

OCEAN CITY PLAN ENDORSEMENT

Planning and Implementation
Committee
November 23rd, 2009

Process

- ☐ April 12th 2005 Pre-Petition Meeting
 - ☐ August 2007 Petition Submittal
 - ☐ October 2007 Petition Complete
 - ☐ February 2008 Consistency Review
 - ☐ July 2008 Reso#70-08 (MOU)
 - ☐ The City has worked actively with the State to move through the Action Plan.
-

Public Participation

- ❑ The 2000 Reexamination report identified land use issues that the City was concerned about.
 - ❑ Extension outreach and visioning took place during summer 2001.
 - ❑ Potential solutions to the issues identified in the reexamination report were discussed and debated.
 - ❑ The input that was gathered was used to update the vision statement in the 2001 Land Use plan.
-

History

- ❑ Founded in the 1870's by 4 Methodist Ministers
 - ❑ The Misisters laid out the streets and sold land for cottages, hotels and businesses.
 - ❑ Camp Meetings were held the following summer.
 - ❑ Ocean City remains a dry municipality to this day.
-

Criteria	State Plan Criteria: Regional Center	Proposed Regional Center Baseline	Seasonal Baseline	Proposed Regional Center (20 years forward)
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	1 to 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)
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)
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
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

State Plan Consistency

- ❑ 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 & Renewal for All Residents of New Jersey
 - ❑ Goal 4: Protect the Environment, Prevent & Clean Up Pollution
 - ❑ Goal 5: Provide Adequate Public Facilities & 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 & Recreational Value
-

State Plan Consistency

Goal 1: Revitalize the State's Cities and Towns

- ☐ Redevelopment
- ☐ Form Based Code



State Plan Consistency

Goal 2: Conserve the State's Natural Resources & Systems

- ☐ Conservation Zone
- ☐ Beach and Dune Protection
- ☐ Beach Management Plan
- ☐ Environmental Commission
- ☐ The Shade Tree Commission
- ☐ Plantings and Beatification Committee



Image courtesy of Connor Kurtz via Wikipedia

State Plan Consistency

Goal 3: Promote Beneficial Economic Growth, Development & Renewal for All Residents of NJ

- ☐ Year Round Events
- ☐ Mixed-Use Development
- ☐ Eco-Tourism



Image courtesy of Barry Ableman

State Plan Consistency

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

- ☐ Adopt a Beach
 - ☐ Remediation
-

State Plan Consistency

- Goal 5: Provide Adequate Public Facilities & Services at a Reasonable Cost



Image courtesy of Barry Ableman

State Plan Consistency

Goal 6: Provide Adequate Housing at a Reasonable Cost

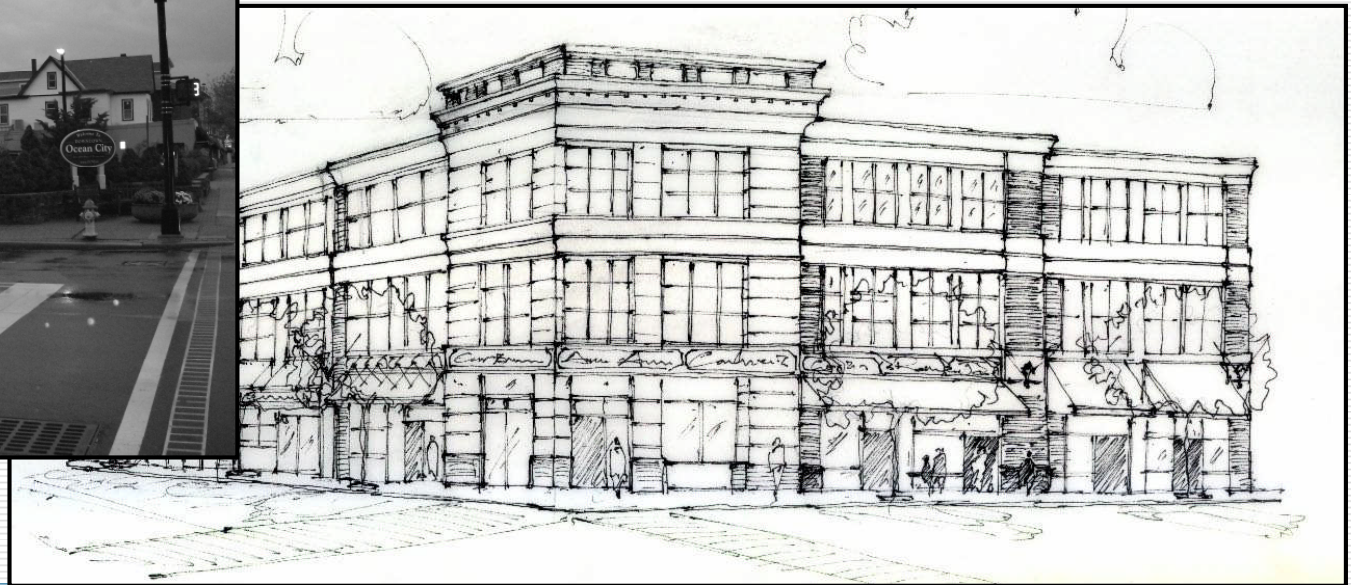
- Rehabilitation=138
 - Shortfall=59 units
- Prior Round=411
- Growth Share=51
 - Shortfall of 1 unit

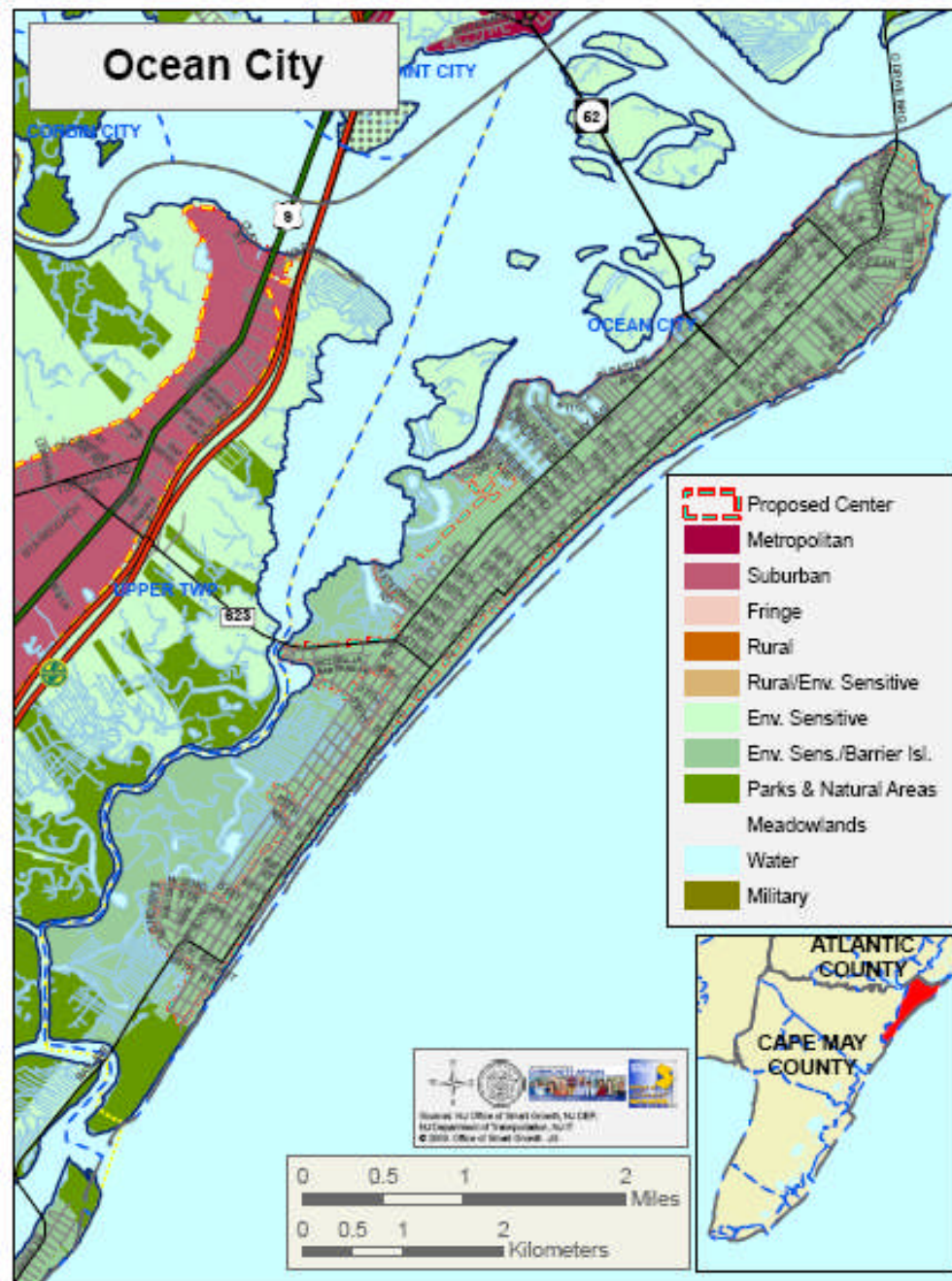


Image courtesy of Barry Ableman

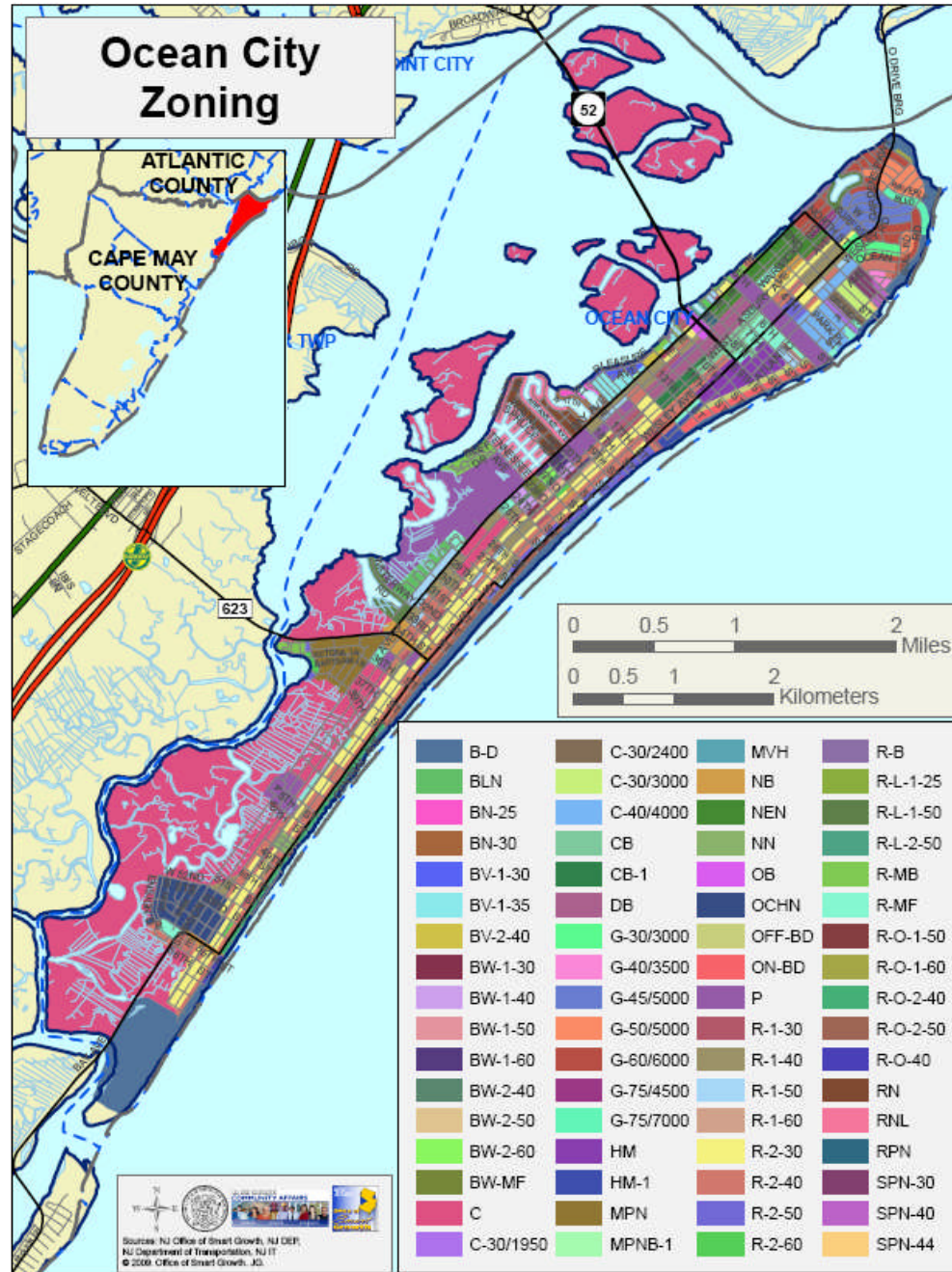
State Plan Consistency

Goal 7: Preserve & Enhance Areas with Historic, Cultural, Scenic, Open Space & Recreational Value





Ocean City Zoning

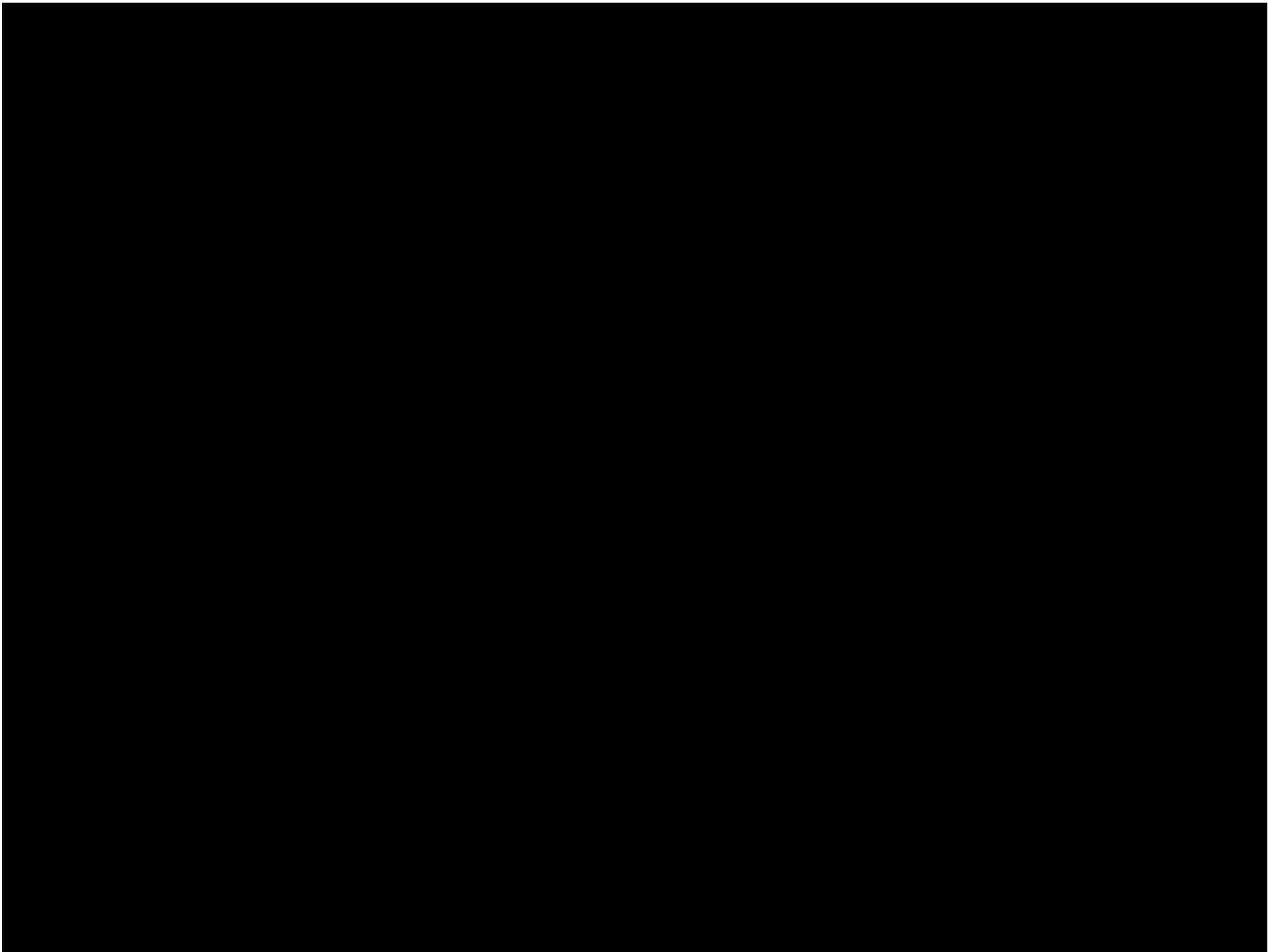


B-D	C-30/2400	MVH	R-B
BLN	C-30/3000	NB	R-L-1-25
BN-25	C-40/4000	NEN	R-L-1-50
BN-30	CB	NN	R-L-2-50
BV-1-30	CB-1	OB	R-MB
BV-1-35	DB	OCHN	R-MF
BV-2-40	G-30/3000	OFF-BD	R-O-1-50
BW-1-30	G-40/3500	ON-BD	R-O-1-60
BW-1-40	G-45/5000	P	R-O-2-40
BW-1-50	G-50/5000	R-1-30	R-O-2-50
BW-1-60	G-60/6000	R-1-40	R-O-40
BW-2-40	G-75/4500	R-1-50	RN
BW-2-50	G-75/7000	R-1-60	RNL
BW-2-60	HM	R-2-30	RPN
BW-MF	HM-1	R-2-40	SPN-30
C	MPN	R-2-50	SPN-40
C-30/1950	MPNB-1	R-2-60	SPN-44





 Sources: NJ Office of Smart Growth, NJ DEP,
 NJ Department of Transportation, NJ IT
 © 2009, Office of Smart Growth, JG



The Office of Smart Growth recommends.....

That the State Planning Commission
endorse Ocean City's Petition for
Plan Endorsement.

