

PLAN ENDORSEMENT REPORT FOR OCEAN CITY



DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF SMART GROWTH
November 23, 2009

Table of Contents

BACKGROUND 3

STAFF RECOMMENDATION 4

LOCATION AND REGIONAL CONTEXT 5

DEMOGRAPHICS 6

CENTER CRITERIA AND POLICIES 28

CONCLUSION 32

PLANNING & IMPLEMENTATION AGREEMENT 32

DRAFT

[THIS PAGE INTENTIONALLY LEFT BLANK]

DRAFT

INTRODUCTION

Ocean City has requested Initial Plan Endorsement from the State Planning Commission. This report contains findings and conclusions concerning consistency of the City's plans with the State Development and Redevelopment Plan (State Plan). The review of the petition is based on information submitted by the petitioner and information otherwise available to the Office of Smart Growth (OSG).

BACKGROUND

Process Timeline

Cape May Point initiated the Plan Endorsement process with a pre-petition meeting on April 12, 2005.

In August 2007, the City formally submitted a petition for Initial Plan Endorsement. OSG deemed the petition complete on October 30, 2007. A consistency review was issued on February 11, 2008. This report outlined issues to be resolved through the Action Plan. OSG offered the City the opportunity to enter into a Memorandum of Understanding (MOU) and Action Plan.

The City adopted Resolution #09-45-369 on March 20, 2009 to enter into the MOU with OSG. Since then, the City has worked actively with the state to move through the Action Plan.

Public Participation

The City has been proficient in meeting the requirements for public meetings and hearings, providing and advertising notice of such meetings in accordance with the M.L.U.L. Residents and visitors are encouraged to attend all public meetings. A proactive approach was established during the preparation of the City's Reexamination Report in 2000, which resulted in a broad based consensus on the future of the City and is reflected in the adopted Reexamination Report.

Meetings with neighborhood groups and business groups, representatives of City boards and bodies and members of the public were held throughout the summer of 2001 to receive input regarding the land use issues and recommendations that were addressed in the 2000 Reexamination Report. Alternative solutions to identified reexamination issues were discussed and debated. A number of public meetings were held to receive public input regarding the draft recommendations. Several joint Planning Board/Mayor and Council meetings were held in order to discuss key recommendations. This Land Use Plan process has reaffirmed the observation noted in the Reexamination Report that there is a strong and well-established sense of community within the City.

Current Ocean City Boards and Commissions include: Advisory Ocean City Council on Physical Fitness and Sports; Aviation Advisory Board; Beautification Committee; Budget Task Force; Commission on Volunteers; Communications Task Force; Environmental Commission; Ethics Board; Flood Damage Prevention Appeal Board; Health Benefits Advisory Board; Historic Preservation Commission; Housing Authority; Library Board; Lifeguard Pension Commission; Local Assistance Board; Municipal Alliance Committee; Planning Board; Recreation Board; Restaurant Task Force; Shade Tree Commission; Tourism Development Commission; Utility Advisory Commission; and Zoning Board.



STAFF RECOMMENDATION

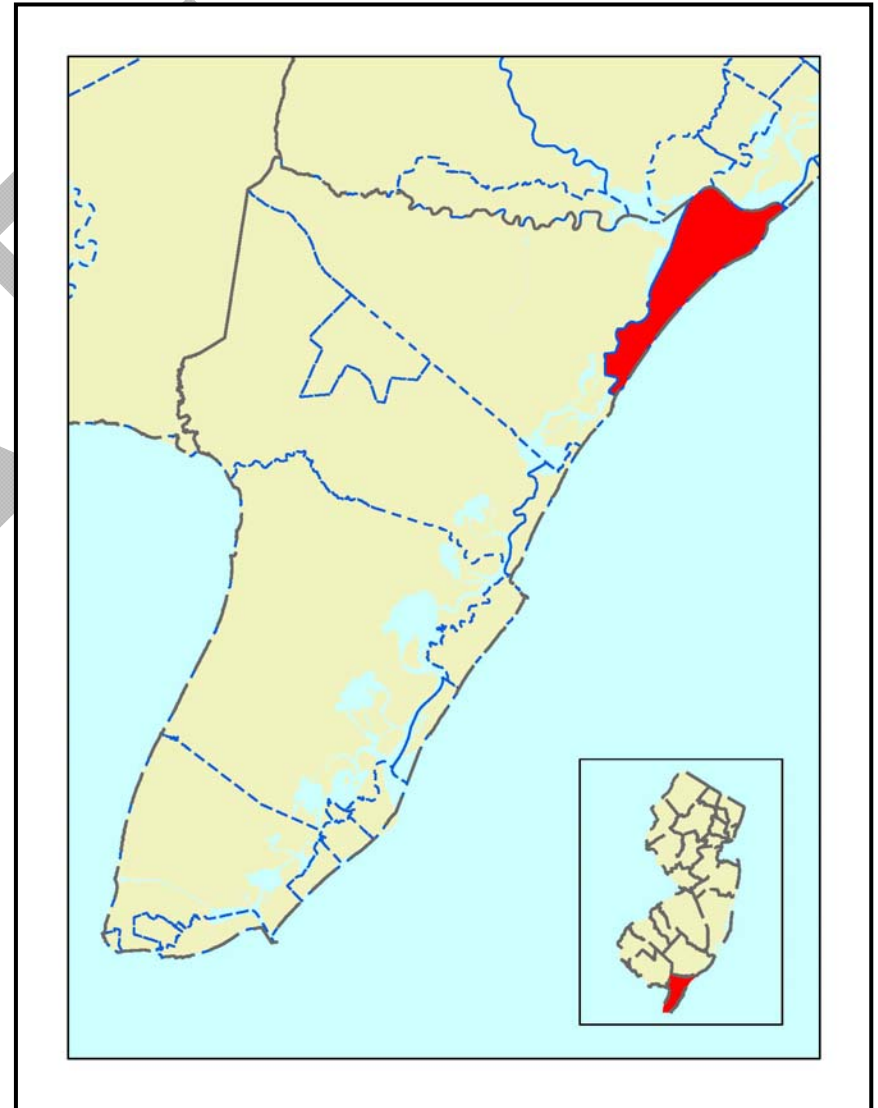
The Ocean City's planning vision is consistent with the State Plan as defined in the State Planning Rules. Therefore, staff recommends Initial Plan Endorsement for the City, including the designation of the aforementioned Center.

This recommendation recognizes the efforts made by the City, which has demonstrated commitment and leadership towards improving its plans, through the fulfillment of the Action Plan phase. We look forward to working with the City to further its plans via refinement and implementation.

LOCATION AND REGIONAL CONTEXT

Ocean City is a barrier island on the Atlantic Ocean. It borders three Municipalities: Upper Township and the City of Somers Point to the south and the west, and the Borough of Longport to the north.

The City is entirely within the Coastal Areas Facilities Review Act (CAFRA) jurisdiction for all regulated developments. Bridges on County Route 623/Roosevelt blvd, State Route 52/9th street and The Garden State Parkway/Ocean Drive provide access to the island. County routes 619/West Avenue and 656/Bay Avenue serve the island in addition to a grid network of local roads.



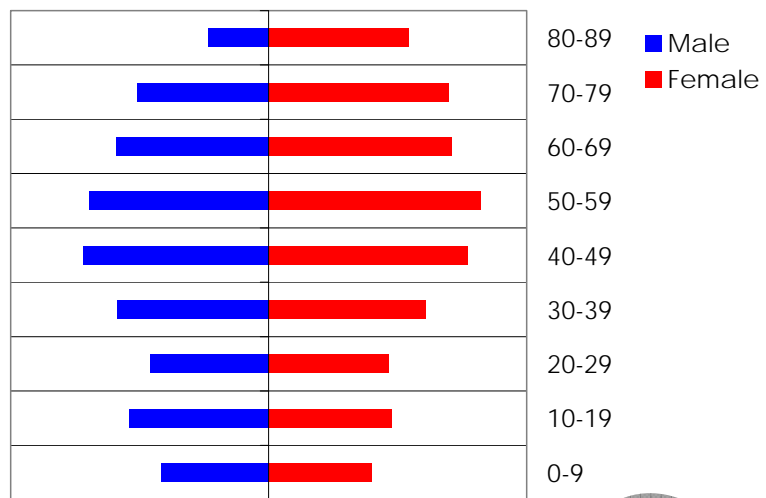
DEMOGRAPHICS

Southern New Jersey's Metropolitan Planning Organization (SJTPO) projects that the population will rise by 279 in 2035.

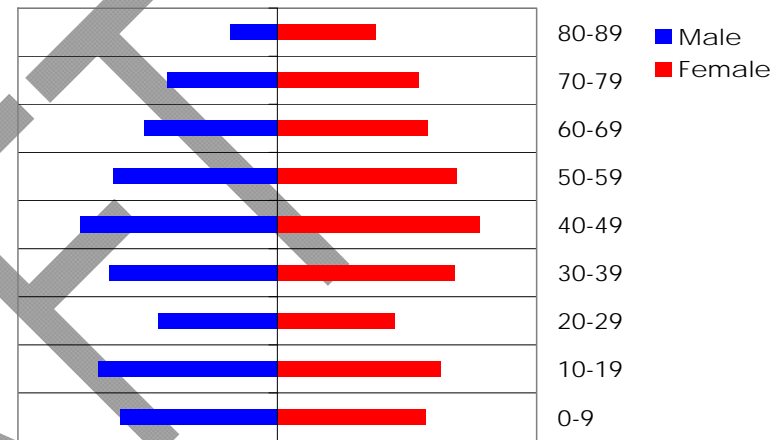
A significant proportion of the City's labor force is involved in tourism-related fields such as the arts, accommodation, recreation and entertainment. The labor force is also strongly oriented towards the public sector and health, education and social services.

	Muni	County	New Jersey
Land area (sq mi)	6.9	259	7,417
Population	15,378	102,326	8,414,350
Households	7,464	42,148	3,064,645
Average Household Size	2.02	2.36	2.68
Housing Units	20,989	91,047	3,310,275
Home Ownership Rate	61%	74%	66%
Vacancy Rate	63%	53%	7.4%
Median Household Income	\$44,158	\$41,591	\$55,146
Per Capita Income	\$33,217	\$24,172	\$27,006
Poverty Rate	6.8%	8.6%	8.5%
Unemployment Rate (NJDOL 2004)	4.3%	6.9%	4.8%

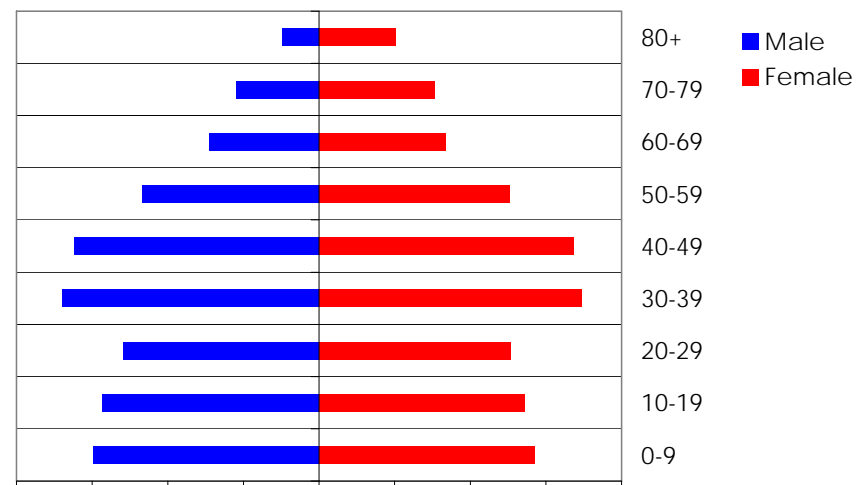
Ocean City Age Distribution



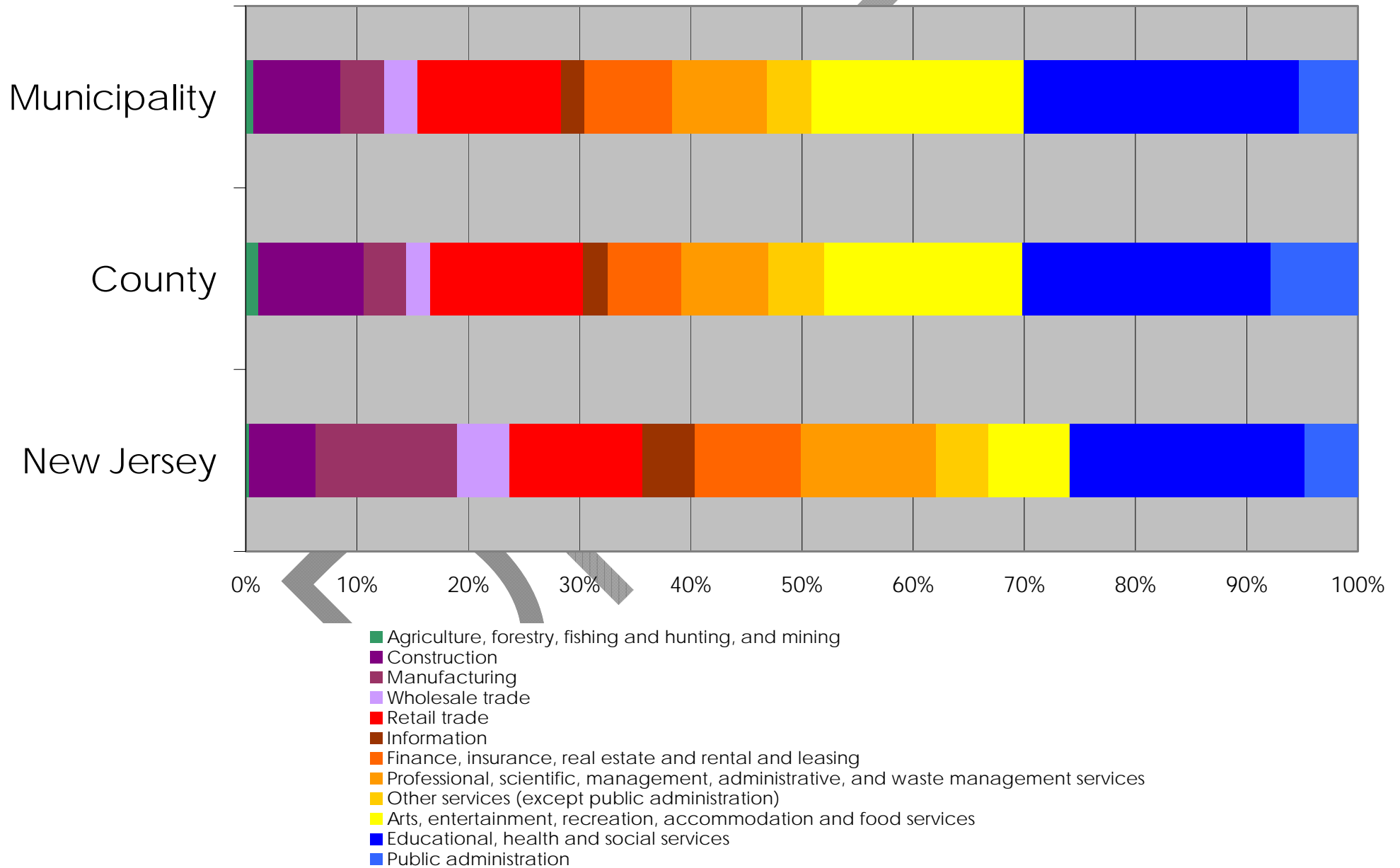
Cape May County Age Distribution



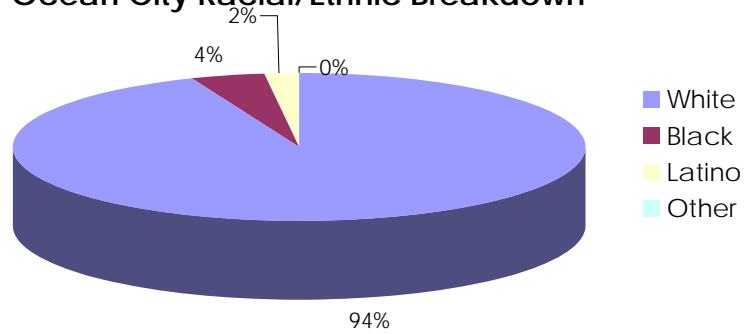
New Jersey Age Distribution



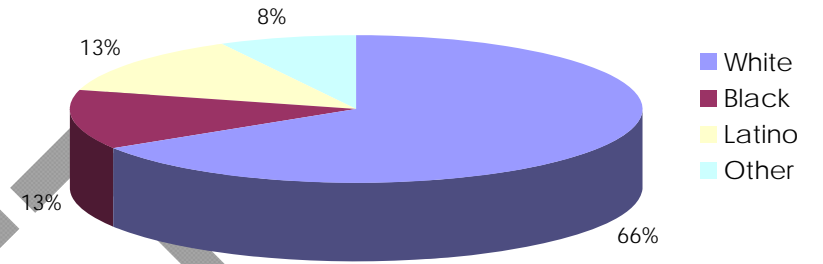
Workers by Industry



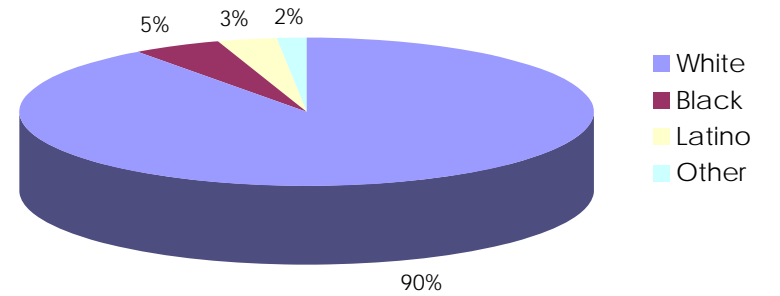
Ocean City Racial/Ethnic Breakdown



New Jersey Racial/Ethnic Breakdown



Cape May County Racial/Ethnic Breakdown



The purpose of the Plan Endorsement process is to achieve consistency among municipal, county, regional and State agency plans and with the State Plan, and to facilitate the implementation of these plans. Plans shall be endorsed only if they are internally consistent and demonstrate consistency with the State Development and Redevelopment Plan. Consistency means that the State Planning Commission determined that a municipal plan is the same as or has the same effect as the provisions in the State Plan. In evaluating consistency, the Commission should consider all provisions of the State Plan with particular emphasis on:

- 1) Statewide goals and policies;*
- 2) Planning Area policies and boundaries;*
- 3) Critical Environmental Sites criteria and intent; and*
- 4) Delineation criteria and intent for a Center designation.*

The analysis that follows is predicated on the recognition that an investment in good planning will produce a desirable outcome.

Planned Community Background

In the 1870's four Methodist ministers chose to establish a Christian Retreat and camp meeting on the island. They decided to call the island "Ocean City", laid out streets, and sold lots for cottages, hotels and businesses. Camp meetings were held the following summer. The Tabernacle Association still holds rights to land. Many deeds continue to include prohibitions on activities that were prohibited by the religious practices of the times. Until about 1980, Sunday blue laws were in effect. Even today, the sale and consumption of alcoholic beverages is not allowed.



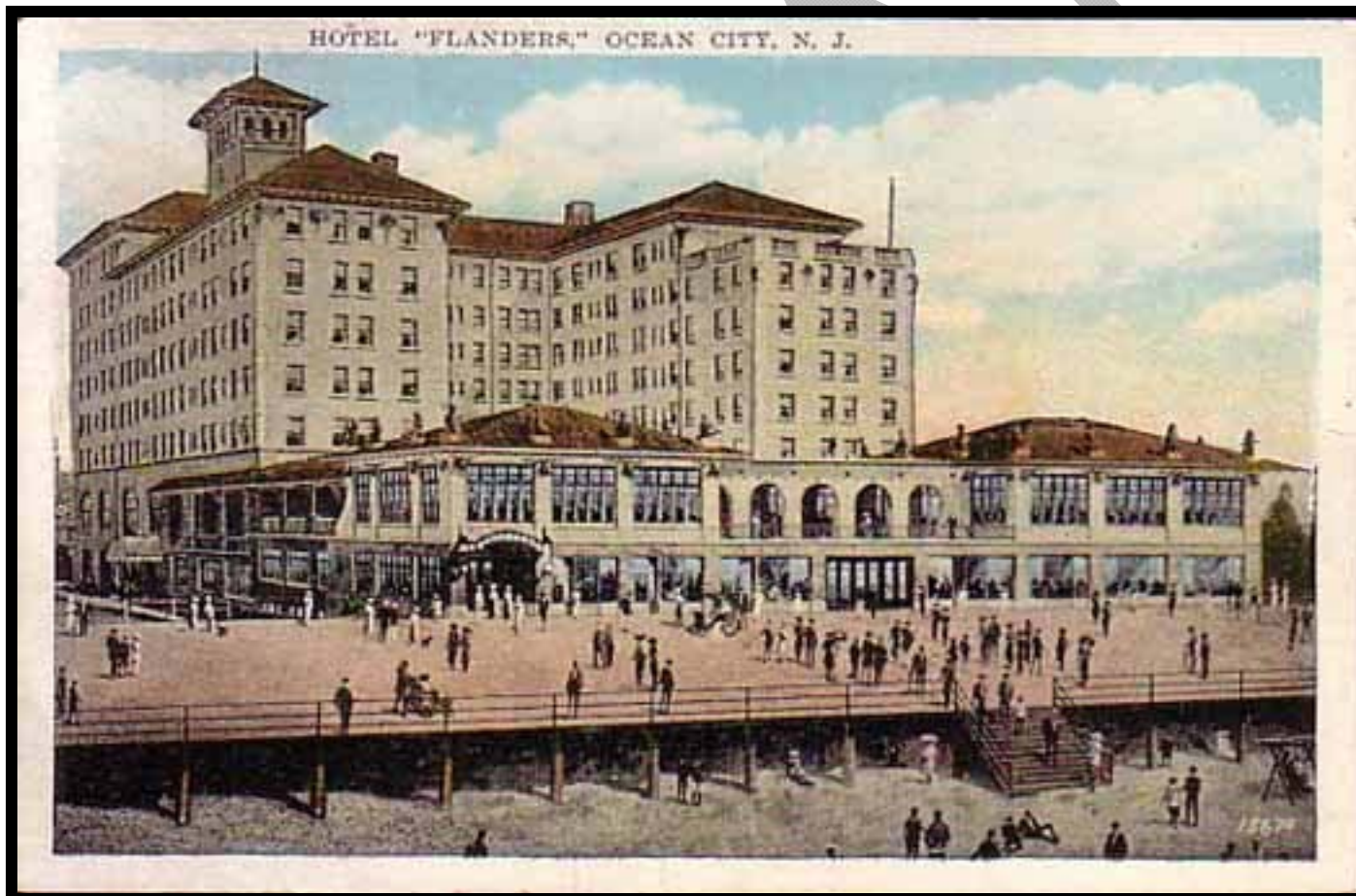
GOAL	POLICIES	INDICATORS
<p>Goal 1: Revitalize the State's Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6. Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 23. Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27. Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

Form Based Code

The form based code was paid for with a Smart Future Grant from the Office of Smart Growth. The document provides Community Design Guidelines for the designated Asbury Avenue Gateway/Annex Site, Asbury Avenue Mixed-Use Business Core I and Asbury Avenue Mixed-Use Business Core II districts; Street Profile Specifications for Asbury Avenue, 9th Street and other secondary streets; and Streetscape Standards for all of the streets within the Area.

Redevelopment

In June 2005 the Governing Body of the City of Ocean City determined that the area of the City described as Blocks 1001 and 1101 generally located along 11th Street from Ocean Avenue south toward the Boardwalk, is deemed an Area in Need of Redevelopment. The project area consists of an existing parking lot impacted by condition of title and the historic Flanders Hotel property. Both properties are essentially adjacent but are separated by 11th Street. The Redevelopment Plan encourages the restoration of the Flanders Hotel, and the development of new, year-round, first-class hotel rooms to support the banquet facilities at the Flanders Hotel. The new development will include a themed architectural design that would embrace, incorporate and reinforce the historic architectural qualities of the unique Flanders Hotel which is prominently located in the Redevelopment Area.



GOAL	POLICIES	INDICATORS
<p>Goal 2: Conserve the State's Natural Resources and Systems</p> <p>STRATEGY: Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p>	<p>Indicator 11. Conversion of wetlands for development - Reduce conversion of wetlands to not exceed 50 acres per year statewide by 2005 and to no net loss of acres by 2020.</p>

Conservation zone

Ocean City's Action Plan required certain properties to be rezoned for conservation. Wetlands within the City had been zoned residential, specifically the areas between Simpson and Bay/Haven Streets and 25th-29th Streets. This land had been preserved as a park and bird sanctuary, but zoning map did not reflect preservation status. Ocean City rezoned these areas Conservation. Single lots in Merion Park, which was filled and built in the 1960s, are undeveloped and may still be wetlands. The City rezoned these properties for Conservation. The 2001 Land Use Element of the Master Plan and its associated zoning map did not delineate the coastal wetlands and bay islands as any zone. The coastal wetlands and bay islands were also rezoned for Conservation.

Beach and Dune Protection

Easements and some city ownership of beach properties were obtained and a dune system was constructed from the Great Egg Harbor inlet to 59th street, a distance of almost seven miles, starting in 1993. The official city owned beach acreage as shown on the city tax maps is about 260 acres, but the actual size changes with the status of beach re-nourishment projects. The dune system has grown from low lying sand piles with fencing in 1993 to well vegetated, substantial height and width dunes in many areas. Access to the beach is through or over the dune system at every street end and at other locations between street ends in the area from 6th to 12th street. Large stands of American Beachgrass have been planted to stabilize the constructed dunes. The City, State and Federal government have committed to continue to fill the beaches until 2042.

Beach management Plan

The following actions have been taken by the City to comply with the Beach Management Plan.

- The City has adopted recommendations from the NJDFW and the USFWS to control invasive plant species in the Protected and Precautionary Zones in ways that enhance suitability of habitat for listed species, and dunes that provide for adequate storm protection.
- The City assists the NJDFW with pre-season symbolic fencing.
- The City must prohibit and discourage kite flying within 200 meters of posted nesting areas between March 15 and August 31 by signs and education.
- There are restrictions on when vehicles can drive on the beach.
- The Plan restricts when and where the public works department can rake the beach.

The Environmental Commission

The Environmental Commission assumed the functions of the Coastal Conservation Commission, an appointed commission formed in the 1970s that studied beach-related erosion and pumping, and also was concerned about development on the waterfront and new approaches to beach protection. In addition, the Environmental Commission receives and reviews applications before the Planning Board and the Zoning Board in accordance with N.J.S.A. 40:55D-27(b).

The Shade Tree Committee

A walking assessment of Ocean city's street trees was conducted in 1999. The tree inventory was updated again in 2005. A list of recommended street trees was developed and is distributed by the Shade Tree Committee. The Shade Tree Committee, an appointed commission, is concerned with trees in the public areas of the city, including the curb strips. It develops and oversees the Community Forestry Management Plan and holds shade tree sales. Additionally, the Environmental Commission receives and reviews applications before the Planning Board and the Zoning Board in accordance with N.J.S.A. 40:55D-27(b). The group meets monthly.

Plantings and Beautification Committee

This Committee was established to make the city green and to enhance public areas. Flowers have been planted throughout the community. New tree planting has been completed in various parking lots, major street corridors and parks. An Adopt a Park Program

is now in place. This program provides an opportunity to buy a tree to create a memory at various city parks. In November 2007 Ocean City was designated a Tree City USA.

DRAFT

GOAL	POLICIES	INDICATORS
<p>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p>	

Year Round Events

Ocean City is working to create year round opportunities for employment by attracting vacationers and 2nd home owners back to the island during the off season. Ocean City's website contains a calendar of events that captures the extent of these efforts. The Ocean City Library hosts regular book clubs and cooking classes. The City hosts a biweekly farmers market in the summer months, Mollusk Day, the Night in Venice boat parade, Miss New Jersey, Restaurant week, a Miss Crustacean hermit crab beauty pageant, an annual baby crawl race, and a flower show. Recently, a group called the Ocean City Fine Arts League has formed and is presenting cultural events in the downtown. The city has a well-known oratorical choir as well as other singing groups. Nationally renowned musicians frequently perform in Ocean City's hotels or at the music pier. An Art Walk takes place once a month on Asbury Avenue and two art shows a year are exhibited on the Boardwalk. In addition, Ocean City promotes seasonal events that encourage vacationers/home owners to visit Ocean City during the holidays. The Ocean City Humane Society is hosting "Harriers for Hounds" walk/run on Thanksgiving Day. There are several holiday concerts, "Photos with Santa" opportunities and Christmas parades. First Night Ocean City is a New Years celebration with over 50 activities that ends with Fire Works. During Easter, children can participate in an Egg hunt and have breakfast with the Easter bunny. In many cases Ocean City directly sponsors these events, but even when the city is not a sponsor, the public works department helps to coordinate and clean up.

Prioritizing Commercial Development

On the barrier islands, it is more profitable for developers' to construct residential spaces. Condos and rentals in destination areas are worth more than store fronts. As the number of businesses declines, more weekenders and residents have to drive to the mainland to make all their purchases. There are only 3 bridges that lead from Ocean City to the mainland and these trips create traffic congestion. Ocean City is working to reduce this trend through their zoning ordinances. All 10 commercial districts require commercial use on the first story of buildings. There are 2 grocery stores on the island. During the summer months, the City encourages downtown shopping with "Evenings along Asbury Avenue" and Due-Dah days when shopping in the downtown is tax free.

Eco-Tourism

Ocean City was rated the #1 beach for Ecotourism in May 2009 by the New Jersey Marine Sciences Consortium/New Jersey Sea Grant and the Richard Stockton College Coastal Research Center. Ocean City has several locations especially suitable for wildlife viewing: Corson's Inlet State Park, Howard Stainton Wildlife Refuge, Cape May Coastal Wetlands Wildlife Management Area, and, of course, 7 miles of beautiful beaches. Ocean City's open water Peck Bay, Great Egg Harbor Bay, and adjacent saltmarsh habitat environment supports a variety of plant and animal life. Ocean City is located within the world famous birding region of the Cape May peninsula, between Edwin B. Forsythe National Wildlife Refuge and Cape May Point.

Cape May Coastal Wetlands Wildlife Management Area

Corson's Inlet State Park, Strathmere Natural Area, and the Cape May Coastal Wetlands Wildlife Management Area, are located at the south end of the island, and are managed by NJDEP. Corson's Inlet State Park encompasses both beachfront and inlet access, with a parking lot and boat launch off of Ocean Drive by the Rush Chatten Bridge. The Strathmere Natural Area is an area of undeveloped beachfront and undisturbed sand dunes. The Cape May Coastal Wetlands Wildlife Management Area is passively managed and contains ecologically sensitive tidal salt meadows and marshes, interspersed with shallow coves and bays. These areas are important for their breeding populations of osprey, American oystercatcher, least tern, black skimmer and peregrine falcon. This estuary complex provides seasonal or year-round habitat for marine and freshwater fish and shellfish, nesting and migratory waterbirds and raptors, migratory and wintering waterfowl, and rare brackish and freshwater tidal communities and plants.

Birding, boating, sun bathing, photography, hiking, and biking are seasonal activities available here. Guided beach walks occur twice each week during the months of July and August. Migrations of dolphins, ducks, geese, and monarch butterflies also pass through this area every year.

Bayside Center

Located at 520 Bay Avenue, The Bayside Center is an activities and education facility dedicated to the environmental and cultural aspects of Ocean City's bayfront. Along with great views of the bay, the multi-use building houses environmental displays, a lifeguard museum, a collection of ship models constructed by Stephen Hutsko, a collection of to-scale models of historic Ocean City buildings created by former local resident Al Burch, and several meeting spaces. The grounds host summer environmental camps and free summer evening nature programs. The docks allow bay access to the public on a year-round basis for fishing and crabbing.

Howard Stainton Wildlife Refuge Howard S. Stainton Wildlife Refuge is located on Bay Avenue between 23 rd and 30 th Streets. The property is about 16 acres. This refuge supports waterfowl and marshland birds that can be easily observed from the viewing platform.

Boat Launches

Ocean City launching areas: Tennessee Avenue Municipal Ramp off of Bay Ave, 34 th St, Municipal Ramp underneath bridge, 51 St Railroad Bridge at end of dirt road, Corson's Inlet St Park Ramp in state park next to bridge.

Malibu Beach Wildlife Management Area

The Malibu Beach Wildlife Management Area is just north of the Ocean City. The area was recently restored to its natural state with the planting of marsh grasses, bayberry and birch, juniper and oak trees. The scrubs and trees provide a natural barrier to protect coastal birds and to attract songbirds to the park.

DRAFT

GOAL	POLICIES	INDICATORS
<p>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p>Policy on Air Resources - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p>Policy Waste Management, Recycling and Brownfields- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4. Percent of brownfield sites redeveloped</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 8. The generation of solid waste on a per capita and per job basis</p> <p>Indicator 9. Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p>Indicator 10. Greenhouse gas emissions</p> <p>Indicator 13. Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector</p> <p>Indicator 15. Vehicle miles traveled per capita</p>

Adopt a Beach and Beach Clean Ups

Ocean City placed recycling and trash cans at every access point to the beach. The City has an "Adopt-a Beach program" that has been very successful. 90 out of 100 beaches been adopted by businesses and local families to insure that they stay free of litter. Several times a year Ocean City holds beach clean-ups In 2007 Ocean City has had over 1100 volunteers who submitted 4400 hours of service to environmental clean ups. The Surf Riders hold a beach clean-up twice a year. Clean Ocean Action holds a clean up

twice a year. The Ocean City Community Association holds clean ups twice a year at Stainton's Wildlife Refuge. The entire town is cleaned up on Martin Luther King Day.

Remediation

The Public Works Site at 11th and Haven is currently in the 3rd phase (clean up) of remediation. The Annex Site at 9th and Asbury is still in the preliminary phase.

DRAFT

GOAL	POLICIES	INDICATORS
<p>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Public Investment Priorities - It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p> <p>Policy on Infrastructure Investments - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Indicator 14. The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home - The percent of trips to work made by carpool, public transportation, bicycle, walking or working at home increases by 2005 and 2020.</p> <p>Indicator 16. Number of pedestrian fatalities in vehicular accidents on state roads - Reduce the number of pedestrian fatalities in vehicular accidents on state roads by 2005 and 2020.</p>

Wastewater Management Plan

Cape May County has agreed to prepare the County's Wastewater Management Plan. However, Ocean City must complete their Chapter of the plan prior to receiving a CAFRA center from NJDEP. The City was prepared to move forward with Plan Endorsement now, and receive the CAFRA center at a later date. Circumstances at NJDEP have changed and a municipal chapter will be needed within 60 days of Endorsement by the State Planning Commission. The City is working to complete the plan prior to the December State Planning Commission meeting.

Schools

Completion of a new high school has provided an opportunity for the City and School Board to coordinate many improvements, events and activities. In addition to shared use of facilities, coordination of purchasing and service uses are being investigated. The City Planning Board also reviews the Board of Education's facilities plan on a regular basis. The local school district continues to deliver a quality public education to children grades K-12. The district educational plan is complemented by adequate, modern school facilities for all grade levels.

Recreation Facilities

The City has 4 indoor recreation facilities, 16 outdoor recreation facilities, and 11 playgrounds. A number of these facilities are sport specific. There are facilities for baseball, football, soccer, field hockey, basketball, tennis, street hockey, shuffleboard and volleyball. Many of these facilities are lit at night. Facilities also include a beachside skate park, a twelve-hole golf course and an Aquatic and Fitness Center. Ocean City is also home to the Cape May County Dog Park.

A Municipal Recreation Board was established and meets at least six times per year and provides an advisory capacity to the Governing Body of the City and making recommendations to them in connection with all recreational activities engaged in on the municipal playgrounds, building, tennis courts and the golf course. Currently, three park and playground facilities are completing renovations including the replacement of treated lumber with metal and plastic playground equipment; new benches, pavers, landscaping, ground surfaces, fencing, and water fountains. The Community and Cultural Center, which houses the Aquatic and Fitness Center is undergoing major renovation. The Bayside Center is also in the design stage of a renovation. Public acquisition of the last undeveloped bayfront property took place in June, 2009 through County Open Space and Green Acres funding. The site is planned to be developed into a recreational use.

Recreation/Open Space/Parks Element

As part of the Action Plan Ocean City prepared and adopted a Recreation/Open Space/Parks Element. The overall goal of the this Element is to preserve and maintain the ecological, historic, visual, recreational and scenic resources of the City; preserve the environment; avoid or minimize detrimental impacts of land development upon natural and historic resources; and enhance the overall quality of life for City residents and visitors.

Mayor's Council on Physical Fitness

This council was adopted by ordinance and is responsible for implementing many health related goals. They meet at least ten (10) times per year. This Council also provides recommendations and suggestions to the Mayor and Governing Body from time to time to

better manage and operate the recreation facilities. This Council has been extremely active in establishing Ocean City as a bike-friendly community. Bicycling is very popular in Ocean City, and the City continues to develop a series of networks for bicyclist. Haven Avenue was designated a shared roadway, with a reduced speed limit, along with sharrows and signage. Grant funds will be used to further develop this into a safe route for bikes, linking to the transportation center, the Route 52 Causeway, which when complete will have shared bikeway as well.

Cultural Venues

The Ocean City Community and Cultural Center is located between 17th and 18th Streets on Simpson Avenue. This building, opened in 1990, houses the Ocean City Free Public Library, the Ocean City Historic Museum, and the Ocean City Arts Center; under the same roof is the Aquatic & Fitness Center with a pool. The library and the Aquatic & Fitness Center are operated by city employees; the others are operated by not-for-profit organizations. Currently, an expansion and renovation of the center is underway. The project includes a 10,000 square foot expansion of the Ocean City Library, the construction of a new Senior Center, expansion of the Aquatic & Fitness Center and a new central lobby that will join all of the uses in the building.

The Ocean City Music Pier, on the boardwalk at Moorlyn Terrace between 8th and 9th Streets, is the center for many cultural events. The large auditorium that extends eastward over the beach was upgraded in the early 1990's with an Arts Council Grant and for a long time has been the home for the Ocean City Pops orchestra, a seasonal small orchestra comprised of professionals from the local and Philadelphia area. All of the orchestra members and the director are Ocean City employees. On the evenings when the Pops is not playing, other musical and theatrical presentations are staged. The Music Pier is busy almost every evening during the summer season and in recent years has been used throughout the year on an increasingly frequent basis.

Emergency Management

Ocean City worked with Cape May County on the 2009 Hazard Mitigation Plan. The Plan has been in draft form since September. The City currently has an Emergency Operating Plan that was approved by the New Jersey State Police. The City's website is extremely informative. On November 12th OSG staff accessed the Ocean City website. When the website opens, the home page goes black and a message pops up advising residents:

The National Weather Service has issued a Coastal Flood Warning for our area in effect until 11:00 pm Friday. (The message included the times and duration of high tide.) Residents and visitors in areas of Ocean City that typically experience tidal flooding are advised to move their vehicles to higher ground well prior to the times of high tide. Motorists are reminded not to enter flooded roadways or drive around barricades. The water may be much deeper than it appears. Vehicles should be operated at slow speeds in order to avoid causing waves that contribute to property damage in the surrounding area. It is likely that the Route 52 Bridges and Causeway (9th Street Bridge) will be temporarily closed at certain times during this period due to flooding. Very high winds are also expected through Friday. Please secure loose objects on or around your property.



GOAL	POLICIES	INDICATORS
<p>GOAL 6: Provide Adequate Housing at a Reasonable Cost</p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20. Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing - The percentage of households statewide paying 30% or more of their income for standard housing is reduced by 2005 and is further reduced by 2020.</p> <p>Indicator 24. Annual production of affordable housing units - Annual production of 4,000 affordable housing units by 2005 and 5,000 by 2020.</p>

Ocean City and COAH

Ocean City adopted their Housing Element and Fair Share Plan on December 3rd, 2008. The City submitted their petition for 3rd round substantive certification on December 30th 2008. COAH prepared a completeness determination on February 17th, 2009. An objection was submitted by South Jersey Legal Services. COAH has prepared a draft pre-mediation report requesting additional information.

Rehabilitation: 138 units

The City is requesting credits for 29 rehabilitation units. Ocean City states in its Fair Share Plan that it reserves the right to conduct an exterior survey regarding the rehabilitation obligation and has therefore projected a remaining rehabilitation obligation of 50 units. The City will use a local rehabilitation program to address the 50 units. Without the analysis of the exterior survey, the City has a shortfall of 59 units.

Prior Round Obligation: 411 units

Ocean City has a prior round obligation of 411. After subtracting 60 prior cycle credits, the City's new construction obligation was reduced to 351. In addition, Ocean City received a second round certification from COAH that included a vacant land adjustment of 351 that resulted in a reduced new construction obligation or realistic development potential (RDP) of 8 and an unmet need of 343. Ocean City is proposing to address the RDP with two post-1986 credits for family for-sale units, five age-restricted units and one rental bonus credit from a senior rental development and a portion of the Prior Round unmet need with an accessory apartment program and development fee ordinance.

Growth Share Obligation: 51 units

Ocean City is planning to meet their growth share obligation with 12 age-restricted units from a Senior Rental Development, and 26 family rental units and 13 rental bonus credits from a family rental development. Ocean City is only eligible for 12 rental bonuses thereby resulting in a 1 unit shortfall for the growth share obligation.

Actual Total Growth Share through September 2008=416 Units

Redevelopment of the Housing Authority's Peck's Beach Community

The following sites are generally located a 204 East Fourth Street.

- Study Area One is known as the Senior and Special Needs Site and located on the North side of Fourth Street, a half block west of West Avenue. The property is known as Block 310, Lot 14 on the City's Tax Map. The site is 290 feet by 115 feet, with 20 units in four buildings.
- Study Area Two is known as the Family Site, is bounded by 4th Street and 5th Street on the north and south, and is also a half block west of West Avenue. The property is known as Block 409 Lot 1 and Block 410, Lot 12 on the City's Tax Map. Both lots are 500' x 115', totaling 230,000 square feet. The site is 40 family units in four buildings.

The City and the Housing Authority decided that both sites lend themselves to an increase in units through a more efficient use of the land. To this end, the City plans to work with a consulting firm to do a site analysis considering community housing needs, affordable housing obligations, current zoning, the inclusion of market rate units, finance structuring including PILOT and/or tax credits for new construction, and a cost comparison to rehabilitation of current units. Public information and outreach will be crucial.

GOAL	POLICIES	INDICATORS
<p>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p>Policy on Historic, Cultural and Scenic Resources - Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation – 1) The amount of land permanently dedicated to open space is 1,004,000 acres by 2002 and 1,354,000 acres by 2010 (New Jersey Department of Environmental Protection). 2) The amount of land preserved for farmland is 200,993 by 2002 and 550,993 by 2010 (State Agriculture Development Committee).</p> <p>Indicator 12. Conversion of land per person The number of acres of lands converted per person in the state from 2001 to 2010 is less than one-fifth (0.20) of an acre per person. The number of acres of lands converted per person in the state from 2010 to 2020 is less than one-sixth (0.16) of an acre per person.</p>

The Historic Preservation Commission

The Commission administers the Historic Preservation Ordinance for the Certified Local Government district. The Historic Preservation Ordinance and Commission were established in 1991. The Commission gives advice on historic preservation, hears requests for permits to do work on properties of historic significance in the historic district, and helps to ensure compliance. Additionally, the Commission hears and carefully considers demolition requests, which are, in some cases, granted. The group meets monthly.

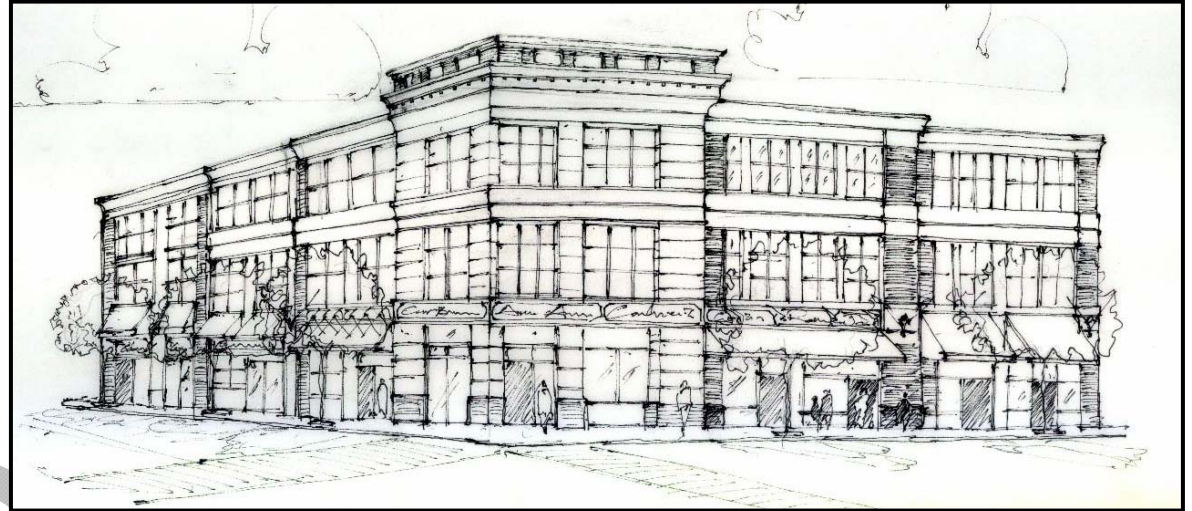


Image Courtesy of Heyer and Gruel Associates

Annex Site

The site is located in the center of the Central Business District and serves as a gateway into the commercial and mixed-use areas along Asbury Avenue and 9th Street. The primary purpose of this District is to create a focal point at an important intersection in the Central Business District and to enhance the vibrant pedestrian-oriented character of the CBD. The site is located adjacent to the historic City Hall building and the physical form and placement of buildings is regulated to ensure compatibility with the scale of the City Hall as well as existing and new commercial/mixed-use buildings.

Historic District

As the 1980's progressed and redevelopment became the norm, older buildings were being lost at an ever-increasing rate. An inventory of properties in a wide area of Ocean City was undertaken in 1988 and determination of the historic status of each of the buildings was done. The inventory is located at 115 E. 12th Street in the Planning and Engineering Department. Based on this inventory, hearings were held and a Certified Local Government (CLG) historic district ordinance was passed in 1989, with the final boundaries of the district determined in 1992. In 2003, a re-survey was done and a smaller National Register district was also established. A walking tour of the Historic District is outlined in a brochure published by the Historic Preservation Commission. The Historic Preservation

Element of the Master Plan was last adopted in 1989 and does not reflect changes and modifications to the CLG nor the National Register district.

Historic Preservation Ordinance

Ocean City's ordinance is based on the City's Historic Survey and includes the criteria that must be met for a site to be worthy of designation. The ordinance also includes visual compatibility factors for buildings, other structures and additions.

DRAFT

CENTER CRITERIA AND POLICIES

Proposed Regional Center

Ocean City has requested designation of a 2,327 acre regional center. This proposed boundary generally follows the sewer service area. (Dunes and environmentally sensitive areas were removed.)

The State Plan outlines both the hierarchy of centers and the designation criteria, which establish certain basic thresholds of land area, population, employment and densities for the various center categories. According to the Plan, these thresholds are intended to serve as a flexible guideline for consideration of proposed centers, especially in terms of their projections out 20 years into the future.

1. Land Use: The City will concentrate development in the Regional Center. Development potential outside the Center is already limited.
2. Housing: The Housing Element & Fair Share Plan proposes to provide the City's affordable housing in the Regional Center. The Center contains the infrastructure necessary to support residential growth.
3. Economic Development: The Center will contain commercial development. The City's efforts to promote economic development are commendable.
4. Transportation: The vision for the City provides for a pedestrian-friendly environment. Encouraging businesses on the island reduces trip distance and vehicle miles traveled.
5. Natural Resource Conservation: Various environmental protection measures will provide a level of protection beyond what the state can achieve through the CAFRA rules. Instead of the site by site basis of CAFRA regulation, the City's plans and ordinances will preserve habitat and water resources in a more holistic manner.
6. Agriculture and Farmland Preservation: NA
7. Recreation: Ocean City is primarily a recreational community. The City works diligently to create recreational opportunities that reduce the potential for harm to the local wildlife.
8. Redevelopment: Ocean City has adopted a redevelopment plan for the Flanders Hotel area.
9. Historic Preservation: Ocean City has a historic preservation district.
10. Public Facilities and Services: Sewer Service area is consistent with the center.
11. Intergovernmental Coordination: inter-local agreements with neighboring communities.

Criteria	State Plan Criteria: Regional Center	Proposed Regional Center Baseline	Seasonal Baseline	Proposed Regional Center (20 years forward)
<i>Land Use</i>				
Function	Focal point for region's economic, social and cultural activities with a compact mixed-use core.	Of all the barrier islands, Ocean City has the most year round residents. The barrier islands provide job opportunity's for a majority of the County's residents.	Of all the barrier islands, Ocean City has the most year round residents. The barrier islands provide job opportunity's for a majority of the County's residents.	Of all the barrier islands, Ocean City has the most year round residents. The barrier islands provide job opportunity's for a majority of the County's residents.
	Located in market area supporting high-intensity development and redevelopment.	Yes	Yes	Yes
	Located, scaled and designed not to adversely affect economic growth potential of Urban Centers.	Yes, the closest Urban Center is Atlantic City.	Yes, the closest Urban Center is Atlantic City.	Yes, the closest Urban Center is Atlantic City.
Land area	1to 10 sq mi	3.6 sq mi	3.6 sq mi	3.6 sq mi
Housing units	4,000 to 15,000 in PA 1 & 2, or 2,000 to 15,000 in PA3, 4 or 5	20,989	20,989	20,989 (see 1)
Housing Density	> 3 du/acre	9 du/acre	9 du/acre	9 du/acre (see 1)
<i>Population</i>				
Number of people	>10,000 in PA 1 & 2, or >5,000 in PA3, 4 or 5	15,378	139,660*	15,378 (see 1)
Density	> 5,000 per sq mi	4,271	38,794	4,271 (see 1)
<i>Economy</i>				
Employment	> 10,000 in PA 1 & 2, or >5,000 in PA3, 4 or 5	4,783 and 350 City jobs	4,783 and 350 City jobs	4,783 and 350 City jobs (see 1)
Jobs-housing ratio	2:1 to 5:1	1:4	1:4	1:4
<i>Infrastructure</i>				
Capacity (general)	Access to sufficient existing or planned infrastructure.	Sufficient Existing	Sufficient Existing	Sufficient Existing
Transportation	Near major public transportation terminal, arterial or interstate interchange; hub for two or more transportation modes.	GSP, Rt. 9, Route 52, NJ Transit	GSP, Rt. 9, Route 52, NJ Transit	GSP, Rt. 9, Route 52, NJ Transit

1-The changes that were made to Ocean City's zoning did not increase density. These numbers may rise or fall as time goes by.

*http://www.capemaycountygov.net/Documents/Planning/summer_population_2007.pdf---County formula =dwelling units *5 people per home+2,752 hotels rooms @2.5 people per room, 2,500 people living in group quarters, 70 marina slips @ 1.5 people per slip, and 25,000 day trippers=139,660.

PLANNING & IMPLEMENTATION AGREEMENT

Intended to help forge a lasting partnership between the Commission and the City, Plan Endorsement is a two-way commitment, embodied in the PIA. Additional planning and design work will still be required on the part of the City, and these efforts need to be carefully monitored by the Commission and the state agencies. From the efforts made so far to reach the present consensus, it is evident that the desire of the City to succeed is real and the Commission should support these planning efforts. A draft PIA is attached and is now under negotiation.

CONCLUSION

Recognizing Ocean City's significant planning efforts, the Office of Smart Growth recommends that the State Planning Commission endorse the City's vision and plans as consistent with the State Plan. Plan Endorsement provides an excellent opportunity to direct that growth towards Centers and other appropriate areas, while preserving natural resources and open space.

DRAFT