.3 billion of state GDP in 2015, representing 6.6% of the entire state economy. Including indirect and induced impacts, tourism in New Jersey generated \$10.2 billion in government revenues, including \$4.7 billion in state and local tax revenues.³

Statistics from the Census Bureau and Department of Labor provide details regarding the City's economic base. Employment data in the following tables suggests considerable diversification in the City's economy has developed in recent years. The 1988 Master Plan identified "retail trade", and "real estate and related services" as accounting for 42% and 30% of the City's employment, respectively. Data in Table 2 shows significant employment reduction in these two categories, and growth in the "educational services, and health care and social assistance" (25.7%) and "arts, entertainment, and recreation, and accommodation and food services" (14.5%) sectors.

From 2018 to 2019, employment in Ocean City declined at a rate of 0.656%, from 4,880 employees to 4,850 employees. According to the American Community Survey 2021 5-year estimates, the City's labor force of 5,228 individuals, represents 53% of the individuals 16 and older. The most common jobs held by residents, by number of employees, are sales and related occupations (720 people), management occupations (606 people), and education, instruction, and library occupations (493 people). Compared to other places, Ocean City has an unusually high number of residents working as legal occupations. The highest paid jobs held by residents by median earnings, are business and financial operations (\$100,435), law enforcement (\$90,202), and computer and mathematical occupations (\$83,500).

³ Ibid

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TABLE 2
American Community Survey 5-Year Estimates

Subject	Ocean City, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	9,990	+/-250	9,990	(X)
In labor force	5,418	+/-246	54.2%	+/-2.2
Civilian labor force	5,418	+/-246	54.2%	+/-2.2
Employed	5,028	+/-271	50.3%	+/-2.3
Unemployed	390	+/-90	3.9%	+/-0.9
Armed Forces	0	+/-19	0.0%	+/-0.3
Not in labor force	4,572	+/-260	45.8%	+/-2.2
Civilian labor force	5,418	+/-246	5,418	(X)
Unemployment Rate	(X)	(X)	7.2%	+/-1.7
Females 16 years and over	5,336	+/-196	5,336	(X)
In labor force	2,573	+/-184	48.2%	+/-3.1
Civilian labor force	2,573	+/-184	48.2%	+/-3.1
Employed	2,339	+/-202	43.8%	+/-3.4
Own children of the householder under 6 years	538	+/-163	538	(X)
All parents in family in labor force	316	+/-148	58.7%	+/-19.1
Own children of the householder 6 to 17 years	1,133	+/-204	1,133	(X)
All parents in family in labor force	929	+/-173	82.0%	+/-6.3
COMMUTING TO WORK				
Workers 16 years and over	4,892	+/-274	4,892	(X)
Car, truck, or van -- drove alone	3,490	+/-273	71.3%	+/-4.8
Car, truck, or van -- carpooled	300	+/-137	6.1%	+/-2.7
Public transportation (excluding taxicab)	109	+/-62	2.2%	+/-1.2
Walked	362	+/-164	7.4%	+/-3.2
Other means	372	+/-190	7.6%	+/-3.9
Worked at home	259	+/-79	5.3%	+/-1.6
Mean travel time to work (minutes)	27.5	+/-2.4	(X)	(X)
OCCUPATION				
Civilian employed population 16 years and over	5,028	+/-271	5,028	(X)
Management, business, science, and arts occupations	2,356	+/-251	46.9%	+/-4.7

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Service occupations	959	+/-205	19.1%	+/-3.6
Sales and office occupations	1,090	+/-197	21.7%	+/-3.9
Natural resources, construction, and maintenance occupations	402	+/-139	8.0%	+/-2.7
Production, transportation, and material moving occupations	221	+/-101	4.4%	+/-2.0
INDUSTRY				
Civilian employed population 16 years and over	5,028	+/-271	5,028	(X)
Agriculture, forestry, fishing and hunting, and mining	13	+/-20	0.3%	+/-0.4
Construction	396	+/-142	7.9%	+/-2.8
Manufacturing	309	+/-109	6.1%	+/-2.2
Wholesale trade	132	+/-60	2.6%	+/-1.2
Retail trade	512	+/-174	10.2%	+/-3.2
Transportation and warehousing, and utilities	48	+/-27	1.0%	+/-0.5
Information	94	+/-54	1.9%	+/-1.1
Finance and insurance, and real estate and rental and leasing	541	+/-143	10.8%	+/-3.0
Professional, scientific, and management, and administrative and waste management services	569	+/-135	11.3%	+/-2.6
Educational services, and health care and social assistance	1,290	+/-178	25.7%	+/-3.5
Arts, entertainment, and recreation, and accommodation and food services	729	+/-172	14.5%	+/-3.2
Other services, except public administration	209	+/-106	4.2%	+/-2.1
Public administration	186	+/-83	3.7%	+/-1.6
CLASS OF WORKER				
Civilian employed population 16 years and over	5,028	+/-271	5,028	(X)
Private wage and salary workers	3,825	+/-251	76.1%	+/-3.9
Government workers	798	+/-153	15.9%	+/-2.8
Self-employed in own not incorporated business workers	387	+/-123	7.7%	+/-2.3
Unpaid family workers	18	+/-21	0.4%	+/-0.4
INCOME AND BENEFITS (IN 2015 INFLATION-ADJUSTED DOLLARS)				
Total households	5,660	+/-275	5,660	(X)
Less than \$10,000	244	+/-75	4.3%	+/-1.3
\$10,000 to \$14,999	323	+/-115	5.7%	+/-1.9

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\$15,000 to \$24,999	683	+/-155	12.1%	+/-2.6
\$25,000 to \$34,999	452	+/-130	8.0%	+/-2.3
\$35,000 to \$49,999	845	+/-178	14.9%	+/-2.9
\$50,000 to \$74,999	876	+/-160	15.5%	+/-2.6
\$75,000 to \$99,999	564	+/-101	10.0%	+/-1.8
\$100,000 to \$149,999	826	+/-147	14.6%	+/-2.6
\$150,000 to \$199,999	377	+/-105	6.7%	+/-1.8
\$200,000 or more	470	+/-95	8.3%	+/-1.7
Median household income (dollars)	57,813	+/-5,000	(X)	(X)
Mean household income (dollars)	85,998	+/-6,392	(X)	(X)
With earnings	3,844	+/-202	67.9%	+/-2.6
Mean earnings (dollars)	81,193	+/-7,414	(X)	(X)
With Social Security	2,437	+/-209	43.1%	+/-2.9
Mean Social Security income (dollars)	21,892	+/-980	(X)	(X)
With retirement income	1,484	+/-188	26.2%	+/-3.1
Mean retirement income (dollars)	32,236	+/-3,535	(X)	(X)
With Supplemental Security Income	238	+/-84	4.2%	+/-1.4
Mean Supplemental Security Income (dollars)	7,892	+/-1,513	(X)	(X)
With cash public assistance income	72	+/-35	1.3%	+/-0.6
Mean cash public assistance income (dollars)	3,858	+/-2,098	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	395	+/-130	7.0%	+/-2.4
Families	3,196	+/-173	3,196	(X)
Less than \$10,000	64	+/-44	2.0%	+/-1.3
\$10,000 to \$14,999	52	+/-37	1.6%	+/-1.1
\$15,000 to \$24,999	157	+/-81	4.9%	+/-2.5
\$25,000 to \$34,999	289	+/-109	9.0%	+/-3.5
\$35,000 to \$49,999	418	+/-111	13.1%	+/-3.4
\$50,000 to \$74,999	455	+/-116	14.2%	+/-3.4
\$75,000 to \$99,999	428	+/-96	13.4%	+/-2.9
\$100,000 to \$149,999	672	+/-121	21.0%	+/-3.5
\$150,000 to \$199,999	260	+/-88	8.1%	+/-2.7
\$200,000 or more	401	+/-88	12.5%	+/-2.7
Median family income (dollars)	83,721	+/-7,007	(X)	(X)
Mean family income (dollars)	108,603	+/-8,738	(X)	(X)
Per capita income (dollars)	42,629	+/-3,050	(X)	(X)
Nonfamily households	2,464	+/-290	2,464	(X)
Median nonfamily income (dollars)	36,587	+/-5,753	(X)	(X)
Mean nonfamily income (dollars)	56,119	+/-6,075	(X)	(X)

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Median earnings for workers (dollars)	32,378	+/-4,111	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	62,708	+/-17,685	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	51,959	+/-6,657	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	11,408	+/-39	11,408	(X)
With health insurance coverage	10,295	+/-379	90.2%	+/-3.3
With private health insurance	8,693	+/-447	76.2%	+/-3.9
With public coverage	4,673	+/-338	41.0%	+/-3.0
No health insurance coverage	1,113	+/-381	9.8%	+/-3.3
Civilian noninstitutionalized population under 18 years	1,781	+/-251	1,781	(X)
No health insurance coverage	110	+/-148	6.2%	+/-8.0
Civilian noninstitutionalized population 18 to 64 years	6,129	+/-257	6,129	(X)
In labor force:	4,772	+/-252	4,772	(X)
Employed:	4,442	+/-261	4,442	(X)
With health insurance coverage	3,727	+/-231	83.9%	+/-4.6
With private health insurance	3,615	+/-229	81.4%	+/-4.4
With public coverage	317	+/-101	7.1%	+/-2.2
No health insurance coverage	715	+/-222	16.1%	+/-4.6
Unemployed:	330	+/-96	330	(X)
With health insurance coverage	212	+/-67	64.2%	+/-18.3
With private health insurance	158	+/-56	47.9%	+/-16.1
With public coverage	54	+/-37	16.4%	+/-10.9
No health insurance coverage	118	+/-78	35.8%	+/-18.3
Not in labor force:	1,357	+/-194	1,357	(X)
With health insurance coverage	1,187	+/-174	87.5%	+/-7.4
With private health insurance	914	+/-152	67.4%	+/-8.1
With public coverage	364	+/-103	26.8%	+/-6.5
No health insurance coverage	170	+/-110	12.5%	+/-7.4
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	5.1%	+/-2.2
With related children of the householder under 18 years	(X)	(X)	11.5%	+/-6.4
With related children of the householder under 5 years only	(X)	(X)	19.4%	+/-18.7

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Married couple families	(X)	(X)	2.3%	+/-1.6
With related children of the householder under 18 years	(X)	(X)	4.6%	+/-5.3
With related children of the householder under 5 years only	(X)	(X)	22.8%	+/-23.6
Families with female householder, no husband present	(X)	(X)	19.9%	+/-10.9
With related children of the householder under 18 years	(X)	(X)	30.3%	+/-17.1
With related children of the householder under 5 years only	(X)	(X)	100.0%	+/-100.0
All people	(X)	(X)	9.4%	+/-2.2
Under 18 years	(X)	(X)	12.2%	+/-6.7
Related children of the householder under 18 years	(X)	(X)	12.2%	+/-6.7
Related children of the householder under 5 years	(X)	(X)	19.1%	+/-11.5
Related children of the householder 5 to 17 years	(X)	(X)	9.7%	+/-8.0
18 years and over	(X)	(X)	8.8%	+/-2.0
18 to 64 years	(X)	(X)	10.9%	+/-2.8
65 years and over	(X)	(X)	5.1%	+/-1.9
People in families	(X)	(X)	6.0%	+/-2.8
Unrelated individuals 15 years and over	(X)	(X)	19.2%	+/-5.1

Source: American Community Survey (ACS) - DP03: SELECTED ECONOMIC CHARACTERISTICS

Local Business Patterns and Employment

Table 3 provides business data for Ocean City for years 2006-2014. For these nine years, the City's business sector exhibits remarkable stability in terms of payroll, number of businesses and employees. The data in this table is consistent with the City's 2016 tax assessments regarding the number of commercial properties.

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TABLE 3
Ocean City Business Trends

Year	Number of Establishments	Paid Employees	1st Quarter Payroll	Annual Payroll
2006	654	3,300	\$24,457	\$117,062
2007	640	3,189	\$22,309	\$110,792
2008	621	3,162	\$22,260	\$109,941
2009	604	2,880	\$20,169	\$104,716
2010	595	2,828	\$18,900	\$101,845
2011	584	2,892	\$19,404	\$105,013
2012	576	2,735	\$20,114	\$107,528
2013	568	2,837	\$20,815	\$110,700
2014	569	3,092	\$20,874	\$114,886
<i>Median</i>	<i>601</i>	<i>2,990</i>	<i>\$21,034</i>	<i>\$109,165</i>

Source: American Factfinder - Zip Code Business Statistics

Table 4 contains a quarterly count of employment and wages for the City in the second quarter of 2015. In the private sector, the largest number of employees are in the accommodations/food (25%), health/social (17%), and retail trade (17%).

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TABLE 4

Quarterly Census of Employment and Wages (QCEW)

<u>Description</u>	<u>Average Units</u>	<u>Employment</u>					<u>Wages</u>		
		<u>March</u>	<u>June</u>	<u>September</u>	<u>December</u>	<u>Average</u>	<u>Total</u>	<u>Annual</u>	<u>Weekly</u>
FEDERAL GOV'T TOTALS	2	47	44	44	47	45	\$2,681,852	\$59,377	\$1,142
LOCAL GOV'T TOTALS	4	817	1,185	1,156	877	965	\$55,874,133	\$57,876	\$1,113
LOCAL GOV'T EDUCATION	1	385	414	357	400	346	\$24,272,210	\$70,185	\$1,350
Construction	48	226	250	223	227	232	\$10,369,827	\$44,698	\$860
Manufacturing	17	71	220	197	90	143	\$3,242,528	\$22,728	\$437
Wholesale Trade	6	23	33	32	25	28	\$551,834	\$19,592	\$377
Retail Trade	97	549	1,042	877	639	776	\$20,115,993	\$25,920	\$498
Information	5	30	33	30	31	31	\$1,094,281	\$35,299	\$679
Finance/Insurance	30	389	273	257	259	294	\$21,492,661	\$73,187	\$1,407
Real Estate	43	178	257	244	187	213	\$6,937,221	\$32,544	\$626
Professional/Technical	40	175	191	185	184	183	\$8,714,990	\$47,666	\$917
Admin/Waste Remediation	20	92	138	131	107	113	\$2,989,304	\$26,376	\$507
Education	6	29	37	38	30	36	\$434,161	\$12,230	\$235
Health/Social	29	785	804	789	758	786	\$20,625,613	\$26,239	\$505
Arts/Entertainment	17	41	462	351	63	231	\$5,044,368	\$21,821	\$420
Accommodations/Food	112	407	1,906	1,532	626	1,125	\$21,088,161	\$18,744	\$360
Other Services	51	213	264	246	222	239	\$6,617,166	\$27,677	\$532
Unclassifieds	17	36	34	29	26	27	\$914,258	\$33,449	\$643
PRIVATE SECTOR TOTALS	549	3,276	5,990	5,207	3,518	4,501	\$131,828,477	\$29,289	\$563

Source: US Department of Labor, Bureau of Labor Statistics, Annual Municipal Data by Sector – 2015.

Public Facilities and Services

Public facilities in Ocean City include municipal government buildings, public schools, transportation, cultural and community service facilities. Quasi-public facilities include churches, parochial schools, social and fraternal organizations and service organizations

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The City's government administrative offices are housed in City Hall which includes the offices of the Mayor, Administrator, Clerk, Chief Finance Officer, Personnel, Public Relations, Tax Assessor and Tax Collector. The Public Safety Building on Central Avenue houses the Municipal Court and Police Department Headquarters. The Police Department operates a substation on West Avenue south of 45th Street adjacent to the fire station.

The Public Works Department maintains facilities at two locations on Haven Avenue and operates a storage yard at the intersection of Haven Avenue and 15th Street. Fire stations are located at 550 Asbury Avenue, 2901 West Avenue and 4518 West Avenue.

The first school building in the City was built in 1882. The High School located on the block between 5th and 6th Streets was rebuilt in 2004. The Intermediate School is located between Haven and Bay Avenues and 18th and 20th Streets. The Elementary School on Wesley Avenue between 5th and 6th Streets provides classrooms for K-3.

Natural, Cultural and Recreational Resources

Residents and visitors to Ocean City enjoy access to a wide array of natural, cultural and recreational experiences and opportunities. The total acreage within the municipal boundaries of Ocean City is about 7,000 acres, or 10.9 square miles. About 2,578 acres is water, in the bays and creeks, leaving about 4,422 acres of land area. Of that, about 2,600 acres is developed, including the beach and developed recreation areas; approximately 1,800 acres is undeveloped. In excess of 1,500 acres is listed in the City's Green Acres Recreation and Open Space Inventory (ROSI).

The City owns 1,644.24 acres of open space, summarized as follows:

▪ Developed recreation	74.97
▪ Beaches	259.17
▪ Coastal wetlands	1,210.24
▪ Freshwater wetlands	16.42
▪ Other Open Space uses	<u>83.44</u>
TOTAL:	1,644.24 acres

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The State of New Jersey owns about 236 acres in the Corson's Inlet State Park and the wetlands wildlife management areas, and Cape May County owns two parcels. The rest of the open space is in private ownership, primarily in small wetlands lots. The City participates in the New Jersey Green Acres Open Space program and has an ongoing inventory of city-owned properties (ROSI) dedicated to Green Acres that cannot be developed without permission from the NJDEP.

Ocean City prides itself on having something to enhance everyone's recreation and leisure time. Throughout the island there are well equipped playgrounds, maintained for safety and fun. There are baseball, softball, football, soccer, field hockey and multi-purpose fields. Numerous basketball, tennis, pickleball, street hockey, shuffleboard and volleyball courts complete the array of active recreation sites, many of them lighted for added hours of enjoyment.

Ocean City's skateboard park at 5th Street and West Avenue attracts skate board and roller blade enthusiasts of all ages and abilities. The City's 12-hole par three golf course provides hours of enjoyment in a scenic meadow setting. Children can choose from a variety of fun and educational programs throughout the year. Adults can take part in the full array of programs at the Aquatic and Fitness Center, as well compete in such activities as softball and volleyball. Ocean City is also home to the Cape May County Dog Park located at 45th Street and Haven Avenue.

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The Ocean City Arts Center at 1735 Simpson Avenue offers many types of visual arts and performing arts classes to all ages. The Arts Center includes an Art Gallery and a Gift Shop, offering one-of-a-kind items made by local artists. Ocean City Arts Center is a place for the individual to gain an appreciation of mankind's diversity through the visual and performing arts. This facility offers an inspiring setting that includes three large studios with northern light and a dance studio, music room, pottery studio, and reference library. Each month the Center presents a new exhibit featuring regional and national artists of various mediums. OCAC's most popular annual events include the Juried Photography Show in April, Juried Art Show in November, and the Boardwalk Art Show in August.

The Ocean City Fine Arts League (OCFAL) located at 711 Asbury Avenue was formed in 2002 as a co-op of artists and volunteers who maintain the "Art on Asbury" gallery. The gallery offers works in watercolor, oil, acrylic, mixed media, photography, pottery, textiles, and sculptures-all of which are for sale. As part of its core mission to develop an appreciation of the arts in the community, the Ocean City Fine Arts League maintains a gallery, has membership opportunities, and offers educational classes and programs, which benefits both artists and visitors.

The Ocean City Theatre Company is a 501(c)(3) nonprofit organization is committed to bringing quality theatre to the Jersey shore. Through the direction of the OCTC Board of Directors and the vision of Founding Artistic Director, OCTC has grown into a leading arts organization. OCTC produces three to five professional musicals a year, and through its collaboration with the Ocean City POPS Orchestra provides summer audiences with the opportunity to see live Broadway-style shows in America's Greatest Family Resort.

The first Ocean City library was located on Asbury Avenue near 9th Street on the second floor of a wood frame building. The present library building, part of the Community Center on Simpson Avenue, was built in 1989 and consists of 17,000 square feet, and housed a collection of over 100,000 volumes. A 10,000 square foot addition was completed in December 2009 increasing the total square footage to 27,000 square feet. The building houses over 110,000 volumes, meeting rooms, teen space, a children's activity room and expanded computer center housing 24 computer workstations.

Deriving its principal support from the City of Ocean City, the Library emphasizes services for Ocean City's residents and students. Affirming its belief in the power of education and in the potential of libraries to change lives, the Library strongly supports

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the children of Ocean City in their efforts to learn and grow and achieve. The Ocean City Free Public Library contributes to the economic life of the City, the vitality of its neighborhoods and the quality of life of its citizens.

The Ocean City Historical Museum located in the Ocean City Community Center (1735 Simpson Avenue) was established in April of 1964. It was created by a group of enthusiastic volunteers with the support of the local government with the purpose of preserving the city's history for future generations. The museum is home to treasures from before Ocean City's founding in 1879 to the city's recent past including shipwrecks princesses, religious piety that is shared with more than 10,000 visitors annually. The Museum contains an extensive collection of Ocean City artifacts and offers many events.



Lifesaving stations, designed to aid victims of shipwrecks, began to be constructed along the New Jersey coast during the late 1840s, with one of the first being located at Peck's Beach. The Ocean City station (now located at 4th and Atlantic) was called Beazeley's Station until 1883, and is the last of the three stations that were located on the island. Rebuilt in 1885-1886, it is the only

U.S. Life Saving Service station left in New Jersey that was rebuilt according to the Service's distinctive 1882-type design. This design is both stunning architecturally, with its gabled roof and lookout tower, and highly effective in the use of space to house both boats and surf men. The life-saving station was originally near the beach, but sand gradually accumulated, such that it is currently about ¼-mile from the coast.

In 1905-06, the station was expanded to add a boat bay, a wrap-around porch, and other improvements. In 1915, the U.S. Coast Guard absorbed the U.S. Life Saving Service and assumed control of the Ocean City Station. The Station passed into private hands in 1945. After legal battles and intervention from local historic groups, Ocean City purchased the property in May 2010. On April 8, 2013, the Ocean City Life-Saving Station was listed on the state historic registry, and on June 14 of that year, it was listed on the [National Register of Historic Places](#). After a \$1.5 million renovation, the life-saving station reopened on December 31, 2017 for the city's annual First Night celebration, and is now operated as a living museum.

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The Ocean City historic district was created in 1991 and includes the area from Third to Eighth streets along Wesley, Ocean and Central avenues on both sides, and Eighth to Ninth streets on Wesley Avenue, as well as U.S. Life Saving Station 30 at Fourth Street and Atlantic Avenue. The Life Saving Station was built between 1885 and 1886, and operates as a living museum providing insight into the Lifesaving Service.

A total of 32 houses, which were built in the 1880s, are part of the current historic district. The Historic District survives today as a significant example of the type of religious resort community that was created along New Jersey's shore during the second half of the nineteenth century, and stands in contrast to other Cape May County barrier islands, founded purely as pleasure resorts. The Historic Residential District was Nationally-registered on March 20, 2003 (NR# 03000129) [National Register of Historic Places](#), and State-registered January 15, 2003.

Transportation, Water and Sewer Infrastructure

With the exception of some neighborhood areas, namely the Gardens, Merion Park, Ocean City Homes and the lagoons, Ocean City is built upon a grid system. Numbered streets, from 1st Street in the north to 59th Street in the south, provide east-west access across the City. Ninth Street is the major entrance into the City; it is the continuation of NJ Route 52, which spans Egg Harbor Bay from Somers Point. Route 52 is the sole state highway within city limits.

North-south access is provided by nine avenues (in the widest part of the island, in the north; the City narrows to only three avenues in the south). Key north-south arterials include Bay Avenue and West Avenue. Bay Avenue, a two-lane roadway, is designated as CR 656 from Battersea Road in the north, to Roosevelt Boulevard in the south. The CR 656 designation continues to the north of Bay Avenue, on Battersea Road and Wesley Road. West Avenue is a four-lane roadway south of 9th Street, and two lanes north of 9th Street. West Avenue is designated as a county route (CR 619) only from 34th Street to 55th Street. At 55th Street, the CR 619 designation continues south on 55th Street and Ocean Drive.

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The primary east-west access is provided by 9th Street and 34th Street. Ninth Street, a four-lane roadway, runs from Bay Avenue to the Boardwalk, and is a continuation of State Route 52. Thirty-fourth Street, a two lane-roadway, runs from Bay Avenue to the ocean, and is a continuation of Roosevelt Boulevard, CR 623, to the west.

There are four entrance points into the City:

- Longport Bridge, which leads into Gardens Parkway/ Wesley Road (also signed as CR 656);
- Route 52 bridge, which leads into 9th Street;
- Roosevelt Boulevard (CR 623); and
- Ocean Drive (CR 619)

Appropriate to Ocean City's status as one of the most important tourist destinations in the State of New Jersey, and a popular haven for recreating pedestrians and bicyclists, multi-modal transportation planning has received increasing emphasis in the City in recent years.

Ocean City is served by three NJ Transit routes, and by one private company, 5-Mile Beach Trolley. The three NJ Transit routes are:

- Route 316, which runs between Philadelphia and Cape May, and makes 3 to 4 stops per day;
- Route 507, which runs between Atlantic City and Ocean City. This has a much more regular headway, with frequencies of once per hour in off-peak, and as much as 3 times per hour during the morning peak hour; and,
- Route 551, which runs between Ocean City and Marmora. This makes only one stop in Ocean City on weekdays.

As indicated above, the Route 507 bus only runs between 8th and 10th Street, making it more useful for regional commuters than in-city service. The most extensive in-city service is offered by the 5-Mile Beach Trolley. This is a 60-day service during the summer peak season, from mid-June to Labor Day, and only runs from 5 to 12 PM, using Central Avenue, Wesley Avenue, Ocean Avenue and Atlantic Avenue between 59th Street and Battersea Road. It runs every 45 minutes and has a \$2 fare.

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Bicycling is a popular activity in Ocean City, particularly for summer visitors. However, much of the activity is focused on a relatively small number of streets, in the downtown area. In the morning, many bicyclists head to the Boardwalk, to ride in the "designated lane" for the Ocean views, until required to depart the Boardwalk at 12 noon. Bicycling activity is more diffuse in the City after this time, although visitors will typically not venture far beyond the neighborhood in which their lodgings are located.

The main bike path in Ocean City is the Haven Avenue Bike Boulevard from 9th to 35th Street. A side path is also adjacent to the Fields Middle School, along Haven Avenue between 18th and 20th Streets; and west of the Elementary School, in alignment with Haven Avenue, between 5th and 6th Streets. All of these bike paths can be characterized as "side paths," or a two-way path along an urban street. Bike lanes in Ocean City are on West Avenue, between 34th and 55th Streets.

With regard to wastewater services in Ocean City, a 6.3 million gallon per day (MGD) capacity secondary wastewater treatment facility has been in operation since February 1982. Effective with the re-issuance of the NJPDES permit renewal on April 1, 2001, the facility was re-rated by the NJDEP at 8.24 MGD. Transmission facilities consist of four (4) regional pumping stations and approximately 52,000 lineal feet of force mains. These transmission facilities terminate at the regional wastewater treatment facility located at the western end of 45th Street. Treated effluent is discharged through an outfall and diffuser system which extends approximately 6,000 lineal feet from the shoreline into the Atlantic Ocean, east of the treatment facility site. The New Jersey American Water Company has been contracted and franchised by the City to own, operate and administer wastewater facilities located within the City.

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Ocean City's potable water needs are supplied and distributed by the New Jersey American Water Company which owns and operates a water distribution system providing water to every street within the municipality. All dwelling units and businesses in the City are connected to the water system. New Jersey American owns and operates ten supply

wells on the island as well as storage and distribution facilities.

Development Activity

The following table identifies development applications received by the Ocean City Planning Board and Zoning Board of Adjustment from January 2018 through April 2022.

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Ocean City Planning Board Applications (1/2018 - 4/2022)			
Applicant Name	Application Type	Block	Lot
JOLIN PROPERTIES LLC	Bulk Variance, Minor Site	904	15
REBECCA SHEIN	Administrative Site Plan 25-1500.12.2	1201	1
OCEAN CITY TABERNACLE	Administrative Site Plan 25-1500.12.2	503	1
130-36 WEST LLC	Minor Sub- with bulk	109	17
V2 PROPERTIES ENTITY 7 LLC	Minor Subdivision	70.17	1
STEP ONE-PINNACLE CONSTRUCTION MGMT. LLC	Bulk Variance, Minor Site	1002	12
JWR PROPERTIES LLC	Minor Sub- with bulk	1207	10
KEVEN STAUFFER DBA HOOKED ON BREAKFAST	Administrative Site Plan 25-1500.12.2	905	16
V2 PROPERTIES ENTITY 7 LLC	Minor Sub- with bulk	2704	3
DUNCAN REAL ESTATE INVESTMENTS LLC	Bulk Variance, Minor Site	902	13
OCEAN CITY DEVELOPMENT GROUP LLC	Amendment to Board Approved Plan	4203	13
FIELDSTONE PARTNERS LLC	Minor Subdivision	1508	25
DUNCAN INVESTMENTS LLC	Minor Subdivision	111	8
824 ATLANTIC AVENUE LLC	Bulk Variance, Minor Site	803	7
CORAL SANDS MOTEL, LLC	Bulk Variance, Minor Site	803	8
ASBURY ASSETS LLC	Minor Sub- with bulk	1810	9
OCEANFRONT DEVELOPMENT GROUP LLC	Bulk Variance, Minor Site	1401	3
PILEIRO, FRANK A & DANA S	Minor Sub- with bulk	711	6
3944-46 CENTRAL AVENUE LLC	Minor Site, Minor Sub- with bulk	3902	16
1357 ASBURY AVENUE LLC	Bulk Variance, Conditional Use, Major Site Plan	1304	2
JONATHAN BERKOSKI	Administrative Site Plan 25-1500.12.2	604	4
400 47TH STREET LLC	Minor Sub- with bulk	4702.01	1
JAUSSI, CHRISTOPHER W & ROSALAND	Extension Final Sub, Minor Sub- with bulk	5302	8
CITY OF OCEAN CITY	Minor Subdivision	213	22
BOLANOS, LUIS	Minor Subdivision	70.04	28
DOCKSIDE KITCHEN C/O ROBERT J IDELL	Bulk Variance, Minor Site	215	2
RYAN, JACQUELINE & SARCIONE, ANTHONY	Minor Sub- with bulk	2301	14

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QUINN, EDWARD & PATRICIA	Minor Sub- with bulk	4203	18
RITTLER, MICHAEL	Minor Subdivision	1604	6
CITY OF OCEAN CITY	Minor Site, Minor Subdivision	213	22
CITY OF OCEAN CITY	Minor Site, Minor Subdivision	3207	22
BRADLEY, JAMES E & MARGUERITE C	Minor Subdivision	70.04	13 & 14
SCOTT SIMPSON	Administrative Site Plan 25-1500.12.2	1001	6
CELLCO PARTNERSHIP DBA VERIZON WIRELESS	Minor Site	3304	1
1078 BOARDWALK PARTNERS LLC	Administrative Site Plan 25-1500.12.2	1001	6
ECLAT INVESTMENTS LLC	Administrative Site Plan 25-1500.12.2	802	1
1020 BOARDWALK LLC	Bulk Variance, Major Site Plan	1001	5
CENTRAL AVE ALLEYOOP LLC	Minor Subdivision	403	23
920 HAVEN AVENUE, LLC	Bulk Variance, Minor Site	907	11
DUNCAN REAL ESTATE INVESTMENTS LLC	Bulk Variance, Minor Site	902	7
OTHERSIDE AVENUE LLC	Administrative Site Plan 25-1500.12.2	708	12
ESTATE OF WANDA B SMITH	Minor Sub- with bulk	1803	17
SUBERS, BRIAN & JUDI HALL	Minor Sub- with bulk	70.18	12
JET DRIVE EXCHANGE	Bulk Variance, Minor Site	312	6
ANDERSON, THOMAS	Major Subdivision Final	70.14	41
CARROLL, JAMES J JR & FRANCIS C	Minor Sub- with bulk, Revisions Prior to Approval	70.11	1
PALMER CENTER LLC	Conditional Use, Extension Prelim Sub	1506	1
OCEAN CITY DEVELOPMENT GROUP LLC	Minor Subdivision	110	10
OCEAN CITY DEVELOPMENT GROUP LLC	Minor Sub- with bulk	4203	13
ROBERT GAVRANICH & JOSEPH GAVRANICH	Bulk Variance, Minor Site	1205	29
OCEAN CITY 2406 INC	Conditional Use, Extension Major Site Plan	2406	1
CLARK E. HINDELANG	Minor Sub- with bulk, Revisions Prior to Approval	1308	13
JWR PROPERTIES LLC	Bulk Variance, Conditional Use, Major Site Plan	604	13
DUNCAN REAL ESTATE INVESTMENTS	Administrative Site Plan 25-1500.12.2	609.01	1
SAINT DAMIEN PARISH	Bulk Variance, Conditional Use	1302	9
OCEAN CITY DEVELOPMENT GROUP LLC	Minor Subdivision	3603	27

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V2 PROPERTIES LLC	Bulk Variance, Conditional Use, Major Site Plan	907	15
DUNCAN REAL ESTATE INVESTMENTS LLC	Bulk Variance, Conditional Use, Major Site Plan	605	8
CENTRE COURT CONDOMINIUM ASSN.	Administrative Site Plan, Bulk Variance	709	11
DUNCAN REAL ESTATE INVESTMENTS LLC	Bulk Variance, Conditional Use, Major Site Plan	211	8
THE NUTTIN BUILDING C/O JILLY'S ARACDE	Administrative Site Plan 25-1500.12.2	1001	6
THE NUTTIN BUILDING c/o JILLY'S ARCARDE	Administrative Site Plan 25-1500.12.2	1001	6
THE NUTTIN BUILDING C/O JILLY'S ARCADE	Administrative Site Plan 25-1500.12.2	1001	6
KLAUSE ENTERPRISES	Minor Sub- with bulk	1606	4
RON JON ASBURY AVENUE LLC	Bulk Variance, Minor Site	707	1
PADULA MASONRY INC	Administrative Site Plan 25-1500.12.2	708	22
SHOEMAKER LUMBER CO	Conditional Use, Major Subdivision	1106	1
O'HARA, PATRICK M & CYNTHIA A	Administrative Site Plan 25-1500.12.2	2103	10
JWR PROPERTIES LLC	Bulk Variance, Conditional Use, Major Site Plan	604	9
727 MOORE AVE LLC	Minor Sub- with bulk	710	7
ROBERT COSTE INC	Minor Subdivision	4	9
FIRST KNIGHT PAVILION LLC	Extension Prelim Site, Major Site Plan	800	1
OC HOOKED LLC	Administrative Site Plan 25-1500.12.2	905	16
JOSH KRAUTWALD- INSTA SIGNS PLUS	Administrative Site Plan 25-1500.12.2	810.02	1
KLAUSE ENTERPRISES	Conditional Use, Major Site Plan	1606	2
STEPHANIE TUCCIO- PERMEX	Administrative Site Plan 25-1500.12.2	1306	6
DICLEMENTE, RALPH & RACHELLE	Bulk Variance, Conditional Use, Minor Site	5503	10
3716-18 WESLEY AVENUE LLC	Amendment to Board Approved Plan	3701	16.01
HOMESTEAD CONDOMINIUM ASSOC INC	Administrative Site Plan 25-1500.12.2	702	25
3714 WESLEY AVENUE LLC	Amendment to Board Approved Plan	3701	16
OCEAN CITY TABERNACLE	Administrative Site Plan 25-1500.12.2	503	1
DUNCAN R/E INVESTMENTS, LLC ETALS	Minor Sub- with bulk	3002	27
HARRY KENT	Administrative Site Plan 25-1500.12.2	801	8
SHOEMAKER LUMBER CO INC	Major Site Final Plan	1206	2
NEW JERSEY WATER CO	Bulk Variance, Major Site Plan	5102	1

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LENEGAN, JOSEPH M & EILEEN	Bulk Variance, Conditional Use, Minor Site	212	11
ERIN OECHSLIN/BUNGALOW BOWLS BOARDWALK	Administrative Site Plan 25-1500.12.2	800	12.01
OCEAN CITY DEVELOPMENT GROUP LLC	Minor Sub- with bulk	12	16
SPUNK & QUIRK LLC	Bulk Variance, Minor Site	905	24.01
OGB DEVELOPMENT LLC	Minor Sub- with bulk	4703.02	1.01
DEAN TRIDENTE	Minor Sub- with bulk	600.02	1
FOLEY, TIMOTHY J & MARGARET F	Major Subdivision Final	70.67	2.03
PORT-O-CALL ASSOCIATES	Administrative Site Plan 25-1500.12.2	1501	12
DUNCAN REAL ESTATE INVESTMENTS LLC	Bulk Variance, Minor Site	902	8
STASZAK, EDWARD	Administrative Site Plan 25-1500.12.2	70.33	2
MORETTI, JAMES C & GLENDA E	Minor Sub- with bulk	1009.02	4
CAPRIOTTI, ARTHUR & LISA	Bulk- all others, Major Subdivision	70.67	2.04
AMT PROPERTIES, LLC	Bulk Variance, Conditional Use, Minor Site Plan	707	9
DUNCAN REAL ESTATE LLC	Informal Concept Plan Review, Major Site Plan	902	5
THE FLANDERS CONDOMINIUM ASSOC,INC	Administrative Site Plan 25-1500.12.2	1001	10
EASTERN CONSTRUCTION & ELECTRIC	Minor Subdivision	2201	17
HQ INVESTMENTS LLC	Minor Subdivision	204	13
OC LIGHTHOUSE DEVELOPMENT, LLC	Bulk Variance, Major Subdivision Plan	70.18	35
SOLEIL RESORT LLC	Amendment to Major Site Plan	1101	1
CHIOLO, PAUL F	Extension Final Subdivision Plan	4	1
DAHLHAUSEN,ROBERT ESTATE OF FATTORINI,JOAN	Minor Sub- with bulk	2114	25
TIGHE, PAUL AND PAUL TIGHE JR	Conditional Use, Minor Site	211	4
GLANZMANN, CARL	Administrative Site Plan 25-1500.12.2	704	13
PW ENTERTAINMENT, IKES FAMOUS CRABCAKES	Administrative Site Plan 25-1500.12.2	801	8
REPUBLIC BANK	Administrative Site Plan 25-1500.12.2	808	1
MARTIN-PRINCE LLC	Conditional Use, Major Site Plan	1606	2
JWR PROPERTIES LLC	Minor Subdivision	1504	5
10TH & ASBURY LLC	Administrative Site Plan 25-1500.12.2	1005	15.02
10TH & ASBURY LLC	Administrative Site Plan 25-1500.12.2	1005	15

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HENNESSY, TRACY ETAL	Administrative Site Plan 25-1500.12.2	709	12
OCEAN CITY SEAPORT INN, LLC	Extension Final Sub, Minor Subdivision	1103	21
MARYANNE NOLAN	Administrative Site Plan 25-1500.12.2	901	9
JRG ACQUISITIONS	Administrative Site Plan 25-1500.12.2	903	13
CYNTHIA ENG	Administrative Site Plan 25-1500.12.2	901	18
EASTERN CONSTRUCTION & ELECTRIC INC	Bulk Variance, Conditional Use, Minor Site	211	5
TOTALLY TUBULAR WATERSPORTS	Amendment to Board Approved Plan, Minor Site	215	2
111 OCEAN CITY LLC	Bulk Variance, Major Site Plan	809.01	1
PARAMITA LLC	Bulk Variance, Conditional Use, Minor Site	904	1
MCDONALD'S USA LLC	Minor Site Plan	906	2
KEN JENKINS TA FRACTURED PRUNE	Administrative Site Plan 25-1500.12.2	1204	10
CUBZERO C/O TONY BUTT	Administrative Site Plan 25-1500.12.2	702	21.02
PATRICK M O'HARA FAMILY LIMITED PRT	Administrative Site Plan 25-1500.12.2	2102	2

Ocean City Zoning Board of Adjustment Applications (1/2018 - 4/2022)			
Applicant Name	Application Type	Block	Lot
HOUSTON, NANCY	Bulk- all others 25-1500.6.2	1104	13
SHAW, THOMAS & YIP, CHAN	Bulk- all others 25-1500.6.2	714	1
FIRST KNIGHT SCARBOROUGH LLC	Bulk- all others 25-1500.6.2	705	15
HIMMELSTEIN ASSOCIATES LLC	Appeal from Administrative Officer	70.41	2
DEAN BATSON & SEAN MURPHY	Bulk- all others 25-1500.6.2, D Variance(s)	2302	9.01
REDANTE, PAUL & CYNTHIA	Bulk- all others 25-1500.6.2	600.01	5
ROBINSON, DONALD G	Bulk- alteration or additions to existing single	2006	5
DICKINSON, PHILIP O & CARRIE L	D Variance(s) pursuant to NJSA 40:55D-70d	403	15
SWEITZER, NANCY S & JAMES E	Bulk- all others 25-1500.6.2	1411	19
DOULONG, JOHN & LISA	Bulk- all others 25-1500.6.2	3901	6
LUBITSKY, JEFFREY & CHRISTINE	Bulk- alteration or additions to existing single	5407	9
NICOLETTI, WILLIAM AND ELIZABETH	Bulk- all others 25-1500.6.2	4002	1
DEUSSING, EVAN M & VANESSA	Bulk- all others 25-1500.6.2	7	29

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GAULT, ROBERT J & KATHLEEN	Bulk- alteration or additions to existing single	1911	35
DEVINE, RICHARD E JR & KIMBERLY	Bulk- all others 25-1500.6.2	5302	22
PACKER,BRIAN	Bulk- alteration or additions to existing single	70.03	12
VOGEL, ROBERT & MARCIA	Bulk- all others 25-1500.6.2	5	6
SAINT DAMIEN PARISH,OCEAN CITY,NJ	D Variance(s) pursuant to NJSA 40:55D-70d	104	21
ROTA PATRICIA M REVOCABLE TRUST	Bulk- alteration or additions to existing single	100	4
ZOLLO, STEPHEN & ROSEMARY	Bulk- all others 25-1500.6.2	70.25	30.01
DIAMANTE HOMES LLC	D Variance(s) pursuant to NJSA 40:55D-70d	308	7
ROBBOY, CAROLINE & GEARHART, PETER	Bulk- all others 25-1500.6.2	306	1
625 BAY AVE LLC	D Variance(s) pursuant to NJSA 40:55D-70d	608	2
BAYSHORE REALTY GROUP LLC	Bulk- sign, fence, mechanical equipment, accessory	1508	16
M. STEPHEN & JENNIFER CAWLEY BLACK	Bulk- all others 25-1500.6.2	2306	20
OCEAN CITY DEVELOPMENT GROUP LLC	D Variance(s) pursuant to NJSA 40:55D-70d	2703	12
BYRNES, ROBERT F & MEGHAN M	Bulk- all others 25-1500.6.2	1209	12
DORTONE, RONALD & TRACY	Bulk- all others 25-1500.6.2	1209	11
ARTHUR ENDERS	D Variance(s) pursuant to NJSA 40:55D-70d	1106	6
CARCHEDI, STEFANO R & CAROLINE H	Bulk- all others 25-1500.6.2	1914	28
ENTLER, BARBARA	Bulk- sign, fence, mechanical equipment, accessory	1310	19
MAYES, ANDREW C	D Variance(s) pursuant to NJSA 40:55D-70d	1007	8
RUCK, KENNETH & KATE DEMARCO	Bulk- all others 25-1500.6.2	211	19
ADAMS, JOSEPH & DEIRDRE	Bulk- alteration or additions to existing single	70.27	2
WELLER, ROBERT H	Bulk- all others 25-1500.6.2	5501	2
DAY, BRIAN & MEGAN	Bulk- alteration or additions to existing single	3007	22
ANGELICHIO, DOMINIC J SR & ROSLYN	Bulk- all others 25-1500.6.2	1102	1
DANIEL JOE" AND LAUREN RIEGER"	Bulk- alteration or additions to existing single	70.44	7
WELSH HOLDINGS LLC	Bulk- alteration or additions to existing single	3507	28
CELLCO PARTNERSHIP DBA VERIZON WIRELESS	D Variance(s) pursuant to NJSA 40:55D-70d	1301	5
HARTMAN, ROBERT & AMY	Bulk- all others 25-1500.6.2	3001	1.02
BDJDJ LLC	D Variance(s) pursuant to NJSA 40:55D-70d	308	6

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KENNEDY, MICHAEL & LYDIA A	Bulk- alteration or additions to existing single	5301	1
KAHN, ELI A & JEANNE M	Bulk- all others 25-1500.6.2	3801	17
SUTTON, JILL W & SULLIVAN, JEANNE M	Bulk- all others 25-1500.6.2	5202	17
SASSER, JAMES T & SUSAN L	Bulk- alteration or additions to existing single	1910	5.02
DOUGLAS GRISBAUM	Bulk- all others 25-1500.6.2, D Variance(s)	605	8
DIMARCO, VITO	Bulk- all others 25-1500.6.2, D Variance(s)	3350	15
RAAB, SCOTT H & PATRICIA A	Bulk- alteration or additions to existing single	70.26	5
RJGVB LLC	Appeal from Administrative Officer	602	11
DEFELICE, RONALD J & MARGARET A	Bulk- all others 25-1500.6.2	607	5
BDJDJ LLC	D Variance(s) pursuant to NJSA 40:55D-70d	308	6
DUNCAN REAL ESTATE INVESTMENTS LLC	Bulk- all others 25-1500.6.2	1702	19
WORRELL, FRANK R & FRANCES M	Bulk- all others 25-1500.6.2, Zoning Board Ex. Com.	3305	5
MANNHERZ, ROBERT & LINDA	Bulk- all others 25-1500.6.2	3401	14
IACOBUCCI, FRANCIS JR & KAREN	Bulk- all others 25-1500.6.2	5101	9
DIAMANTE LLC	D Variance(s) pursuant to NJSA 40:55D-70d	308	7
DIAMANTE LLC	D Variance(s) pursuant to NJSA 40:55D-70d	308	4
RUGA, JOHN & LORIE	Bulk- all others 25-1500.6.2	3711	1
V2 PROPERTIES LLC ENTITY 6	D Variance(s) pursuant to NJSA 40:55D-70d	1007	11
PERKINS, WILLIAMS C & KAREN D	Bulk- all others 25-1500.6.2, D Variance(s)	70.05	21
GRANATELL, PAUL F&VOGELBACHER,ROBIN	Bulk- all others 25-1500.6.2	4301	8
ROSSITER, A CLAYTON AND DENISE	Bulk- alteration or additions to existing single	1608	43
SABBIOSA LLC	Bulk- all others 25-1500.6.2, Zoning Board Ex. Com.	1901	9
DIAMANTE HOMES LLC	Bulk- all others 25-1500.6.2	104	9
CELLCO PARTNERSHIP DBA VERIZON WIRELESS	D Variance(s) pursuant to NJSA 40:55D-70d	1301	5
RJGVB LIMITED LIABILITY COMPANY	D Variance(s) pursuant to NJSA 40:55D-70d	308	11
SMITH, GEOFFREY S & LAUREEN A	D Variance(s) pursuant to NJSA 40:55D-70d	1711	6
MECOUCH, THOMAS & STEPHANIE	Bulk- alteration or additions to existing single	703	4
SHAIKO, RONALD G	Bulk-existing undersized lot	111	12
KAZMARCK, ALEX	Bulk- all others 25-1500.6.2, D Variance(s)	804	1

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STEET, KEVIN	Bulk- sign, fence, mechanical equipment, accessory	909	20
THOMAS, MARGARET R	Bulk- all others 25-1500.6.2, D Variance(s)	1608	37
FAUSTMAN, ROBERT F & LAUREN MILEY	Bulk- alteration or additions to existing single	5310	11
RJGVB LLC	Bulk- all others 25-1500.6.2	811	3
PILEIRO, CHRISTOPHER M & JUDITH H	Bulk- alteration or additions to existing single	711.01	3
WRIGHT, JEROLD T JR & PATRICIA R	Bulk- all others 25-1500.6.2	4101	10
SULLIVAN, TIMOTHY F & MARCIA E	Bulk- all others 25-1500.6.2, D Variance(s)	70.29	13
AYOOB, THOMAS & REGINA	Bulk- all others 25-1500.6.2	70.32	45
JWR PROPERTIES LLC	Bulk- all others 25-1500.6.2	1203	18
SCARBOROUGH, TODD	Bulk- all others 25-1500.6.2	70.15	1
DE MAURIAC, BARBARA TRUSTEE	Bulk-existing undersized lot	2901	15
MYERS, JOHN E/DIANE MYERS REVOCABLE LIVING TRST.	D Variance(s) pursuant to NJSA 40:55D-70d	70.41	4
KELLER, ALBERT W III & LUCILLE	Bulk-existing undersized lot	2801	3
CALLAGHAN, DANIEL P&COSTELLO, ASHLEY	Bulk- sign, fence, mechanical equipment, accessory	111	3
LAWRENCE, ROBERT C	Bulk- all others 25-1500.6.2	4801	5
DIAMANTE HOMES LLC	Bulk- all others 25-1500.6.2	104	9
ROBBINS, CLAY L	Bulk- alteration or additions to existing single	1912	4
C401 PARTNERS LLC	D Variance(s) pursuant to NJSA 40:55D-70d	112	1
SUTLIFF, RICHARD & LORRAINE	Bulk- all others 25-1500.6.2	5303	1
DORSEY, MARK J	Bulk- alteration or additions to existing single	1917	6
MARTIN, MARIE BOORMAN	Bulk- all others 25-1500.6.2, Zoning Board Ex. Com.	3602	27
YURGIN, PHILLIP & IDA D MIRANDA	Bulk- all others 25-1500.6.2	70.14	20
CELLCO PARTNERSHIP DBA VERIZON WIRELESS	D Variance(s) pursuant to NJSA 40:55D-70d	1301	5
CANAL, MARIO & MARYANN	Bulk- all others 25-1500.6.2, Zoning Board Ex. Com.	5501	10
RJGVB LLC	Bulk- all others 25-1500.6.2	810	1
ZOZAYA, ALEJANDRO & JANINE M	Bulk- sign, fence, mechanical equipment, accessory	1916	25.01
GUERRIERO, ALEX J & JOANNE	Bulk- alteration or additions to existing single	1502	17
THOMAS, RORY & KRISTINE	Bulk- all others 25-1500.6.2	3001	1.04
DI PASQUALE, ANTHONY & DONNA	Bulk- alteration or additions to existing single	70.1	14

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GAYER, KENNETH & NANCY	Bulk- all others 25-1500.6.2, D Variance(s)	70.52	1
NTELEKOS, KOSTANTINOS & ELENI	Bulk- all others 25-1500.6.2	1008	3
NEW JERSEY WATER CO	Bulk- all others 25-1500.6.2, D Variance(s) acres	5102	1
CADGE LLC	Bulk- all others 25-1500.6.2	5101	3
BROWN, DOUGLAS	Bulk- all others 25-1500.6.2	207	5
KAHN, MARC & CYNTHIA	Bulk- alteration or additions to existing single	70.04	29
BEST CHOICE HOLDINGS LLC	Bulk- all others 25-1500.6.2, Zoning Board Ex. Com.	715	1
BOWYER, CHRISTOPHER M TRUSTEE	Bulk- all others 25-1500.6.2	4301	2
MICHAEL WILHELM & CHRISTOPHER ADE	D Variance(s) pursuant to NJSA 40:55D-70d	4703.02	2
STIPA, RICHARD F & RENEE	Amendment to Board Approved Plan	4501	5
ELAINE CHEUNG & LUIS FELIPE CORTEZ GIRON	Bulk- alteration or additions to existing single	1305	2
SHARP, BRUCE	Bulk-existing undersized lot	1008	24
3232 WESLEY ASSOCIATES, LLC	Bulk- all others 25-1500.6.2	3201	22
STAINTON'S SQUARE MALL LLC	Bulk- all others 25-1500.6.2, Minor Site	807	3
FINSEL, SANDRA L	Bulk- all others 25-1500.6.2, D Variance(s)	2804	2
PWK LAND LLC	D Variance(s) pursuant to NJSA 40:55D-70d	2702	10
MULKINS, GARY A JR	Bulk- sign, fence, mechanical equipment, accessory	604	15
MORGAN, SEAN & GINA	Bulk- alteration or additions to existing single	1208	14
BURNS, DAVID M & CHERYL F	Bulk- all others 25-1500.6.2, Zoning Board Ex. Com.	4701.01	6
O C LIGHTHOUSE DEVELOPMENT, LLC	D Variance(s) pursuant to NJSA 40:55D-70d	5503	10
WARK, TIMOTHY & ROBERT & ONESTY, SALLY & MARTE	Bulk- all others 25-1500.6.2, D Variance(s)	608	1.02
ANDERSON, THOMAS R, TRUSTEE, ETAL	Amendment to Board Approved Plan, Bulk	70.45	4
TANNER, STEPHEN B, TRUSTEE	Amendment to Board Approved Plan, Bulk	2700	8
JWR PROPERTIES LLC dba STAR HOME BUILDERS	Bulk- all others 25-1500.6.2	1105	15
OCEAN CITY DEVELOPMENT GROUP	Bulk-existing undersized lot	5704	21
WEISSMAN, DREW AND MARY ELLEN	Appeal from Administrative Officer	1009.01	29
RUDY, LEE & CARYN KARMAZ	Bulk- alteration or additions to existing single	4701.01	5
MCLAUGHLIN, JAMES & SUSANN	Bulk- all others 25-1500.6.2, D Variance(s)	5	1
HENG, CHANNARITH & SANDRA ETAL	Bulk- all others 25-1500.6.2, D Variance(s)	108	18

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FRANKEL, ANDREW S & DALE M	Bulk- all others 25-1500.6.2	3	2
DENNIS, GORDON & MARYANN	Bulk- all others 25-1500.6.2	2903	3
GANDHI, SHARAD K & VEENA S	Bulk- all others 25-1500.6.2	5401	9
SHAW, ALAN E & DONNA D	Zoning Board Executive Committee	3101	13
PAGANO, RUSSELL P	Bulk- sign, fence, mechanical equipment, accessory	1005	29
CASTOR, DEAN R & JOYCE W	Bulk- all others 25-1500.6.2	1801	9
WORRELL, CHRISTOPHER J	Bulk- alteration or additions to existing single	311	14.01
OCEAN CITY PREMIER BUILDERS/DEVELOPERS LLC	Bulk- all others 25-1500.6.2	810	10
ROSENBLATT FAMILY, LP	Bulk- all others 25-1500.6.2	302	51
2437-2439 WESLEY AVENUE LLC	Bulk- all others 25-1500.6.2, D Variance(s)	2400	7.01
ROZSITS, JAMES F & ANDREA R	Bulk- alteration or additions to existing single	2504	11
BOGGS, WILLIAM III	Bulk- all others 25-1500.6.2	400	4
SIMONE, JAMES J & CYNTHIA B	Bulk- alteration or additions to existing single	4	34
REICHOW, CHRISTOPHER	Bulk- alteration or additions to existing single	70.33	17
CAPORUSSO, FRANK & MARION	Bulk- all others 25-1500.6.2, D Variance(s)	5307	15
CONWAY, JOS A & LINDA J	Bulk- alteration or additions to existing single	1009.01	17
MERKT, STEVEN & DOREEN	Bulk- all others 25-1500.6.2, Zoning Board Ex. Com.	4401	1
NORTH PEAK HOLDINGS LLC	Bulk- all others 25-1500.6.2	4802	3

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Planning Coordination

Ocean City's municipal plans are coordinated in order to align with those of Cape May County, NJDEP, and State agencies. As a barrier island Ocean City falls under the NJDEP's jurisdiction and is governed by the Coastal Zone Management (CZM) Rules and by the regulations pursuant to the Coastal Area Facilities Review Act (CAFRA).

Cape May County Comprehensive Plan (February 2005)

The County's 2005 Comprehensive Plan separates the County into three distinct regions based on several features: Barrier Islands, Salt Marsh Wetlands, and Mainland. Ocean City falls into the Barrier Island region, which is described in the Comprehensive Plan as:

Barrier Islands - On the east, a chain of five low-lying islands contain most of the County's resorts. From southwest to northeast, they extend for approximately thirty-two miles from Cape May City to Ocean City. The sands making up these barrier beaches, as the islands are called, form a firm bottomed beach which slopes gently into the Atlantic Ocean. Many years ago, geologists considered these beaches to be of little potential value, but today they are the heart of Cape May County's economy and contain a good portion of the County's permanent population and the majority of its infrastructure.

The Comprehensive Plan lays out several goals as they relate to different fields of concern within the County. Ocean City planning documents and development policies are addressing the following goals:

- Promote a sound and wise use of our natural resources, particularly wetlands and coastal areas.
- Recognizing the economic significance of our coastal heritage, encourage and support beach, inlet and bay maintenance and restoration activities.
- Preserve the resort character of our County by promoting sound land use policies.
- Industrial areas should be limited and be required to conform to proper performance standards in keeping with the County's resort economy.
- Marine development, such as marinas, commercial fishing docks, waterfront restaurants, motels and hotels with docking facilities, and tourist shopping facilities, should be encouraged in sites having water access along the intercoastal waterway.

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- Channel growth to areas with greater capacity for development.
- Maintain the resort economy ... The County's resort economy should come first in major planning considerations.

NJDEP's Coastal Zone Management (CZM) Rules

As a barrier island, Ocean City is under the jurisdiction of the Coastal Zone Management (CZM) Rules and CAFRA Regulations. Ocean City has specific obligation to preserve the naturally formed open spaces as outlined in the CZM Rules. Additionally, CZM Rules outline the rationale for infill development and redevelopment on barrier islands and how the CZM Rules pertain to those efforts:

(c) All of New Jersey's barrier islands and spits ... are developed to varying degree, largely as a result of incremental decisions made beginning more than 100 years ago. Because the public facilities (roads and utilities) necessary to support urban and resort development already exist, and should be protected on New Jersey's barrier islands, and because development pressure is intense on barrier islands, infill projects are conditionally acceptable. Extensions of development on barrier islands and spits are discouraged.

The following are goals of the CZM Rules that Ocean City continues to address:

- Manage coastal activities to protect natural resources and the environment.
- Preserve, enhance and restore open space including natural, scenic, historic and ecologically important landscapes.
- Manage coastal activities and foster well-planned communities and regions that:
 - o Encourage mixed-use redevelopment
 - o Promote concentrated patterns of development
 - o Ensure the availability of suitable waterfront areas for water dependent activities
 - o Sustain coastal economies
 - o Create vibrant coastal communities and waterfronts
 - o Protect the natural environment
 - o Minimize the threat of natural hazards to life and property

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o Preserve and restore significant historic and cultural resources and aesthetic coastal features

- Preserve and enhance beach and dune systems ... and manage natural features to protect the public from natural hazards.

Sustainability/Resiliency Statement

Ocean City's planning and regulations support social, economic, and environmental sustainability, including resiliency to climate change. The City website contains a FloodSmart Program that provides property owners with information on existing flood challenges, establishes recommendations to mitigate the adverse impact of flooding and other coastal hazards. The Comprehensive Flood Mitigation and Drainage Management Plan provides a basis for comprehensive near-term and long-term planning and management of flood mitigation. It ensures compliance with FEMA's Community Rating System and provides guidance to potentially enhance the CRS rating.

The City's land use plans and zoning regulations encourage redevelopment designed to foster resiliency and effective storm event preparation in accordance with all DEP and CAFRA regulations.

Ocean City employs its Watershed Management and Floodplain Management Plans, and provides updated street flooding projection maps via the City's website to improve public safety. The Floodplain Management Plan (FMP) includes a CRS Self-Assessment that identifies coastal hazard risks and vulnerabilities and includes a prioritized Action Plan to reduce those risks. The City continues to evaluate conditions based on available science and technology including the projected impacts associated with sea level rise as a component of its "Community Resilience Plan."

Ocean City is participating in the NJ Resilience Accelerator program that intends to equip local communities with the tools that they need to reduce risk from climate change and natural hazards. This unique program will provide technical assistance and subject matter expertise to jump-start financially sustainable community projects and initiatives that support equitable long-term resilience. This program anticipates that NJ Resilience Accelerator communities will:

- Prioritize and implement data-driven risk reduction strategies.
- Collaborate with local, state and regional partners to reduce current and future risk.

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- Understand the economic tradeoffs of mitigation actions and the potential cost of inaction.
- Expand stakeholder engagement and build whole-community solutions for long-term resilience.



The “Community Resilience Plan (9th Street Gateway and Central Business District)” identifies characteristics and potential solutions to flooding within the City’s 9th Street Gateway corridor and Central Business District. This Plan describes design challenges and provides a detailed inventory of physical improvements and constraints including elevation data for streets, infrastructure, stormwater facilities and buildings. Design standards to reduce

flooding and enhance resilience from future storm events are described in a companion document titled “Design Standards – 9th Street Gateway and Central Business District.” These standards are used by city planners to improve resilience as redevelopment occurs.

Ocean City adopted an Emergency Operations Plan in 2017 preparation of which was coordinated with the New Jersey State Police (NJSP) Office of Emergency Management/South Region and Cape May County Office of Emergency Management) for the facilitation and promotion of regional planning to respond to and recover from regional and statewide catastrophic disasters. This Basic Plan provides guidance for: preparedness, response, recovery, and mitigation procedures; disaster and emergency responsibilities; training and public education activities.

In conjunction with its next Master Plan update, Ocean City will address the new MLUL requirement to incorporate a climate change-related hazard vulnerability assessment. According to the law, the vulnerability assessments must rely on the most recent natural hazard projections and best available science provided by the NJ Department of Environmental Protection (DEP). Municipalities must also consider environmental effects associated with climate change, including, but not limited to, extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate

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reasonably anticipated natural hazards, such as coastal storms, shoreline erosion, flooding, storm surge, and wind.

Completed and On-going Projects

The City has undertaken a number of projects to address the effects of flooding and build resilience to future events. The elevation of homes and infrastructure, installation of pumping stations, replacement of bulkheads and barriers, creation of living shorelines, bay island restoration and open space acquisitions are important components of the City's ongoing sustainability efforts.



Contractors completed the longest living shoreline project in New Jersey history in spring 2019 - the wetlands restoration project enhanced Shooting Island on the bay side of Ocean City. The first phase of Shooting Island restoration provided coastal resiliency and reduction of storm impacts to Ocean City's bayfront. In order to continue these and similar efforts, the City has committed \$101.4M to its five-year capital improvement program (2020-2024) with over ten percent

targeted for flood resilience projects.



The City has completed three major neighborhood drainage projects addressing flooding at the most vulnerable areas of town. The projects include complete replacement of the storm drainage system with a network of stronger, straighter and bigger drainage pipes, regrading and repaving of streets and gutters to move storm

water into the drainage system, and the addition of 10 pumping stations to increase the rate of drainage - even during high tides. While these systems cannot prevent the biggest storm

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flooding events, they have largely eliminated nuisance flooding. The City utilized a \$4.9 million HMGP grant as part of this program, and is using these projects as models for new planned drainage projects across the length of the island.

Ocean City is focusing much of its recent flood-reduction efforts in these identified areas including the new drainage systems and pump stations - the \$8M North End project between First Street and Eighth Street, from West Avenue to the bay, and the \$6.5M 29th Street to 34th Street project.

Repetitive loss properties (RLP) assist the City in identifying known flood hazards inside and outside of the existing FEMA floodplains. The initial repetitive loss analysis identified 318 Severe RLP. A variety of mitigation measures have reduced this number to 89 properties consisting of 24 repetitive loss and 65 severe repetitive loss. Mapping of the affected properties indicates a concentration of repetitive losses in areas of lowest land elevation on the bay-side of the island.

In 2020, ACT Engineers developed a “Comprehensive Flood Mitigation & Drainage Management Plan” which provides the basis for comprehensive near-term and long-term planning and management of flood mitigation in Ocean City. The City’s plan is responsive to New Jersey’s Rising Seas and Changing Coastal Storms Report (Rutgers University) which established benchmarks for flood mitigation planning.

- The report cites that sea level has risen 17.6 inches along the NJ coast since 1911;
- Data shows that sea level along the NJ coastline rose 8.2 inches since 1979;
- Sea level is predicted to continue to rise at 0.2 to 0.5 inches/year over the next 30 years (6-15 inches); and,
- The Rutgers report underpins NJDEP’s resiliency planning.

The City’s plan identifies critical factors related to the design of flood mitigation strategies.

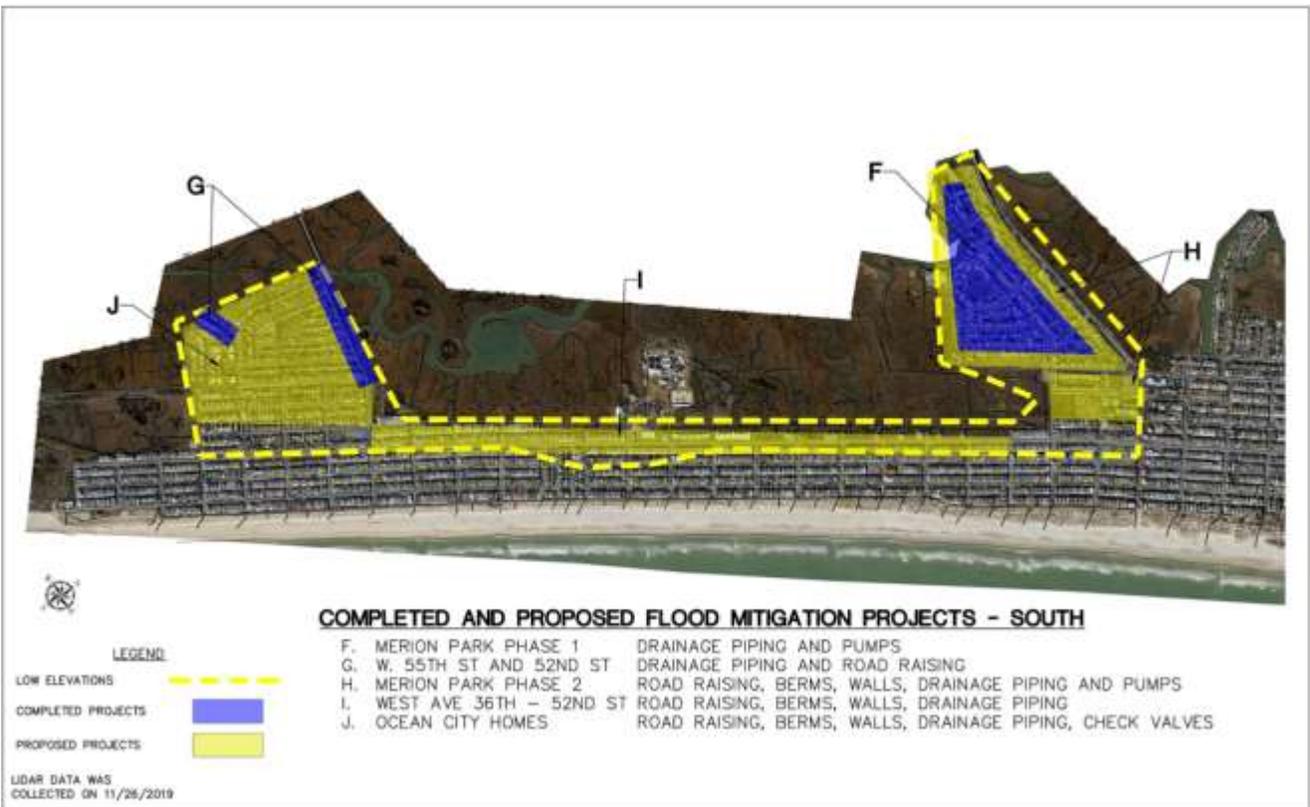
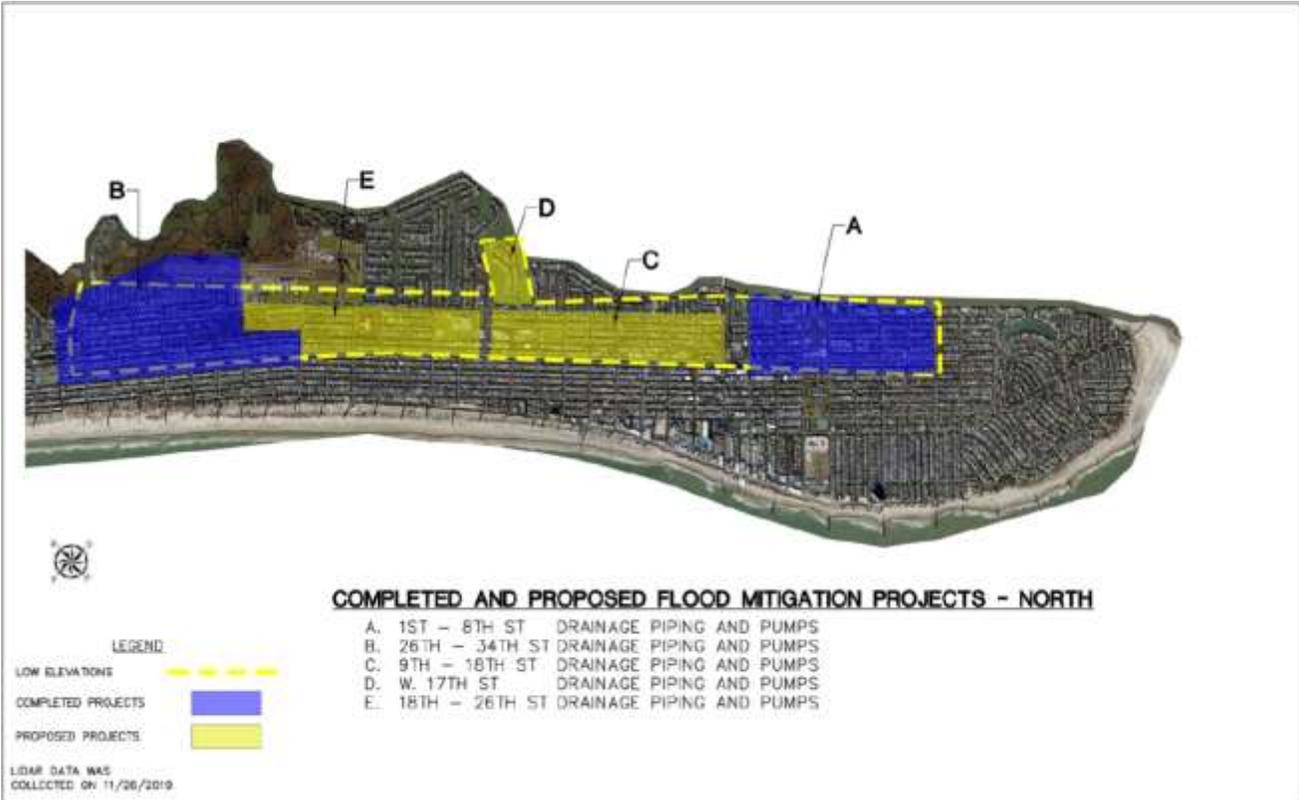
- Sea level changes
- Storm intensity and frequency
- Ground elevations
- Ecological health
- Habitat changes
- Storm resiliency
- Groundwater elevation

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New data and tracking tools utilized in the City's plan including HD-Lidar, provide comprehensive and accurate information for all areas of the city (tip-to-tip) required to develop near- and long-term flood and drainage mitigation. The City's plan involves flooding evaluations, tidal and groundwater monitoring, and flood mitigation strategies.



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Completed Flood Mitigation Projects.

- 26th Street to 34th Street – Replacing and increasing the capacity of storm drain pipes, upgrading check valves, reconfiguring road grades to reestablish water flow into the storm drain system and installing pumping stations.
- North End – Three stormwater pumping stations and a new network of storm pipes to enhance drainage between First Street and Eighth Street, from West Avenue to the bay.
- Merion Park Drainage Project – Comprehensive road and drainage included the reconfiguration and replacement of storm drain systems, installation of three pumping stations.
- 9th Street Drainage Improvements – Upgrading the drainage pipe on the beach and upgrading drainage pipes on the west side of the boardwalk.
- Oceanfront Stormwater Outfall Improvements – Increased outfall capacities (by a factor of 3x) for outfalls at 3rd Street, 6th Street, 9th Street and 13th Street.
- Drainage Improvements – Replacement of check valves at 14th Street and 16th Street.
- 14th Street to 16th Street Area – Road grades were designed to reestablish water flow into the storm drain system; new drainage pipes.
- 11th Street and West 17th Street Bulkhead Improvements – Installation of larger drainage pipes on 11th Street and new drainage design on north side of 10th Street between Wesley and Ocean.
- County Drainage Improvements – Replacement of drainage piping on the west side of 55th Street and storm inlets at 34th Street and Asbury Avenue.
- Annual Road Improvement Program – The City’s continuing Annual Road Improvement Programs also include design strategies that are implemented to improve drainage.

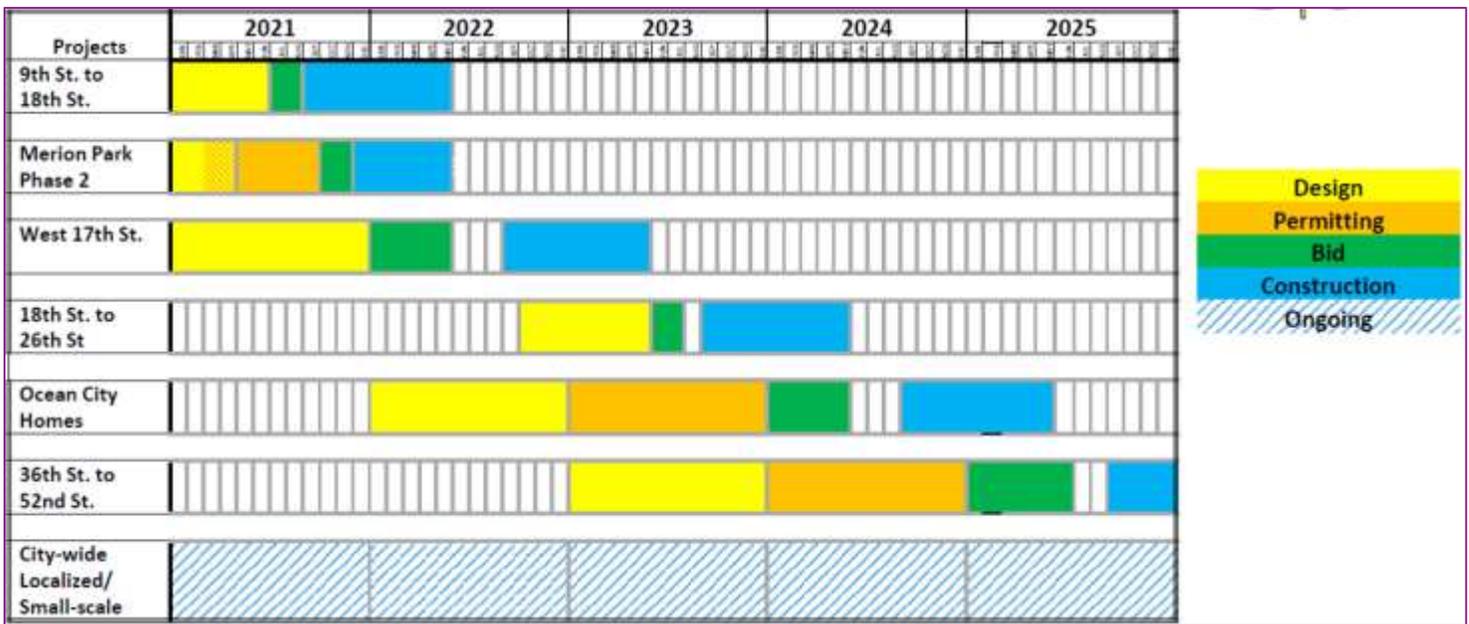
Flooding and Drainage Projects – In-Progress and Planned.

- 9th Street to 18th Street – piping and pump station being designed
- West 17th Street – piping and pump station; coordinating concept design with NJ American Water
- 18th Street to 26th Street – piping and pump station; in concept design
- Merion Park Phase 2 – being designed

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- Ocean City Homes – in concept design
- 36th Street to 52nd Street – in concept design
- City-wide Localized / Small-Scale Flood Mitigation – ongoing
- Roads North East, Roads North West, Roads High School North Drainage and road improvements – Atlantic Avenue, West Avenue, 4th Street, 5th Street, Beach Road.
- Roads West Ave (NJDOT funded) Drainage and road improvements – West Avenue, 29th Street, 31st Street.
- Bulkhead Upgrades Clubhouse Drive, 8th Street, Tennessee Avenue, Walton Place.
- Utility Company Projects with Road upgrades Bay Avenue, St. James Place, 3rd Street.

Proposed Flood Mitigation Project Schedule.



The following exhibit from the City’s 2023-2027 Capital Improvement Plan demonstrates the City’s continued commitment to fund drainage improvements, dredging, beach fill and the flood mitigation/resiliency projects described in the Comprehensive Flood Mitigation & Drainage Management Plan.

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2023-2027						
CAPITAL BUDGET PLAN						
CATEGORY	2023	2024	2025	2026	2027	Category Totals
PAVING AND DRAINAGE	2023	2024	2025	2026	2027	Category Totals
Paving and Drainage Improvements by Ratings, including Alleys, Engineering & Design	\$ 4,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 12,000,000
Flood Mitigation Projects (North and South)	\$ 12,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 32,000,000
PAVING & DRAINAGE TOTAL	\$ 16,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 44,000,000
BEACH AND BAY	2023	2024	2025	2026	2027	Category Totals
Dredging	\$ 1,000,000	\$ 4,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 11,000,000
Beach Paths	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 240,000
Dune Fence	\$ 50,000	\$ -	\$ 35,000	\$ -	\$ -	\$ 85,000
Beach Fill	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 6,000,000
BEACH TOTAL	\$ 4,050,000	\$ 4,080,000	\$ 2,035,000	\$ 5,080,000	\$ 2,080,000	\$ 17,325,000
BOARDWALK	2023	2024	2025	2026	2027	Category Totals
Isolated Replacements	\$ 1,000,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 1,300,000
BOARDWALK TOTAL	\$ 1,000,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 1,300,000
AFFORDABLE HOUSING	2023	2024	2025	2026	2027	Category Totals
Peck's Beach New Units	\$ 9,370,000	\$ -	\$ -	\$ -	\$ -	\$ 9,370,000
AFFORDABLE HOUSING TOTAL	\$ 9,370,000	\$ -	\$ -	\$ -	\$ -	\$ 9,370,000

Community Rating System

Global sea level rise (SLR) has been a persistent trend for decades and Ocean City has taken a leading role in pursuing solutions to the challenges it presents. The hazard risk/vulnerability risk assessment in the Floodplain Management Plan indicates a “high” hazard score for the City attributable to - climate change and sea level rise, flooding, hurricanes and tropical storms, nor’easters and other severe weather.

Ocean City has adopted a base minimum sea level rise projection that addresses FEMA’s



Community Rating System (CRS) program requirements. According to FEMA, the “intermediate-high” projection for 2100 described in Global Sea Level Rise Scenarios for the United States National Climate

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Assessment⁴ is the minimum projection to be used for CRS purposes. The intermediate-high SLR projection for 2100 is 3.9 feet, and assumes limited ice sheet loss.

This scenario, and others in the Assessment provide a set of plausible trajectories of global mean SLR for use in assessing vulnerability, impacts, and adaptation strategies. The report stresses, “None of these scenarios should be used in isolation, and experts and coastal managers should factor in locally and regionally specific information on climatic, physical, ecological, and biological processes and on the culture and economy of coastal communities.”⁵

The City is continually working to improve flood protection on the island. These efforts cannot completely eliminate the chance of flooding but will reduce the frequency and the severity when it does occur. Ocean City has achieved Class 4 designation in the National Flood Insurance Program’s Community Rating System (CRS). The designation means all NFIP policy holders with compliant structures in Ocean City will receive a 30 percent discount on their flood insurance. The CRS program rewards towns that take action to make properties less vulnerable to flooding. Under the Class 4 designation the City’s 16,729 policy holders will collectively save \$3,961,169 every year – an average savings of about \$245 per participating home.

Mapping Amendments (NJAC 5:85-7.9(a)3)

Any requests for mapping amendments to the State Plan, such as planning areas and centers in digital GIS format.

Ocean City’s request for Plan Endorsement is to maintain the existing Regional Center and does not involve any change to the State Plan map.

⁴ National Oceanic and Atmospheric Administration (2012)
https://scenarios.globalchange.gov/sites/default/files/NOAA_SLR_r3_0.pdf

⁵ Global Sea Level Rise Scenarios for the United States National Climate Assessment, November 2012, page 3.

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Findings and Conclusions (NJAC 5:85-7.9(a)4)

Findings and conclusions regarding consistency with the State Plan, including an assessment of actions needed to achieve consistency, benefits petitioner seeks as a result of plan endorsement.

Ocean City is requesting an extension of the Regional Center designated in 2009.

This request is consistent with the stated intent of the Environmentally Sensitive Barrier Island Planning Area to:

- accommodate growth in Centers
- protect and enhance the existing character of barrier island communities
- minimize the risks from natural hazards
- provide access to coastal resources for public use and enjoyment
- maintain and improve coastal resource quality, and
- revitalize cities and towns.

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As demonstrated herein, Ocean City's land use goals, policies and practices serve to:

- promote a sustainable economy which is compatible with the natural environment
- minimize the risks from natural hazards
- maximize public access to and enjoyment of coastal resources, and
- encourage redevelopment that maintains and enhances community character.

Ocean City acknowledges the consistency issues previously identified by state agencies and to the extent that those issues remain unresolved, the City will agree to address the remaining issues as part of the *Action Plan*. Additional items that may be included in the *Action Plan* are:

- Master Plan updates
 - Land Use
 - Open Space and Recreation
 - Infrastructure and Utilities
 - Water Conservation Plan
 - Historic Preservation
 - Circulation
 - Stormwater Management
- Coastal Consistency Statement
- Zoning Code and Zoning Map revisions to implement amended master plan and environmental programs

Analysis of current conditions demonstrates that the City's land use, population, economy and infrastructure characteristics compare favorably to the NJOSG Centers guidelines, CAFRA Non-Mainland Coastal Center boundary, and are generally comparable to conditions existing at the time of the Initial Plan Endorsement in 2009.

Ocean City has long-recognized the challenges and potential hazards associated with maintaining a barrier island community, and as documented in this report, has made significant commitments in terms of policies and investments to adapt to and mitigate the

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effects of coastal flooding. In so doing, the City is taking extraordinary pre-emptive actions to build resilience and reduce impacts to its population, critical infrastructure, economic assets and ecosystems.

As described in this report, Ocean City has demonstrated exceptional initiative, resourcefulness, investment, commitment and success in dealing with the myriad of challenges attendant to a barrier island community. In response to vulnerabilities associated with sea level rise and flooding, the City continues to explore and implement innovative and effective solutions to mitigate future impacts to residents and businesses, while protecting and enhancing sensitive natural environments. The City recognizes significant benefits from the diversity of past and continuing actions that address the community's health and well-being, and is committed to building greater resilience.

Many of the City's programs and partnerships are held up as models for coastal communities throughout New Jersey. Ocean City's commitment to build resilience and reduce vulnerability to coastal hazards is demonstrated by:

- Capital improvement program
- Zoning that encourages buildings to be elevated
- Flood Damage Prevention Ordinance
- Floodplain Management Plan
- Community Resilience Plan
- Beach Management Plan
- Flood Mitigation and Drainage Management Plan
- FEMA Community Rating System
- Inter-municipal coordination
- Public information officer
- Flood Smart Program, flood warning system
- Floodplain Management Committee
- Sustainable Jersey certification
- Elevating/safeguarding critical infrastructure and facilities including streets and bulkheads
- Upgraded stormwater infrastructure, including neighborhood pump stations
- Lagoon dredging
- Rebuilding back bay islands, creating living shorelines
- Utility upgrades
- Beach replenishment

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- Drainage system upgrades and pump stations

New Jersey's Department of Environmental Protection (DEP) has led a comprehensive effort to synthesize the latest and most reliable scientific information on the current and predicted future impacts of climate change on the Garden State. New Jersey's [*Scientific Report on Climate Change*](#) released June 30, 2020 is one component of the State's comprehensive strategy to both reduce emissions of climate pollutants that fuel global warming, and proactively plan and prepare for the climate impacts that New Jersey cannot avoid.

According to this Report, New Jersey has seen the evidence of climate change in its increasingly mild winters, more intense rainfalls, flooding along inland streams and rivers, and more tidal flooding along the coast. These events can threaten public health and safety, destroy property, undermine critical infrastructure, and damage New Jersey's economy, including the vibrant tourism industry supported by our beloved shore and lake communities.

The [*Scientific Report on Climate Change*](#) indicates that by 2050, there is a 50% chance that sea-level rise will meet or exceed 1.4 feet and a 17% chance it will meet or exceed 2.1 feet, resulting in increased coastal flooding during sunny days and storm events, impacting infrastructure, residents and businesses. This report examines a variety of scenarios based on differing greenhouse-gas emission rates. The likely sea-level rise under a high greenhouse gas emissions scenario – consistent with current global greenhouse gas emissions trends – projects sea-level rise to range from 2.3 feet to as much as 6.3 feet by 2100. The moderate scenario range (2 feet to 5.1 feet) is comparable to the sea level projections utilized by the City for CRS purposes.

Through [Executive Order No. 89](#), a Statewide Climate Change Resilience Strategy was directed to be developed by September 1, 2020 to promote the long-term mitigation, adaptation, and resilience of New Jersey's economy, communities, infrastructure, and natural resources throughout the State. This Strategy shall include recommendations for actions the State should take to mitigate and adapt to the effects of climate change, including but not limited to the following measures relevant to Ocean City:

- Identify methods that can be used to strengthen the resilience of New Jersey's communities, infrastructure, economic sectors, and natural resources to climate change impacts;

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- Provide guidance and strategies for Executive Branch departments and agencies, municipalities, and regional planning agencies to implement resiliency measures, including through changes to plans, by-laws, regulations, policies, or land use standards;
- Promote long-term water and energy resource security;
- Reduce the risks to the health of New Jersey residents that may accompany climate change, such as increased vulnerability to extreme temperatures or increased incidence of mosquito-borne or other diseases;
- Support sustainable and resilient economic development;
- Identify financing mechanisms, strategies, and opportunities for coordination to support climate resilience measures, mitigation, and adaptation.

As part of New Jersey’s ongoing efforts to reduce the risk from sea-level rise, flooding and erosion along its coast, the New Jersey Department of Environmental Protection is developing a *Coastal Resilience Plan*. The goal of the plan is to inform and guide priorities, policies, regulations, resource allocation and funding in the coastal zone to reduce the impacts of coastal hazards. The plan also aims to increase resilience for structures, infrastructure systems, environmental resources, socially vulnerable populations and coastal communities, and attract equitable and sustainable investment.

Due to the inherent uncertainty associated with projecting the future impacts of climate change, the City is investigating the use of scenario planning to analyze the vulnerabilities and impacts associated with possible, uncertain futures. This approach will strengthen the City’s ability to recognize, adapt to, and take advantage of changes over time. The use of multiple scenarios will enable the City to consider multiple future conditions and to develop multiple response options. Scenario planning offers an opportunity to initiate actions now that may reduce future impacts and vulnerabilities. The City will explore the efficacy of utilizing scenario planning with state planning agencies as part of Plan Endorsement.

Ocean City is experiencing many challenges as the climate shifts and will experience more in the future. As described above, Ocean City has developed an effective strategy to promote immediate and long-term adaptation and resilience strategies to protect the City’s natural resources, infrastructure, and economy. As documented in this report, Ocean City’s practices and policies represent coordinated and concerted efforts that support a sustainable and resilient community.

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Ocean City's plans outlined in this Municipal Self-Assessment Report are consistent with the State Development and Redevelopment Plan. In particular, the following overall goals of the State Plan will be advanced:

Goal #1 Revitalize the State's Cities and Towns

Goal #2 Conserve the State's Natural Resources and Systems

Goal #3 Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey.

Goal #4 Protect the Environment, Prevent, and Clean Up Pollution

Goal #5 Provide Adequate Public Facilities and Services at a Reasonable Cost

Goal #6 Provide Adequate Housing at a Reasonable Cost

Goal #7 Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space, and Recreational Value

Goal #8 Ensure Sound and Integrated Planning and Implementation Statewide

List of Benefits

A list of benefits petitioner seeks as a result of plan endorsement.

The State Planning Act includes the legislative finding that significant economies, efficiencies and savings in the development process would be realized by private sector enterprise and by public sector development agencies if the several levels of government would cooperate in preparing and adhering to sound and integrated plans.

The goals, policies, targets and indicators of the State Plan have been designed to address the concerns of the need to maintain beneficial growth, improve environmental quality, ensure cost-effective delivery of infrastructure and other public services, improve governmental coordination, preserve the quality of community life and redevelop the State's major urban areas. Implementation of the State Plan is expected to achieve a balance among these concerns and to maximize the well-being for the State and its residents.

State agencies shall provide State agency benefits upon an approval of plan endorsement as described in the document entitled "Plan Endorsement Benefits" and posted on the Office of Smart Growth website at: <http://www.nj.smartgrowth.com>. Additional State agency benefits, as appropriate and feasible, shall be added to said document as they become available.

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The City's initial petition for Plan Endorsement contains an extensive list of potential benefits including technical assistance, direct state capital investment, priority for state grants and loans, and substantive and procedural (permit streamlining) regulatory changes. The City anticipates that benefits focused primarily at providing technical, financial and regulatory assistance to the City for implementing its endorsed plan will be forthcoming.

In addition to the Incentives identified by State Planning Commission, Ocean City is seeking the following benefits in conjunction with this application for Plan Endorsement:

- Assistance from NJDEP and ACOE to establish a long-term plan that addresses dredge sediments.
- Funding assistance that will enable the City to continue and expand upon its program to elevate critical facilities and infrastructure.
- Grant funding and low-interest loans to the City and property owners to raise buildings, driveways, bulkheads and yards to critical flood control elevations.
- Grant funds to install/replace aging stormwater drainage system infrastructure (check valves, piping, headwalls, etc.).
- Assistance from state and federal agencies to restore back bay islands
- Water taxi/transient boat slip improvements at 2nd Street Marina.
- Airport terminal improvements.
- Additional NJ Transit bus stop at Ocean City airport terminal.
- Funding and technical assistance to advance City "green infrastructure" efforts.
- Assistance to update the Hazard Mitigation Plan and Emergency Operations Plan.
- Waiver or reduction of permit fees from state agencies.
- Waiver or reduction in interest rate on loans from state agencies.
- Point bonus related to state grants and loans.
- Expedited processing of state agency permits.
- Revamped application fee structure for municipal projects, infrastructure projects, resiliency projects, flood protection, stormwater management (linear project application fee calculation).

The final benefit package will be assembled at the time of the Action Plan so that the municipality and state agencies have a mutual understanding of what the municipality will need to do in order to be entitled to the State's resources, and what the State needs to do to dedicate resources and earmark funds, if appropriate. The municipality and State agencies

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should consider as part of the benefit package all future projects for which the municipality seeks state financial and technical assistance.

Request for Waivers

Any requests for waivers pursuant to N.J.A.C. 5:85-7.6(a), including a justification for same.

According to NJAC 5:85-7.6 any of the requirements of plan endorsement, other than N.J.A.C.-7.8, 7.9 and 7.11 may be waived at the discretion of the State Planning Commission.

Inasmuch as Ocean City has previously satisfactorily completed the requirement, or has substantially complied with the intent of the requirement the City requests a waiver from the following provision of the State Planning Rules.

- Development Data - The City requests a partial waiver for the data required by NJAC 5:85-7.9(a)9. The 'Inventory of Key Characteristic' provides information on demographics, housing, income and employment. The waiver request pertains specifically to data on the square footage of commercial properties.

Public Meetings

Although there have been no public meetings focusing specifically on this MSA, the City's robust public relations efforts actively engage residents in the development of the many flood reduction/resilience plans and projects described in this report. The Public Relations & Information division disseminates regular communication to all media resources regarding Ocean City news and information in order to keep the public informed and aware of the status of planned and ongoing projects, and the City website is updated regularly. The Mayor also holds town hall meetings to address flooding issues with residents. Residents are also afforded an opportunity to review and discuss flood mitigation and related projects at meetings with consultants, and at City Council meetings.

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Appendix A - NJDCA Resolution No. 2009-07



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 204
TRENTON, NJ 08625-0204

JON S. CORZINE
Governor

CHARLES A. RICHMAN
Acting Commissioner

Resolution No. 2009-07
Page 1 of 3

Date: November 24th 2009

RESOLUTION

**APPROVING THE PETITION FOR INITIAL PLAN ENDORSEMENT
SUBMITTED BY THE CITY OF OCEAN
AND DESIGNATING A REGIONAL CENTER**

WHEREAS, the State Planning Commission (Commission), pursuant to its responsibilities under the State Planning Act, N.J.S.A. 52:18A-196 *et seq.*, has prepared and adopted a State Development and Redevelopment Plan (State Plan) which includes a State Plan Policy Map (Policy Map); and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted State Planning Rules that establish procedures for filing of Petitions for Plan Endorsement with the Commission for the purpose of encouraging consistency of submitted plans with the goals and policies of the State Plan and Policy Map in order to foster sound and comprehensive planning and cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, the City of Ocean submitted a Petition for Initial Plan Endorsement to the Commission pursuant to the provisions of the State Planning Rules, seeking approval of its Petition and endorsement of its plan, including:

- a comprehensive master plan with extensive supporting documents
- a request for designation of a Regional center
- a multifaceted approach to protecting environs. Ocean City is also regulated pursuant to DEP CAFRA regulations which imposes strict limits on impervious cover outside of designated centers, and
- a Fair Share Housing Plan

WHEREAS, the petition, including plans and supporting documents was received and comprehensively reviewed by the relevant State agencies; and

WHEREAS, the Staff and Executive Director of the Office of Smart Growth reviewed the petition filed by the City of Ocean, the comments received by the relevant State agencies and the public and determined that the petition meets the requirements for Initial Plan Endorsement and is consistent with the Coastal Area Facilities Review Act requirements to coordinate with the State Planning Commission (N.J.S.A. 13:9-1 *et seq.*) and the Coastal Zone Management Rules adopted to implement same; and



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Date: November 24, 2009

WHEREAS, a regional center boundary has been negotiated and agreed upon between the relevant State agencies and petitioner as shown in **Exhibit A** attached hereto; and

WHEREAS, the Staff and Executive Director of the Office of Smart Growth presented findings of the comprehensive review to the Plan Implementation Committee (PIC) on November 23, 2009, and determined that the City of Ocean plan appears consistent with the State Plan and Policy Map and recommended that the Commission approve the Petition; and

WHEREAS, the PIC reviewed and considered the Petition, concurred with the recommendation to approve the Petition, subject to implementation of the negotiated Planning Implementation Agreement (PIA), and moved the petition for consideration by the full Commission at its next regularly scheduled meeting; and

WHEREAS, the Executive Director has recommended that the Commission approve the Petition and grant initial endorsement of the plan submitted by the City of Ocean, contingent upon satisfaction of the negotiated PIA, attached hereto as **Exhibit B**; and

WHEREAS, the Commission has determined that the plan submitted by the City of Ocean is consistent with the State Plan and recommends the City of Ocean be granted initial plan endorsement;

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby affirms the Executive Director's determination on consistency with the State Plan and Policy Map and approves the petition for Initial Plan Endorsement, thus granting initial plan endorsement of the plan submitted by the City of Ocean; and

BE IT FURTHER RESOLVED, that the Commission hereby designates a Regional Center as shown in **Exhibit A**; and

BE IT FURTHER RESOLVED, that the endorsement of the City of Ocean, is contingent upon implementing the PIA, attached hereto as **Exhibit B**, which has been developed in conjunction with the Staff of the Office of Smart Growth and relevant State agencies that:

- memorializes the agreed upon planning implementation mechanisms,
- reflects a commitment, on the part of the City of Ocean to continue to implement its plan
- reflects a commitment, on the part of the relevant State agencies, to provide agreed upon benefits, and
- reflects a commitment, on the part of the City of Ocean and the relevant State Agencies, to work together to effectively implement the goals, strategies and policies of the State Plan; and

BE IT FURTHER RESOLVED, that in approving the petition and granting initial plan endorsement, it is understood that the endorsement may be revoked if the Commission determines that the City of Ocean has either made substantial changes to its endorsed plan or substantially violated the terms of its PIA so that the plan of the City of Ocean is no longer consistent with the State Plan; and

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Resolution No. 2009-07
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Date: November 24, 2009

BE IT FURTHER RESOLVED, that this endorsement shall take effect upon the passage of this resolution; and

BE IT FURTHER RESOLVED, that the Chairman of the State Planning Commission and the Executive Director of the Office of Smart Growth are hereby authorized to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this resolution.



Donna Rendeiro, Secretary
NJ State Planning Commission

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Appendix B - Plan Endorsement Process

No.	Action	Timetable
Step 1: Prepetition		
a	Petitioner submits letter from Mayor requesting pre- petition meeting along with existing planning documents and a list of same.	Variable
b	OPA and State agencies review documents on preliminary basis. OPA and agencies conduct pre- petition meeting with at least one elected official from the municipality present.	Meeting scheduled within 30 days of submission.
Step 2: Plan Endorsement Citizens' Advisory Committee*		
a	Mayor appoints Advisory Committee by resolution at a public meeting of the governing body.**	Variable
Step 3: Municipal Self-Assessment*		
a	Petitioner conducts self-assessment and produces a Municipal Self-Assessment Report including any requests for waivers pursuant to N.J.A.C. 5:85-7.6(a).	Due within one year of pre- petition meeting. See N.J.A.C. 5:85-7.7(d).
b	Petitioner presents findings and conclusions of self -assessment at a public meeting of the governing body** and adopts a resolution to pursue Plan Endorsement.	Variable
Step 4: State Opportunities & Constraints Assessment		
a	OPA, DEP, DOT, NJ Transit, and NJDA conduct opportunities and constraints analyses. OPA produces an Opportunities and Constraints Report for consideration by petitioner during visioning.	Report produced within 45 days of receipt of submission requirements for step 3.

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Step 5: Community Visioning*		
a	Petitioner conducts community visioning, adopts Vision Statement, and submits it to OPA. Visioning must include at least two facilitated workshops and at least two public hearings (one before the planning board and one before the governing body**. OPA will work with the town and/or consultant on the structure of the community visioning process.	Variable
Step 6: Consistency Review***		
a	OPA provides public notice of commencement of consistency review of petition with State Plan and provides interested parties an opportunity to request that OPA conduct a public hearing .	Public may request a public hearing within 10 days of OPA posting notice.
Step 6: Consistency Review***, continued		
b	State agencies conduct consistency review. OPA develops draft MOU and Action Plan, in consultation with municipality, if inconsistencies exist. Action Plan outlines the necessary steps for petitioner to achieve Plan Endorsement, assistance from State agencies, and the benefits available to the municipality upon endorsement.	Consistency review concludes within 90 days of receipt of submission requirements. If petition is inconsistent, Action Plan and MOU provided to petitioner within this period. If found consistent, Recommendation Report is prepared within 60 days of conclusion of consistency review.***
Step 7: Action Plan Implementation		
a	SPC considers draft MOU and Action Plan.	Consideration via public hearing at earliest feasible time, preferably next regularly-scheduled SPC meeting with at least 10 days' notice.
b	Petitioner conducts one public hearing** before the Planning Board for recommendation, and one public hearing** before the governing body to authorize execution of MOU and commitment to Action Plan by resolution. Action Plan and MOU may be considered at one joint public hearing** of the two entities.	Resolution passed within 60 days of notice of SPC approval of MOU and Action Plan.

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c	OPA issues Certificate of Eligibility.	Issuance within 10 days of receipt of signed MOU and resolution from petitioner.
d	Petitioner works with state, county and regional agencies to complete Action Plan.	Variable, depending on agreed-upon Action Plan timetable.
Step 8: Recommendation Report and Draft Planning & Implementation Agreement (PIA)		
a	OPA produces recommendation report and finalizes a draft PIA with petitioner.	Report produced within 60 days of completion of Action Plan.
Step 9: State Planning Commission Endorsement		
a	OPA presents Recommendation Report and draft PIA to the Plan Implementation Committee (PIC) of SPC at a public hearing .	Consideration by PIC within 45 days of receipt of Recommendation Report. PIC makes a recommendation on petition to SPC.
b	SPC considers petition, Recommendation Report, PIA and proposed mapping changes at public hearing .	SPC considers petition at a public hearing within 45 days of receipt of PIC recommendation.
Step 10: Monitoring and Benefits		
a	Municipality, State and regional agencies (as applicable) follow through on PIA including delivery of benefits to municipality.	Endorsement lasts 10 years.