



**CITY OF OCEAN CITY
CAPE MAY COUNTY, NJ**

PETITION FOR PLAN ENDORSEMENT

August 2007



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ACKNOWLEDGEMENTS

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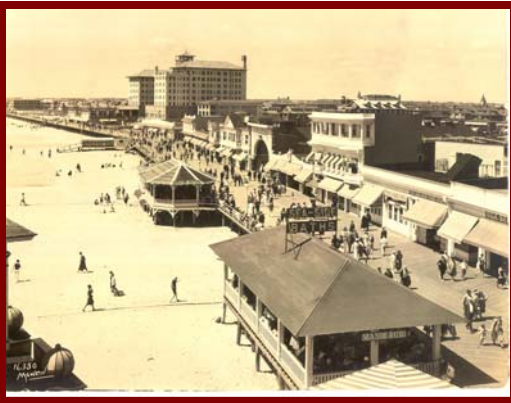
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c 1928, Asbury Avenue Courtesy of Ocean City Historical Museum



c 1925, Beach Courtesy of Ocean City Historical Museum



c prior to 1927, Boardwalk Courtesy of Ocean City Historical Museum



c prior to 1937, Music Pier Courtesy of Ocean City Historical Museum



c unknown, Ocean City Yacht Club Courtesy of Ocean City Historical Museum

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INTRODUCTION

The State Development and Redevelopment Plan (State Plan) was created pursuant to the State Planning Act of 1985 (NJS 52:18A-196 et seq.) in order to create statewide planning objectives relative to land use, housing, economic development, transportation, natural resource conservation, agriculture, and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

The Legislature found that the public purpose of developing the New Jersey economy while protecting natural resources, providing adequate and diverse housing, and redeveloping cities required coordinated state action to control what is now known as sprawl. To that end the Legislature created a State Planning Commission mandated to create and implement a cooperatively developed state plan that would delineate areas for growth and redevelopment and areas for the protection of natural resources and farming. The plan is the State Development and Redevelopment Plan (State Plan), and an implementing tool is the Plan Endorsement Process described below.

Through this Petition for Plan Endorsement and in accordance with N.J.A.C. 5:85-7 et seq., the City of Ocean City is requesting Initial Plan Endorsement from the State Planning Commission. This Petition has been prepared and submitted in accordance with the Plan Endorsement Guidelines adopted by the State Planning Commission on April 28, 2004 and the State Planning Rules, N.J.A.C. 5:85-7.4. The purpose of this petition is to document the consistency between the City of Ocean City's local planning initiatives and the policies of the State Development and Redevelopment Plan.

A critical aspect of this Petition is the request for Regional Center designation for the urbanized area located within the City's corporate boundary. Through this Plan Endorsement process with the NJOSG, centers may be established and designated in the State Plan. The centers concept is also strongly favored in the State Plan to develop livable, walkable 'communities of place' and to act as a catalyst for development allowing for preservation and protection of the surrounding environs.

Achieving Plan Endorsement will provide official recognition that the City's master plan and development regulations are consistent with the goals and objectives of the State Planning Act. As an endorsed Regional Center, the City of Ocean City will be designated as a Smart Growth Area which has significant benefits in terms of regulatory permitting and funding from State agencies. Of particular interest is the NJ Board of Public Utilities (BPU) proposal to facilitate utility availability in Smart Growth Areas. The Board of Public Utilities (BPU) has proposed regulations that will reduce the up front money developers have to pay to receive utility service in smart growth areas and ensure that they will be reimbursed more quickly for those up front costs. BPU is also developing regulations that would establish a pilot program that would provide incentives to utilities to guarantee that developers in Smart Growth Areas will have utility service available on time to meet their schedules. A detailed listing of benefits associated with Plan Endorsement is identified in Appendix 5.

Planning is an ongoing and dynamic process, of which Plan Endorsement captures a particular moment in time. This moment is key due to a wide range of factors effecting Ocean City including physical upgrades to the central business area, improvements to the Route 52 causeway, design of the 9th Street gateway corridor, plans for affordable housing. The implementation and monitoring of the Planning and Implementation Agreement (PIA) is therefore vital in continuing the momentum that exists now.

Plan Endorsement

Plan Endorsement is a tool developed by the State Planning Commission to provide the technical assistance and the coordination for municipalities, counties, regional and State agencies to meet the publicly supported goals of the State Planning Act (N.J.S. 52:18A-196 et seq.). That act recognized that though land use decision making has been delegated to the local municipalities by the New Jersey Constitution and Legislature, the municipalities are often not supported by coordinated state and county planning and public investments. Similarly, local plans of neighboring municipalities often conflict.

This Plan Endorsement Petition is not the City's first attempt to achieve consistency with the State Development and Redevelopment Plan (State Plan). Starting in 1998, the City had previously worked through the Center Designation process with Cape May County and the then Office of State Planning (OSP). The application was partially completed and reviewed by Cape May County, however, due to various factors, the application stalled. The City has also actively participated in the Cross-Acceptance process, most recently in 2005. See Cross-Acceptance III Report in Appendix 6.

With the change from Center Designation to Plan Endorsement, the City entered into the new process. Plan Endorsement is a voluntary review process designed to assess the quality and coordination of state and municipal planning efforts as relates to smart growth principles, and, if appropriate, to assist with an update of the local master plan and planning implementation strategy that achieve the goals, policies and strategies of the State Plan. The process establishes a method by which government agencies at all levels may develop capital investment and planning decision-making mechanisms that are consistent with the State Plan and are therefore coordinated with each other. Technical assistance is provided throughout the endorsement process by the Office of Smart Growth and other State agencies. The end product of the review is intended to provide sufficient information so that the State Planning Commission, acknowledging the local context, can make a final determination as to the level of State Plan consistency achieved by the petitioner, and the petitioner's commitment to the implementation of the State Plan.

The purpose of the Plan Endorsement process is to reach the following goals by increasing the consistency among municipal, county, regional and State agency plans with each other and with the State Plan, and to facilitate the implementation of these plans.

The goals of plan endorsement are to:

1. Encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;
4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support state investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet statewide objectives; and
6. Learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the state and possible incorporation into the State Plan. (The New Jersey State Development and Redevelopment Plan, 2001, page 14).
7. Ensure that petitions for Plan Endorsement are consistent with applicable State land use statutes and regulations.

Smart Growth

Smart Growth is the term used to describe well-planned, well-managed growth that adds new homes and creates new jobs, while preserving open space, farmland, and environmental resources. Smart Growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation. Smart Growth is an approach to land-use planning that targets the State's resources and funding in ways that enhance the quality of life for residents in New Jersey.

Smart Growth principles include mixed-use development, walkable town centers and neighborhoods, mass transit accessibility, sustainable economic and social development and preserved green space. Smart Growth can be seen all around us: it is evident in larger cities such as Elizabeth and Jersey City; in smaller towns like Red Bank and Hoboken, and in the rural communities like Chesterfield and Hope.

In New Jersey, Smart Growth supports development and redevelopment in recognized Centers—a compact form of development—as outlined in the State Development and Redevelopment Plan, with existing infrastructure that serves the economy, the community and the environment. A Center is defined in the State Plan as an efficient and compact form of development having one or more mixed-use cores and residential neighborhoods and green spaces. Center designations are based on the area,

population, density, and employment of the center being considered and features of the surrounding areas. Centers can range in scale from very large, Urban Center, to the smallest Hamlet.

Principles of Smart Growth:

- mixed land uses
- compact, clustered community design
- range of housing choice and opportunity
- walkable neighborhoods
- distinctive, attractive communities offering a sense of place
- open space, farmland, and scenic resource preservation
- future development strengthened and directed to existing communities using existing infrastructure
- transportation option variety
- predictable, fair and cost-effective development decisions
- community and stakeholder collaboration in development decision-making

Smart Growth Areas

The Office of Smart Growth, with the assistance of the InterAgency Smart Growth Team, has developed the definition of Smart Growth Area to include an area classified as one of the following:

- Metropolitan Planning Area (PA1)
- Suburban Planning Area (PA2)
- A designated center
- An area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the SPC
- A smart growth area and planning area designated in a master plan adopted by the New Jersey Meadowlands Commission
- A Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission

PLAN ENDORSEMENT PROCESS

Plan Endorsement Committee-

A Plan Endorsement Committee was established in 2005 and included residents and representatives from the City Planning and Zoning Boards, School Board, Historic Commission, and the Board of Realtors. Plan Endorsement Committee meetings were held to evaluate the plan endorsement requirements and establish goals for completion of the petition.

Pre-Petition Meeting -

Any municipality, county or regional entity that wishes to petition for Plan Endorsement can request a Pre-petition meeting with the Office of Smart Growth and representatives from other state agencies (e.g. DEP, DOT, Ag, COAH). The purpose of this meeting is to advise petitioners on the requisite planning documents they need to submit in order to have their petition for plan endorsement considered by the State Planning Commission. The Pre-petition meeting is also an opportunity to discuss the items that should be included in the Plan Endorsement Contract.

The initial Pre-Petition Meeting was held on April 12, 2005 and was attended by representatives from the Office of Smart Growth, Board of Public Utilities, Department of Transportation, Council on Affordable Housing, New Jersey Transit, and Ocean City's Mayor, Director of Community Development, Planning Director, Planning Board Vice Chairperson/Smart Growth Committee Member to review the initial plan endorsement documents.

The following items were submitted to NJOSG in advance of the pre-petition meeting:

1. 2003 Zone Maps (electronically);
2. Ocean City Land Use Plan (electronically);
3. Proposed Changes State Planning Areas and Centers Designation (electronically);
4. Schedule of Zoning District Regulations (electronically);
5. Ocean City 1988 master plan (hard copy);
6. Resolution to Adopt Capital Plan 2004-2010 and Specific Debt Service Guidelines (hard copy);
7. Capital Improvement Program, 2004-2006 (hard copy).

A second meeting, at which the NJOSG Area Planner made a presentation on Plan Endorsement at a City Council workshop on June 30, 2005, was instrumental in developing consensus for the City to pursue Plan Endorsement.

A subsequent meeting involving representatives from NJOSG, NJDEP and City Officials and staff was held in Ocean City on January 22, 2007. The primary purpose of this meeting was to review the City's application for Plan Endorsement and resolve questions with respect to the advantages and disadvantages associated with Plan Endorsement. Based on the results of this meeting, the City resolved to complete the tasks required and submit its request for Plan Endorsement.

Initial Plan Endorsement Petition -

For the first stage, Initial Plan Endorsement, a petitioner submits the fundamental planning documents, which most municipalities and counties will have already prepared, including the master plan, to the State Planning Commission. These planning documents will be reviewed by the Office of Smart Growth, which, after consultation with other State agencies, will make a recommendation to the State Planning Commission as to the consistency of the petitioner's plan with the State Plan.

Adoption of Plan Endorsement Petition -

The Planning Board held a public hearing to review the Plan Endorsement Petition and recommended approval and transmittal of the Plan Endorsement Petition to the NJOSG. Copies of the minutes and resolution are included in Appendix 3.

Planning and Implementation Agreement -

The purpose of the Planning and Implementation Agreement is to outline the commitments on the part of the State and the petitioner to implement the endorsed plan. While reviewing petitions for both Initial and Advanced Plan Endorsements, the Office of Smart Growth will work with the petitioner to prepare a Planning and Implementation Agreement. That agreement will be submitted to the State Planning Commission for approval with the petition for Plan Endorsement. A petitioner can chose to stop at Stage 2, or continue on to Advanced Plan Endorsement via the following stages.

Plan Endorsement Contract -

Once a petitioner has received Initial Plan Endorsement, it may seek Advanced Plan Endorsement by the State Planning Commission of its planning efforts beyond those required for their initial petition. The Plan Endorsement Contract is a joint agreement signed by the State Planning Commission and the petitioner at the beginning of the Advanced Plan Endorsement process. The purpose of the Plan Endorsement Contract is to set forth the requirements that the petitioner must meet in order to achieve Advanced Plan Endorsement, including those requirements that will continue after the plan is endorsed, any assistance that will be provided by state agencies to help the petitioner to meet these requirements, and what the petitioner will receive in State regulatory and financial benefits once the plan has been endorsed.

Advanced Plan Endorsement Petition -

Once the petitioner and the State have satisfactorily completed and enacted all of the items outlined in the Plan Endorsement Contract, the Office of Smart Growth will make a recommendation to the State Planning Commission concerning the petition for Advanced Plan Endorsement. If approved, the petitioner would then become eligible for the regulatory and funding benefits specified in the Plan Endorsement Contract. Once a petitioner has had a petition for Advanced Plan Endorsement approved by the State Planning Commission, it may request to amend its approved advanced petition to reflect new planning initiatives.

Bi-annual Status Reports -

Once a municipality, county, or regional entity has had its plan endorsed, the State Planning Commission requires that it submit status reports to the Office of Smart Growth every two years.

This provides an opportunity for the petitioner to demonstrate progress with the Planning and Implementation Agreement or Plan Endorsement Contract and to identify changes needed to an endorsed plan or to planning area boundaries on the State Plan Policy Map that are impacted by the endorsed plan. Failure by a petitioner to honor the terms and conditions of a Planning and Implementation Agreement can form the basis for an action by the State Planning Commission to revoke endorsed plan status, unless the petitioner's action was dependent on a state agency action that did not occur.

Timeline for Initial Plan Endorsement Petition Review -

The Office of Smart Growth has 30 days to review submitted petitions and assess for completeness. Once the Executive Director has received all of these documents, and the petition has been deemed complete, the State agency staff – coordinated by the Office of Smart Growth – will have 45 days within which to review the petition. The Executive Director may hold a public hearing at the written request of the governing body of a municipality or county which is not the petitioner or a total of at least 10 written requests from other governmental agencies, advocacy groups or individuals with a demonstrated interest in the petition within 10 days of notifying interested parties. Following the review period, the Executive Director of the Office of Smart Growth has 60 days to prepare a report on the consistency or inconsistency of the petitioner's plan and proposed Planning and Implementation Agreement to the State Plan and submit that to the State Planning Commission and the petitioner. The Executive Director may request additional information extending the 60-day review period by an additional 45 days. The State Planning Commission has 60 days within which to recommend endorsing the plan and the Planning and Implementation Agreement.

If the Office of Smart Growth has not made a recommendation to the State Planning Commission within the 60-day time period, the petitioner has the right to submit the petition directly to the Plan Implementation Committee. The State Planning Commission must make a determination on the petition within 90 days after receiving it. The Executive Director of the Office of Smart Growth shall, within 30 days of the Commission's determination, notify the petitioner of that determination and within 45 days post the public notice. See Appendix 4.

PLAN ENDORSEMENT REQUIREMENTS

According to the Plan Endorsement Guidelines, “The Initial Plan Endorsement stage is designed to be a review of the petitioner’s planning documents for consistency with the goals, policies and strategies of the State Plan, with the State Plan Policy Map, and with appropriate State statutes and regulations.” Pursuant to N.J.A.C. 5:85-7.4, a petition for plan endorsement shall consist of nine elements. Each required element and its location are listed below.

1. A Plan Endorsement Application form, fully completed and signed by the petitioner or a duly authorized official, representing the petitioner. (Appendix 1)
2. A list of documents being submitted. (Appendix 2)
3. Proof that the notice of the submission of the initial petition to the State Planning Commission and the Executive Director of the Office of Smart Growth has been provided pursuant to N.J.A.C. 5:85-1.7(d). (Appendix 3.)
4. A certified resolution from the governing body requesting plan endorsement endorsing the initial petition being submitted and designating the official of the municipality, county or regional agency to submit the petition and execute the Planning and Implementation Agreement (PIA). (See Appendix 2 for status)
5. Copies of the minutes of each public meeting at which the initial plan endorsement petition was reviewed and of the meeting at which the resolution endorsing the initial petition was approved. The minutes shall include a summary of public comments and copies of written comments filed before, or presented at, the public meeting. (See Appendix 2 for status)
6. If any changes to the State Plan Policy Map are proposed, the current and proposed State Plan Policy Map boundaries shall be depicted on drafting film at a scale of 1:24,000 and corresponding to the United States Geological Survey (U.S.G.S.) 7.5 minutes topographic quadrangle maps or in digital files conforming to national standards of 1:24,000 scale accuracy and as provided in the Plan Endorsement Guidelines established by the State Planning Commission. (See Section C, page 13 of this petition for statement)
7. Ten copies or one electronic copy of the petitioner’s plan, and proposed PIA. (See *List of Documents Being Submitted* in Appendix 2 for status)
8. A statement of public participation and planning coordination efforts used to develop and adopt a plan, develop and submit the petition and the proposed PIA. (Section B, page 11 of this petition)
9. Statement of any coordinated planning efforts with adjoining municipalities, counties or regional entities. (See Section D, page 17 of this petition).

Narrative –

This section addresses each of the requirements listed in the Plan Endorsement Guidelines for municipal petitioners. Each of the requirements noted below is followed by Ocean City’s response.

A. Current Municipal Master Plan and Available Sub-Elements.

An up-to-date Master plan and other related planning documents are essential for the coordinated planning of land uses, open space, and civic functions. Where counties or municipalities recognize a need for better planning resources, the Office of Smart Growth will work with the applicant on a scope of work needed, with a timeline for completion.

- *Copy of Adopted Master plan and any amendment including all master plan required elements and date of adoption.*

The 1988 master plan has been submitted in hard copy (10). Subsequent amendments and additional elements are provided electronically.

- *Status of any optional Master plan elements or other plans, such as Open Space, Agricultural Retention, Farmland Preservation, Wastewater Management, Transportation/Circulation and where appropriate also submit municipal subplans....*

Development of a Recreation & Open Space Plan has been initiated, and the Community Facilities Plan is being updated.

- *Copy of Master plan Reexamination Report adopted on or after the adoption of the master plan and date of adoption.*

The Master Plan Reexamination Report, adopted November 15, 2006 is provided electronically.

- *Copy of any relevant Board of Education Five Year facilities plan.*

Ten (10) hard copies are being submitted with this Petition.

- *Statement describing the petitioner's current and future planning and regulatory activities already committed to by the petitioner.*

Ocean City adopted a revised Housing Element and Fair Share Plan in October 2006. These documents were submitted to COAH for re-certification. The City received notification from COAH that the Appellate Division has stayed the grant of substantive certification pending the process of amending COAH's regulations. The City is committed to working with COAH to take the necessary steps to fulfill the City's affordable housing obligation.

The City's Environmental Commission is completing its review of the draft NRI and is expected to forward a recommendation to the Planning Board that this document be adopted as part of the Master Plan.

The City is investigating development of a redevelopment plan for the City Hall Annex site.

Through a project made possible by a DCA Smart Future Grant, the City will develop form-based code for the Central Business Zone.

- *Copy of adopted capital improvement program.*

Ten (10) hard copies are being submitted with this Petition.

- *County Comprehensive Farmland Plan or Municipal Farmland Preservation Plan.*

Not applicable.

B. Statement of Community Vision and Public Participation.

Petitioners are asked to submit a narrative of the visioning and public participation processes that were conducted, demonstrating how the public has been involved in the preparation of the master plan and other documents that shape the community vision. In a state where land use controls are a local responsibility while infrastructure funding and regulatory systems are at higher levels of government, nothing is more critical than coordination and public support and understanding. Involving the public in every step of the Plan Endorsement process is critical. The State Planning Rules outline the basic requirement for public participation in the process. To plan for the future, a community must have a vision of what it wants its future to be. The State Plan contains a vision for New Jersey in the year 2025 and establishes a set of policies for achieving that vision. Local governments can use the same approach. Vision statements may describe a future of the municipality, county, or region in 20 years as it relates to land development, redevelopment, preservation and conservation of resources, transportation, economic growth, housing diversity and affordability, the provision of public facilities and intergovernmental coordination.

The following vision statement from the 2001 Master Plan amendments is consistent with the State Plan as defined in the State Planning Rules:

It is the year 2020 and Ocean City has achieved its desired balance. It continues to be "America's Greatest Family Resort", and it has become a stable, vibrant and diverse year-round community as well. Current census figures show that the City has added 4,000 year-round residents since the year 2000. Most of these households are younger families with children occupying the North End neighborhood area in modest, well-designed single-family housing.

Ocean City takes as much pride in its newly created housing stock as it does in its historic district. Most new housing created in the last 20 years has utilized architectural incentives to produce housing of very high aesthetic quality. The scale, mass and detail of structures allow the newer housing stock to comfortably co-exist with the City's older homes.

The neighborhood-based approach to zoning has preserved Ocean City's existing neighborhoods. Neighborhoods like Ocean City Homes, The Gardens, and Merion Park continue to retain their character while allowing reinvestment and alterations.

The City's Central Business District along Asbury Avenue and along the Boardwalk has been completely revitalized. Through the efforts of the Special Improvement District, significant reinvestment in the City's commercial areas has occurred. Both the Boardwalk and CBD have been upgraded through enhanced streetscape features including new street furniture, landscaping, signage, and lighting. Pedestrian linkages have occurred between 8th and 9th Streets and the Boardwalk and readily accessible parking has encouraged pedestrian activity between the Boardwalk and Downtown.

The City's bikeways have been well established and bicycling is used as much for transportation as it is for recreation. Even on busy weekends, bicycling remains a safe and desirable activity. The water-oriented nature of the City has been enhanced through dredging of numerous lagoons along the bayfront and through continued beach stabilization on the ocean.

The Route 52 Bridge has been reconstructed, and the new visitor center has been relocated nearer the Boardwalk along 9th Street. The City's investment in structured parking and improved way-finding signage has significantly reduced prior parking problems.

The City has met the objectives of its Open Space and Recreation Plan that was originally adopted in 2002, and updated at five year intervals since. A corridor of publicly owned land from 15th to 20th Streets has been obtained and developed to host a variety of recreational and educational uses.

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.

Ocean City's residents and visitors continue to take advantage of a high level of municipal services including a wide range of recreation, cultural, and entertainment activities.

Ocean City has benefited from having a clear vision of itself through continued pursuit of specific goals and strategies identified years ago.¹

The City is evaluating proposals for the first community wide wireless Internet service in New Jersey. The City's website allows customers to purchase beach tags and concert tickets online. The public is encouraged to subscribe to an on-line *Ocean City E-Mail Information System*, for a wide range of information that can be received on a regular basis. This system automatically notifies subscribers of "happenings" within the City. Several links are provided on the City's website at www.ocnj.us. The City also utilizes a

¹ From the *Ocean City Land Use Plan, VISION STATEMENT*

local TV channel, *Channel 2*, where information is routinely provided. The public is encouraged to contact the City for information and/or services.

The City is using hybrid vehicles, and has replaced diesel fuel to biodiesel fuel. The City is in the process of receiving a grant from the state Board of Utilities to install solar arrays on public buildings.

Citizens are encouraged to volunteer for various charrettes, committees, and commissions. Applications/waivers are available on-line and at City Hall. There are several existing and newly formed groups which will provide insight towards current and future endeavors. 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*.

The City received an *Achievement in Planning Award* from New Jersey Planning Officials in 2002 for its efforts to involve the public in the master plan update.

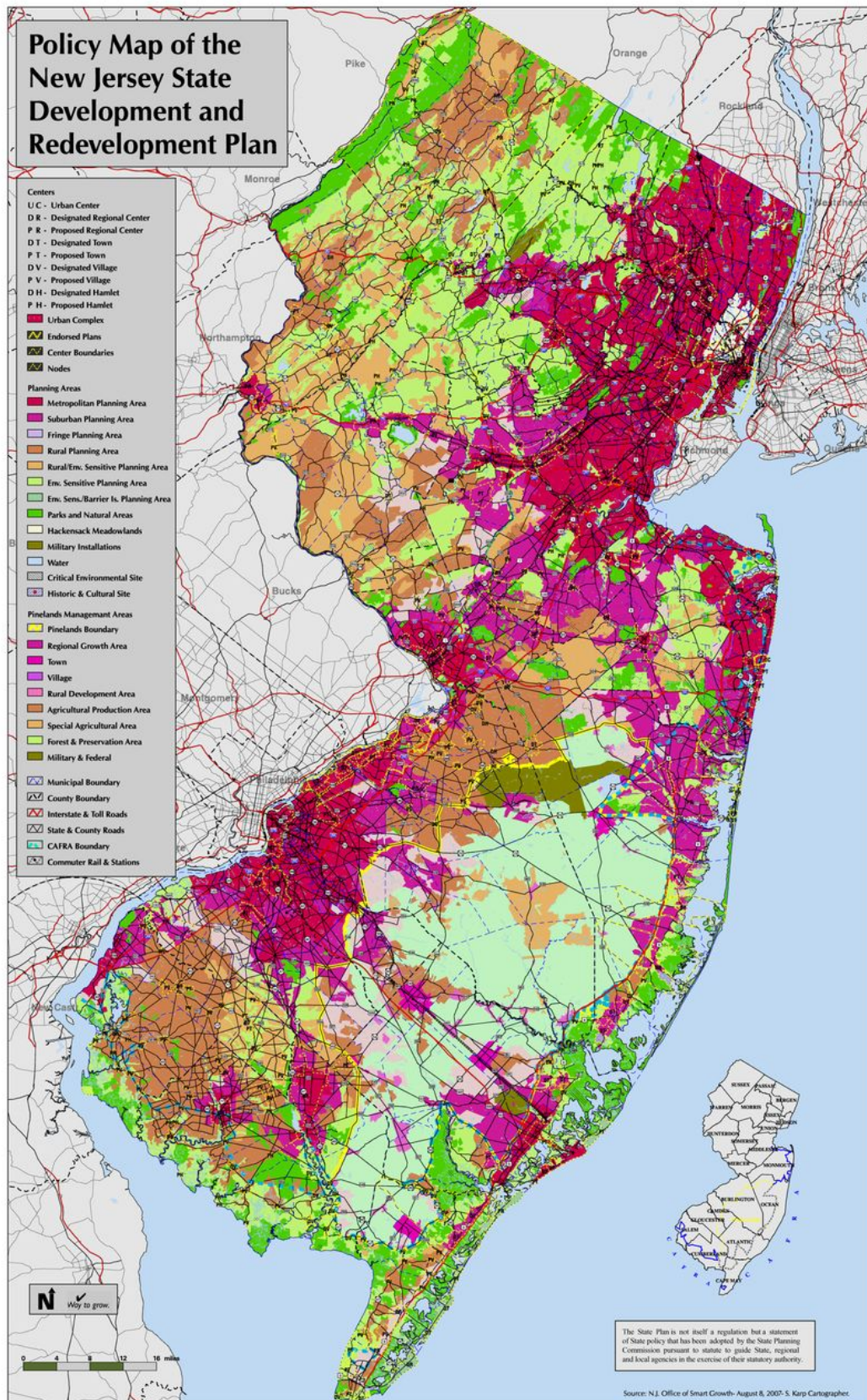
The City has been proficient in meeting the requirements for public meetings and hearings, providing and advertising notice of such meetings in accordance with the M.L.U.L. Residents and visitors are encouraged to attend all public meetings.

C. Statement Regarding any Proposed Changes to the State Plan Policy Map.

All petitioners proposing State Plan Policy Map Amendments, to be implemented through either initial plan endorsement or a subsequent advanced plan endorsement petition, are required to submit the information outlined in Appendix 6.2.

The City thoroughly reviewed the changes recommended to the Preliminary 2004 State Plan Policy Map (April 2004) as part of the 2004 Cross Acceptance Process (See Appendix 6). The 2001 State Planning designations for the City include PA5B Environmentally Sensitive Barrier Island Planning Area. The 2004 planning designations include PA5B and Parks and Natural Areas. The City's Sewer Service Area corresponds with the PA5B designation and encompasses all of the developed areas. The Planning Area changes on the 2004 Map reflect the new Parks and Natural Areas category.

Ocean City is a fully-developed barrier island with extensive infrastructure including a sewer service area, which encompasses all of the developed areas and coincides with this PA5B area. In recognition of existing conditions and the State Plan's stated intentions for barrier islands, the City's PA5B designation, except for the environmentally sensitive areas (beaches and bay islands), should be changed to a Center designation. The Regional Center designation is most appropriate when Ocean City is considered in a regional context and when the State Plan's goals and objectives for barrier islands, and CAFRA *Coastal Regional Center* criteria are considered.



Centers Assessment –

As part of this Plan Endorsement Petition, Ocean City is requesting the City be designated as a Regional Center. The proposed Regional Center is to include the entire urbanized area which coincides with the NJDEP proposed Center boundary. This will confirm the developed conditions of this barrier island community and recognize the CAFRA Non-Mainland Coastal Center designation.

An analysis was performed to assess current conditions in the proposed Ocean City Regional Center compared to the NJOSG Centers guidelines in the 2001 SDRP. As noted in the 2001 SDRP, *“These criteria are intended to be applied flexibly. For example, population fluctuations in seasonal communities should be taken into account, as should disparities between daytime and nighttime populations. Density criteria are relevant primarily to new Center and to the growth areas of existing Centers, and are less relevant to the built-up portion of existing Centers, except when conditions influencing development changes significantly”*. The following table evaluates the City’s Regional Center based on the SDRP center guidelines.

<u>Criteria</u>	Regional Center	Ocean City (Actual)
<i>Land Use</i>		
Function	Mixed-use core and diverse housing	Mixed-use core and diverse housing
Land Area	1-10 sq mi	6.9 sq mi
Housing Units	2,000 to 15,000	
Housing Density	> 3 du / acre	4.6 du/acre
Population		
Number of people	> 5,000	15,378 (Off-Peak) 111,015 (Peak – Summer)
Density	> 5,000 per sq mile	2.229 per sq. mile (Off-Peak) 16,089 per sq. mile (Peak)
Economy		
Employment	> 5,000 jobs	4,783 Covered – Plus 350 City
Jobs-housing ratio	2:1 to 5:1	1:4
Relation to Urban Center	Not adversely affect UC	No adverse affect on Atlantic City
Infrastructure		
Capacity (general)	Sufficient existing or planned infrastructure.	Sufficient existing or planned infrastructure.
Transportation	Transmit terminal, arterial intersection, or interstate	GSP, Route 9, NJ Route 52 Bridge/Causeway, NJ Transit.

D. Statement of Planning Coordination.

A statement of consistency of current land use related regulations with the municipal master plan, county master plan; applicable regional plans, such as wastewater management plan, Pinelands Comprehensive Management Plan, New Jersey Meadowlands master plan, Delaware and Raritan Canal Commission plan and state agency plans; open space recreation plan, a housing element and fair share plan currently before or certified by COAH if applicable, agricultural smart growth plan, Metropolitan Planning Organization (MPO) Regional Transportation Plans; and regulations , such as Coastal Area Facility Review Act (CAFRA).

The municipal Master Plan reflects general consistency with state planning area policies. The Master Plan will be updated to reflect the City's designation as a Regional Center and to recommend appropriate development regulations. The City has adopted regulations to implement ordinances to comply with the stormwater management plan and beach and dune protection. The City, as addressed in the PIA, will update their Master Plan to address recommendations by NJOSG related to approval of this petition.

State Guide Plan –

The New Jersey DCA developed a State Development Guide Plan in 1977, and updated it in 1980. This plan incorporates the CAFRA Coastal Region which includes Ocean City within a designated regional type of “barrier island.” The City has conformed to date with State Planning Programs designation.

Coastal Area Facility Review Act (“CAFRA”) -

The New Jersey Coastal Management Planning Program classified the CAFRA area into 13 different regions on the basis of development and natural and cultural resources in June 1981. The City is included in the “barrier island” designation. The Coastal Management Plan through CAFRA regulates developments of 25 or more residential units, parking facilities containing 50 or more spaces, extension of roadways and sewage lines exceeding 1,200 feet, and designated industrial facilities.

CAFRA regulations discourage development which will encroach upon beaches, dunes, wetlands, or open water areas. CAFRA regulations can also regulate height of structures and the density/intensity if development based upon lack of available utility services.

The City's 1988 Master Plan conforms to the goals and guidelines of CAFRA regulations and the New Jersey Coastal Management Plan in terms of beach and dune protection, wetlands and public access to ocean beaches and the bays.

Cape May County –

Ocean City has worked cooperatively with the Cape May County Planning Board and the Cape May County Municipal Utilities Authority to conform with implementation of the County Planning Board and County MUA “Capacity Assurance Program” for sewage treatment allocations to customer municipalities. The Cape May County Municipal Utilities Authority (“CMCMUA”) provides sewerage treatment to Ocean City. The City's sewer service area is consistent with the adopted County Water Quality Management Plan/Wastewater Management Plan (208) dated September 28, 2001. The

1988 Master Plan conforms to the proposed analyses by the City and by the County Planning Board.

The 2002 County Comprehensive Plan (“County Plan”) was amended to guide future development in the County. Ocean City’s planning is generally consistent with this County Plan. Regarding economic development, the County Plan recommends that a balance be weighted between jobs and the impact on the environment. The County Plan recommends review of various solutions to provide dependable water supply including continued monitoring and adjustment of zoning and growth controls to protect residential wellhead clusters and overall density and to provide conservation measures to reduce demand. From a historic resource, the County Plan encourages the preservation of historic buildings and sites. Ocean City’s historic district is recognized locally and nationally. Solid waste policies support resource recycling, recovery and energy conservation. Housing Policies support a range of programs to meet the low and moderate income housing obligations consistent with the City’s revised Housing Element and Fair Share Plan. Regarding the Resort Economy (Tourism), the County Plan recommends sound use of natural resources, support of beach, inlet and bay maintenance and restoration activities which are all supported by the City’s policies. The City supports the needs identified in the Draft 2006 Cape May County Transportation Plan that encourage alternative modes of transportation including the development of bicycle routes.

South Jersey Transportation Planning Organization (“SJTPO”) -

The South Jersey Transportation Planning Organization has prepared a Regional Transportation Plan (“RTP”), which addresses several transportation issues directly relating to Cape May County, which indirectly affect Ocean City.

Planning Coordination with the Adjoining Jurisdictions -

The City is participating in shared services programs with other municipalities, including partnering with Upper Township for fire services to Strathmere, an agreement with the Atlantic County Improvement Authority to provide housing rehabilitation services, joining with Dennis Township, Upper Township, Avalon, and Sea Isle City on trash recycling study, an agreement with Salem County for affordable housing qualification. Ocean City, Sea Isle City, and Upper Township have met to coordinate efforts on shore protection. The City and County are currently developing a program to expand the scope of shared services. Cape May County has also worked with Atlantic County on coordinating natural gas purchase which has benefited municipalities.

- ◆ *A description of any outreach efforts to include other municipalities or counties in the initial petition, or an explanation of why no such efforts were undertaken in the initial petition, or an explanation of why no such efforts were undertaken.*

The adjoining municipalities of Dennis and Upper Township have submitted their Plan Endorsement Petitions to NJOSG. The City of Longport has already been designated as a Center in the State Plan; Egg Harbor Township has withdrawn their petition and Somers Point is not actively involved at this time.

- ◆ *A description of coordination activities, if any, with relevant Boards of Education.*

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.

- ◆ *A statement detailing any ongoing local or regional planning or development activities by any level of government and the level of development activity by the private sector.*

Between 1996 and 2006, there has been about 555,462 gross square feet of new non-residential development, which was primarily retail use. During this same period, over 880 new residential units have been constructed which were primarily single family and two-family structures.²

E. County or Municipal Agricultural Plans.

There are no farms or agriculture in the City of Ocean City.

F. Proposed Planning and Implementation Agreement.

The Planning and Implementation Agreement (PIA) is a written agreement between the State Planning Commission and the petitioning municipality that sets forth the additional requirements and benefits needed to successfully implement the State Plan goals, policies and strategies and the rewards for completion of them. The PIA identifies how the petitioner will achieve the goals and visions described in the endorsed plan and a schedule for doing so, and how the State Planning Commission and State agencies provide technical and financial assistance to help advance the implementation of the endorsed plan.

Petitioners must submit a proposed PIA outlining how they intend to put their endorsed plan into effect and which benefits they expect from the State. A petitioner and the State Planning Commission will enter into the PIA at the same time as the plan is endorsed by the State Planning Commission.

There may be cases where requirements necessary to implement the goals, policies and strategies set forth in the Municipal Plan may be performed after endorsement. In that case, Plan Endorsement shall be conditioned upon completing specific tasks by the petitioning municipality. These items will be expressly enumerated in a **Planning and Implementation Agreement** (PIA). The PIA is meant to be flexible. The additional requirements and benefits will be considered on a case-by-case basis depending on the circumstances of the individual municipality. The PIA will be incorporated into the resolution of the State Planning Commission granting Municipal Plan Endorsement. Plan

² Information obtained by NJDCA *Division of Codes and Standards, The New Jersey Construction Reporter*

Endorsement will be contingent upon fulfilling the obligations in the agreement within the time frames provided by its terms.

The City of Ocean City will work to achieve Plan Endorsement through The Planning and Implementation Agreement (PIA). The PIA outlines a variety of goals to be considered for implementation through coordination with Cape May County and State agencies including the NJDEP, NJDOT and NJDCA, as noted.

City of Ocean City Planning & Implementation Agenda (PIA)

Item No.	Subject	Activity (local action unless otherwise noted)	State/County Assistance	Timetable (Days)
A1 General	Plan Endorsement Review	Biennially, Ocean City shall submit a report to NJOSG and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).		Ongoing
A2	Intergovernmental Coordination	Coordinate with planning efforts of adjoining municipalities, the County, State and region concerning: regional planning related to, transportation, economic development, tourism, natural resource protection, open space and recreation.	NJOSG, Cape May County (CMC), DOT, DEP.	Ongoing
A3	Revised Plan Endorsement Process	Once the new Plan Endorsement process is in place, the City will have the option to work with state agencies to outline an action plan and timetable to attain the new standard for the benefits of additional state assistance. This action plan may be merged with this PIA, due to overlapping activities.	OSG and other state agencies	TBD
B1 Land Use & Zoning	Regulations	Ordinances for zoning, resource protection, site plan and subdivision review shall provide for the implementation of appropriate environs protection measures.	DEP and OSG	TBD
C1 Housing	Affordable Housing	Revise petition filed October 2006 as necessary pursuant to any relevant COAH rule changes resulting from the January 2007 Appellate Court decision.	COAH	TBD
C2	Affordable Housing	Ensure levels of affordable housing as required through implementation of COAH certified Housing Plan.	COAH	Ongoing
C3	Affordable Housing	Establish Municipal Housing Liaison and Administrative Agent as required by COAH.	COAH	180 days after resolution of COAH third round rules
D1 Open Space & Recreation	Open Space & Recreation Plan	Produce open space and recreation element for Master Plan to ensure provision of accessible regional and neighborhood level open space and recreation facilities. The plan must identify and examine open space and recreation resources important to the municipality, and map out an implementation strategy to protect, manage and improve them.	DEP, CMC	TBD
D2	Open Space	Continue to preserve and acquire open space parcels through open space trust funds, Green Acres program, and other sources as available.	DEP, CMC, private and corporate trusts	Ongoing
E1 Environmental Resources	Habitat Conservation	The City shall work with DEP on habitat conservation and incorporate this issue into the Conservation Element of the master plan, to be followed by implementation measures as necessary.	DEP, CMC	TBD

E2	Conservation Plan Element	Update and adopt a Conservation Plan element in the master plan to incorporate NRI.	DEP, CMC	TBD
F1 Transportation and Circulation	Circulation Plan	Update circulation plan as appropriate to incorporate concepts and standards from DOT's Mobility and Community Form guidelines, State Highway Access Management Code, and in response to conditions associated with reconstruction of Route 52 causeway.	DOT*	TBD
F2	Pedestrian	Increase pedestrian connectivity between parks, open space, parking lots, the downtown, Boardwalk, and residential neighborhoods.	DOT*, CMC	Ongoing
G1 Urban Design/Sense of Place	Revitalization	Identify areas for economic revitalization and develop appropriate plans, to encourage "Communities of Place", investigate funding sources.	OSG	Ongoing
G2	Revitalization	As new redevelopment, infill and/or rehabilitation opportunities arise, plan for high quality design and development consistent with principles of new urbanism and other elements of this PIA.	OSG	Ongoing
H1	Coastal Consistency Statement	The City shall prepare a statement that addresses natural resource protection and coastal management demonstrating consistency of local plans and ordinances with the goals of the Coastal Zone Management Program.	OSG, DEP	TBD
I1 Emergency Planning	Inter municipal coordination	Coordinate hazard mitigation and evacuation planning with adjoining municipalities.	Police Department, DOT, OSG, CMC	Ongoing

*NOTE: When requested, NJDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.

G. Present and Future Population, Households and Employment Projections.

Existing Population: 15,378

Households: 7,464

Estimated Job Opportunities³: 3,171

**GROWTH OR DECLINE OF POPULATION,
HOUSEHOLDS AND EMPLOYMENT OVER LAST 20 YEARS⁴**

<u>Change</u>	<u>1980</u>	<u>1990</u>	<u>Percent</u>	<u>2000</u>	<u>Percent</u>
Population:	13,949	15,512	11.2%	15,378	-.8%
Households:	6,905 ⁵	7,184	4%	7,464	4%
In Labor Force:	6,217 ⁶	7,702 ⁷	24%	7,989	3.7%
	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2004</u>	
Covered Employment Estimates ⁸ :	4,564	4,626	3,381	3,171	-7%

**2025 PROJECTIONS FOR POPULATION,
HOUSEHOLDS, AND EMPLOYMENT**

	<u>State</u>	<u>County</u>	<u>SJTPO</u>
Population:	Not available	17,179 ⁹	17,801 ¹⁰
Households:	Not available	Not available	8,812 ¹¹
Estimated Job Opportunities:	Not available	Not available	Not available
Covered Employment Opportunities:	Not available	Not available	7,977 ¹²

³ Source U.S. Census Bureau, *2004 Industry Code Summary, ZIP Code Business Patterns (NAICS)*

⁴ Source City of Ocean City 1988 master plan and U.S. Census Bureau, *Census 2000, American Factfinder*

⁵ Estimate based *Census 2000 Average household size*

⁶ Source U.S. Census Bureau 1980 Decennial Censuses, *Census of Population and Housing, Ch. C - General Social and Economic Characteristics (tables 56-193)*, table 158

⁷ Source City of Ocean City 1988 master plan

⁸ Source U.S. Census Bureau, *ZIP Code Business Patterns (NAICS)* and City of Ocean City 1988 master plan

⁹ Source *Cape May County Data Book January 2003*, projection to year 2020

¹⁰ Source *SJTPO 2030 Population and Employment Projections By Municipality*

¹¹ Information calculated by dividing the projected population by the *Census 2000 Average household size*

¹² Source *SJTPO 2030 Population and Employment Projections By Municipality*

Additional information is also provided in the *Housing Element and Fair Share Plan* pages 14-15, and *Economic Plan Element* table 11-4 of 1988 master plan.

The South Jersey Transportation Organization projects a population growth of 2,471 between 2005 and 2025, reaching a population of 17,801 and an employment growth of 1,187 between 2007 and 2025.

H. Existing Land Use Inventory and/or Zoning Maps.

The Land Use, Zoning, and Digital Tax maps have been submitted as part of this petition electronically.

I. Natural Resource Inventory.

This document has been submitted as part of this petition electronically as *Environmental Resource Inventory*.

Additional Municipal Petition Requirements

J. Municipal Environmental Justice Inventory.

Facilities that submit a Release and Pollution Prevention Report under the Worker and Community Right to Know Act 34:5A and the Worker and Community Right to Know Regulations N.J.A.C. 7:1G;

Facilities that submit an Emission Statement under the Air Pollution Control Act N.J.S.A. 26:2C-1 to -25.2 and N.J.A.C. 7:27-21;

Facilities regulated under the Toxic Catastrophe Prevention Act (TCPA), N.J.S.A. 13:1K-19 to -35 and N.J.A.C 7:31;

Facilities regulated under Spill Compensation and Control Act N.J.S.A. 58:10-23.11 and the Discharge Prevention Control and Countermeasure Regulations (DPCC) N.J.A.C.7:1E;

Hazardous Waste Treatment Storage and Disposal (TSD) facilities under the Solid Waste Management Act 13:1E-1-48 and the Hazardous Waste Regulations N.J.A.C. 7:26G;

Brownfields, as defined by Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1 et. seq.; and

Known Contaminated Sites, as identified on the NJDEP Known Contaminated Sites List.

At the time this petition was prepared, the DEP had not provided the inventory. *Known Contaminated Sites List* is included as Appendix 8.

K. Housing.

This information is provided in the City's *Housing and Fair Share Plan* adopted October 4, 2006 as submitted electronically with this Petition.

L. Transportation.

This information is provided in the *Circulation Plan Element* (page 10-1) of the 1988 Master Plan and as amended in the *Ocean City Circulation Element*, dated March 2005, submitted electronically with this Petition..

The Ocean City Airport is a public facility located west of Bay Avenue, between 24th and 32nd Street. The *Runway End Subzone*, and *Runway Subzone* are indicated on the *City of Ocean City Zoning Map*, submitted electronically with this Petition.

M. Infrastructure.

The *Communities Facilities and Services Plan Element* (page 9-1) of 1988 Master Plan contains this information. Also, the *Municipal Stormwater Plan* submitted electronically with this Petition includes infrastructure information. Several maps, submitted electronically with this Petition, such as *Ocean City TDR Potential Sending & Receiving Map*, *Land Use Map*, and *Sewer Service Area* also contain material related to infrastructure.

APPENDIX 1

PLAN ENDORSEMENT APPLICATION FORM

New Jersey State Planning Commission

Petition for Plan Endorsement

SPC/OSG Use: Date Received: Expiration Date of 30-day Review Period:

1. Petitioner:

Name: City of Ocean City

Address: 861 Asbury Avenue, Ocean City, NJ 08226

2. Authorized Agent:

Name: Randall E. Scheule

Title: Planning Director

Address: 1501 West Avenue, Ocean City, NJ 08226

Telephone: (609) 525-9444, ext. 371

Fax: (609) 525-0823

E-mail: rscheule@ocean-city.nj.us



Signature Authorized Agent

3. Identify Plan(s) submitted for Plan Endorsement (please check all that apply):

The plan(s) submitted must include at least one entire municipality.

☐ Regional Strategic Plan

☐ County Master Plan

☐ Urban Complex Strategic Revitalization Plan

☐ Municipal Strategic Revitalization Plan

☒ Municipal Master Plan

4. Was a pre-petition meeting held with the Office of Smart Growth?

Yes, Date: April 12, 2005

5. Was notification of this petition provided in accordance with the State Planning Rules, N.J.A.C. 5:85-1.7? Please provide evidence of the notification.

Yes – See Appendix 3, page 31

Enclosures: (check)

☒ 1. List of documents being submitted.

☒ 2. Certified copy of resolution from each governing body requesting plan endorsement endorsing the petition being submitted and designating the official of the municipality, county or regional agency to submit the petition and execute the PIA.

☒ 3. Copies of each public meeting at which the plan endorsement petitions are reviewed and of the meeting at which the resolution endorsing the petition was approved. Minutes shall include summary of public comments and copies of written comments filed, before, or present as, the public meeting.

☒ 4. Copies of minutes of the meeting at which the petition was approved. The minutes shall include a summary of public comments and copies of written comments filed before, or present at the public meeting.

☒ 5. Narrative description of public participation and planning coordination efforts

used to prepare and adopt the plan and to develop and submit the petition and the PIA.

X 6. Written documentation indicating good-faith effort to include neighboring jurisdictions in the plan endorsement process.

NA 7. If approval by another State agency of a plan being submitted for advanced plan endorsement is also being sought, then all information necessary for that agency to review that plan.

Ten (10) copies see list of documents being submitted or one (1) electronic copy see list of documents being submitted of the required elements, in accordance with the requirements set forth in the Plan Endorsement Guidelines for Initial Petitions for Plan Endorsement.

General Requirements for Initial Plan Endorsement

(both county and municipal petitioners)

X 1. Current master plan, including optional elements and other elements outlined in Plan Endorsement Guidelines.

X 2. Statement of community vision and participation.

X 3. Statement regarding proposed changes to the State Plan Policy Map.

See footnote 4. Maps delineating the boundaries of current and proposed State Plan Policy Map planning areas, centers, cores, nodes, critical environmental sites and historic cultural sites, parks and military installations.¹³

X 5. Planning coordination statements.

X 6. Projections of population, employment and household growth.

X 7. Natural Resource Inventory.

NA 8. Status of Farmland Preservation and Agricultural Retention Plan, if available.

X 9. Proposed Planning and Implementation Agreement.

County Requirements NA

Municipal Requirements

X 1. Housing information

X 2. Transportation information

X 3. Infrastructure information

X 4. Environmental Justice Inventory

¹³ Designation changes only, see Section C, page 13 of this petition.

APPENDIX 2

DOCUMENTS BEING SUBMITTED

- ✓ A Plan Endorsement Application form, fully completed and signed by the petitioner or a duly authorized official, representing the petitioner (**see Appendix 1, page 26 of this petition submitted electronically**);
- ✓ A list of documents being submitted (**see Appendix 2, page 28 of this petition submitted electronically**);
- ✓ Proof that the notice of the submission of the initial petition to the State Planning Commission and the Executive Director of the Office of Smart Growth has been provided pursuant to N.J.A.C. 5:85-1.7(d) (**see Appendix 3, page 31 of this petition submitted electronically**);
- ✓ A certified resolution from each governing body requesting plan endorsement endorsing the initial petition being submitted and designating the official of the municipality, county or regional agency to submit the petition and execute the Planning and Implementation Agreement (PIA) (**1 certified hard copy and 9 hard copies enclosed**);
- ✓ Copies of the minutes of each public meeting at which the initial plan endorsement petition was reviewed and of the meeting at which the resolution endorsing the initial petition was approved. The minutes shall include a summary of public comments and copies of written comments filed before, or presented at, the public meeting (**10 hard copies of City Council workshop minutes, regular meeting minutes, and passing minutes enclosed; see Appendix 3, page 31 for Planning Board Minutes, and resolution submitted electronically**);
- ✓ If any changes to the State Plan Policy Map are proposed, the current and proposed State Plan Policy Map boundaries shall be depicted on drafting film at a scale of 1:24,000 and corresponding to the United States Geological Survey (U.S.G.S.) 7.5 minutes topographic quadrangle maps or in digital files conforming to national standards of 1:24,000 scale accuracy and as provided in the Plan Endorsement Guidelines established by the State Planning Commission (**see Section C, page 13 of this petition submitted electronically**).
- ✓ One electronic copy of the petitioner's plan, and proposed PIA (**see Section F, page 19 of this petition**);
- ✓ A statement of public participation and planning coordination efforts used to develop and adopt a plan, develop and submit the petition and the proposed PIA (**see Section B, page 11 of this petition and pages 2 & 3 Land Use section of 2001 master plan amendment submitted electronically**);
- ✓ Written documentation indicating good-faith efforts to include neighboring jurisdictions in the plan endorsement process (**see Section D, page 17 of this petition submitted electronically**);
- ✓ Copy of adopted 1988 master plan and amendments, including *Redevelopment Area Plan* (**10 hard copies provided, all amendments and additional elements submitted electronically**);

NA Status of any optional Master plan elements;

- ✓ Copy of Master plan Reexamination Report (**submitted electronically**);
- ✓ Copy of Board of Education Five year facilities plan (**10 hard copies enclosed**);
- ✓ Analysis of any Master plan elements that were not addressed in an existing Master plan Reexamination Report (**see Section A, page 10 of this petition submitted electronically**);
- ✓ Statement describing current and future planning and regulatory activities(**see Section A, page 9 of this petition submitted electronically**) ;
- ✓ Copy of adopted capital improvement plan (**10 hard copies enclosed**);
- NA Municipal Farmland Preservation Plan;
- ✓ Statement of Community Vision and Public Participation (**see Section B, page 11 of this petition and pages 2 & 3 Land Use section of 2001 master plan amendment submitted electronically**);
- ✓ Statement regarding any proposed changes to State Policy map (**see Section C, page 13 of this petition submitted electronically**);
- ✓ Statement of Planning Coordination (**see Section D, page 17 of this petition submitted electronically and see Statement of Relationship to State, Regional and Area Plans pages 14-1 and 14-2 of 1988 master plan**);
- NA Municipal Agriculture Plan;
- ✓ Planning and Implementation Agreement (**see Section F, page 19 of this petition submitted electronically**);
- ✓ Present and Future Population, Households and Employment Projections (**see Section G, page 23 of this petition submitted electronically; Housing Element and Fair Share Plan, pages 14-15 submitted electronically, and Economic Plan Element table 11-4 of 1988 master plan hard copy**);
 - ✓ Existing population, households, and estimated job opportunities;
 - ✓ Growth or decline of population;
 - ✓ County projection for local population;
 - ✓ Future growth targets respective to MPO (**see Housing and Fair Share Element, adopted October 4, 2006, page 16, submitted electronically**);
- NA Municipal growth targets;
 - ✓ *Housing Element and Fair Share Plan* submitted for third round COAH certification (**submitted electronically**);
- ✓ Existing Land Use Inventory and Zoning Maps;
 - ✓ Land use map (**submitted electronically**);
 - ✓ Zoning map (**submitted electronically**);
- NA Existing and proposed affordable housing sites;
 - ✓ Digital tax map (**submitted electronically**);
- ✓ *Conservation Plan Element & Environmental Resource Inventory* (**as amended on September 2005, submitted electronically; also see pg 5-1 Natural Resources in 1988 master plan**);
- ✓ Municipal Environmental Justice Inventory (**see Section J, page 24 of this petition submitted electronically**);
- ✓ Housing (**see Housing Element and Fair Share Plan, adopted October 4, 2006, submitted electronically**);
- ✓ Transportation (*Circulation Element, adopted March 2005, submitted electronically; also see Circulation Plan Element page 10-*

- 1 of 1988 master plan hard copy);**
- ✓ Infrastructure (see *Communities Facilities and Services Plan Element* page 9-1 of the 1988 master plan hard copy; see *Municipal Stormwater Management Plan*, July 2005, submitted electronically; see *TDR Potential Send and Receiving Map*, *Land Use Map*, and *Sewer Service Areas* submitted electronically).

APPENDIX 3

PROOF OF PUBLICATION



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF COMMUNITY DEVELOPMENT

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY
COUNTY OF CAPE MAY

Tammy Barner-Williams of full age, being sworn according to law, on oath deposes and says that she is the Technical Assistant, Land Use, employed by the City of Ocean City and that she did on August 15, 2007, at least ten (10) days prior to hearing date, give personal notice to the adjacent municipalities affected by this application. Said notice, copy of which is attached hereto, was given by sending said notice by Certified & Return Receipt Mail, copies of the receipts are attached hereto.

Also attached to this Affidavit is the list of adjacent municipality affected who were served.

Tammy D. Barner-Williams

Sworn and subscribed to
before me this 15th day
of August, 2007.

Francesco I. Tedesco
Notary Public
State of New Jersey
My Commission Expires
4-9-2012

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1501 WEST AVE., OCEAN CITY, NJ 08226
609-525-9444 FAX: 609-525-0371

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CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF COMMUNITY DEVELOPMENT

Ben Spinelli, Executive Director
Office of Smart Growth
Attn: State Planning Unit NJ DCA
101 South Broad Street
PO Box 204
Trenton, NJ 08625-0204

Kathleen Hewson, Borough Clerk
2305 Atlantic Avenue
Longport, NJ 08403

Barbara A. Camp, Township Clerk
2100 Tuckahoe Road
PO Box 205
Petersburg, NJ 08270

Ocean City Board of Education
ATTN: Jay Gillian, Board President
501 Atlantic Avenue
Ocean City, NJ 08226

Environmental Commission
c/o Patrick Gill, President
945 Palen Avenue
Ocean City, NJ 08226

Eileen Tedesco
Township Clerk
3515 Bargaintown Road
Egg Harbor Township, NJ 08234

Carol DeGrasso,
City Clerk
1 West New Jersey Avenue
Somers Point, NJ 08244

Joseph Maraziti, Jr., Esq
Attn: New Jersey State Planning
Commission
Office of Smart Growth, NJ DCA
101 South Broad Street
PO Box 204
Trenton, NJ 08625-0204

City Clerk
Sea Isle City
4416 Landis Avenue
Sea Isle City, NJ 08243

Mr. James Smith, P.P., Planning
Director
Cape May County Planning Board
4 Moore Road
Cape May Court House, NJ 08210

1501 WEST AVE., OCEAN CITY, NJ 08226

609-525-9444 FAX: 609-525-9371
\\cdserver\NetworkShare\Planning\Tammy\2007\Folders\Planning Board\misc list of adjacent municipalities served.doc
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August 14, 2007

City Clerk
Sea Isle City
4416 Landis Avenue
Sea Isle City, NJ 08243

**RE: City of Ocean City
Plan Endorsement Petition**

Dear Municipal Clerk:

Be advised that on Wednesday, August 29, 2007 at 7:30 p.m., the Ocean City Planning Board will consider public comment regarding the Plan Endorsement Petition. This public hearing will take place in Council Chambers, at City Hall, 861 Asbury Avenue, Ocean City, New Jersey.

This notice is being provided pursuant to the requirements of N.J.A.C. 5:85-1.7.

Copies of the Report are available for review during regular business hours (Monday – Friday 9:00AM – 4:30 PM) at 1501 West Avenue, in the Planning and Engineering Office.

Should you have any questions or comments, please call the Planning Office at (609) 525-9444 extension 369.

Sincerely,

Tammy D. Barner-Williams,
Board Secretary

CERTIFIED MAIL # 7003 3110 0003 2301 307

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Proof of Publication

STATE OF NEW JERSEY } SS
COUNTY OF CAPE MAY,

David Nahan, of full age, being duly sworn according to law, on his oath says that he is the

Publisher of
THE OCEAN CITY SENTINEL

a weekly newspaper published at Ocean City, Cape May County, New Jersey, and that the notice

Planning board meeting
August 29, 2007

of which the annexed is a true copy, was published in said newspaper on the 16 day of August A.D. 2007, and continued to be published therein for at least successively, the last publication thereof being on the day of A.D. 2007, and that the particular dates of said publication were


8-16-07

Sworn and subscribed before me, this sixteenth day of August A.D. 2007 in Ocean City, N.J.

Mary Jane Weissenberg
Notary Public NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 30, 2008

Printer's Fee \$ 14.70


PUBLIC NOTICE
August 29th, 2007
PLANNING BOARD
PUBLIC MEETING
AGENDA
The Ocean City Planning Board will be holding a Public Hearing on Wednesday, August 29th, 2007, at 7:30 PM, at City Hall in Council Chambers on the third floor located at 881 Asbury Avenue. The business noted below will be discussed:
Flag Salute
Roll Call
New Business:
New Jersey State Development & Redevelopment Plan - Plan Endorsement Petition.
Adjournment:
Plans and documents related to the agenda may be reviewed during business hours Monday - Friday (9:00 AM - 4:30PM) at 1501 West Avenue in the Planning Office.
Tammy Barner-Williams
Board Secretary
8-16,1T,PF\$14.70

 **Special Announcements**

PUBLIC NOTICE

TAKE NOTICE that on the 29th day of August, 2007, at 7:30 p.m., a hearing will be held at City Hall, located at 861 Asbury Avenue, Ocean City, NJ, where the Ocean City Planning Board will be holding a public hearing to review the Plan Endorsement Petition.

Continued

 Wednesday 08/22/07 12:35 PM


1 2



Message: - Planning Board - Plan Endorsement Screen 93 of 97


Message View

Page 1 of 1

 **Special Announcements**

PUBLIC NOTICE

The Plan Endorsement Petition is on file with the Planning Board Secretary, located at 1501 West Avenue, and will be available for inspection during normal working hours at least ten (10) days prior to meeting date. The public can comment orally at the meeting or submit written comments by August 29, 2007, 4:00 p.m.

 Wednesday 08/22/07 12:35 PM

1 2



Message: - Planning Board - Plan Endorsement Screen 94 of 97



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF COMMUNITY DEVELOPMENT

August 29th, 2007 PLANNING BOARD MEETING MINUTES

The Meeting was called to order at 7:40. Dr. Weber chaired the meeting.

Present: Mr. Doliszny, Mr. Gill, Mr. Jessel, Mr. Hayes, Mr. Savastano, Mr. Wagner, Dr. Weber, Mrs. Wolf
Absent: Mayor Perillo Dr. Reeves

Adopt July Meeting Resolutions:

Ordinance 07-37 Consistency Report (NB Zone)- unanimously adopted
Harriswami 04-005p- unanimously adopted

Begin at 7:31-7:32

New Business:

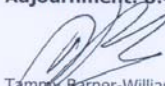
New Jersey State Development & Redevelopment Plan -Plan Endorsement Petition
Mr. Scheule presented the Board with a power point presentation. Questions were asked. A motion was made to approve and adopt the Plan Endorsement Petition and send a copy to the State and to any other offices required such as but not limited to the County, Legislative Offices, etc. by Hayes, 2nd by Wolf. Those voting in favor: Wagner, Savastano, Jessel, Gill, Hayes, Wolf, Doliszny Aromando and Weber. Granted 9-0.

Begin at 7:33 end at 8:07 pm

Ordinance 07-029 Consistency Report (Garage Doors)- clarified – unanimously adopted

Begin at 8:09-8:38

Adjournment: 8:45 pm


Tammy Barner-Williams
Board Secretary

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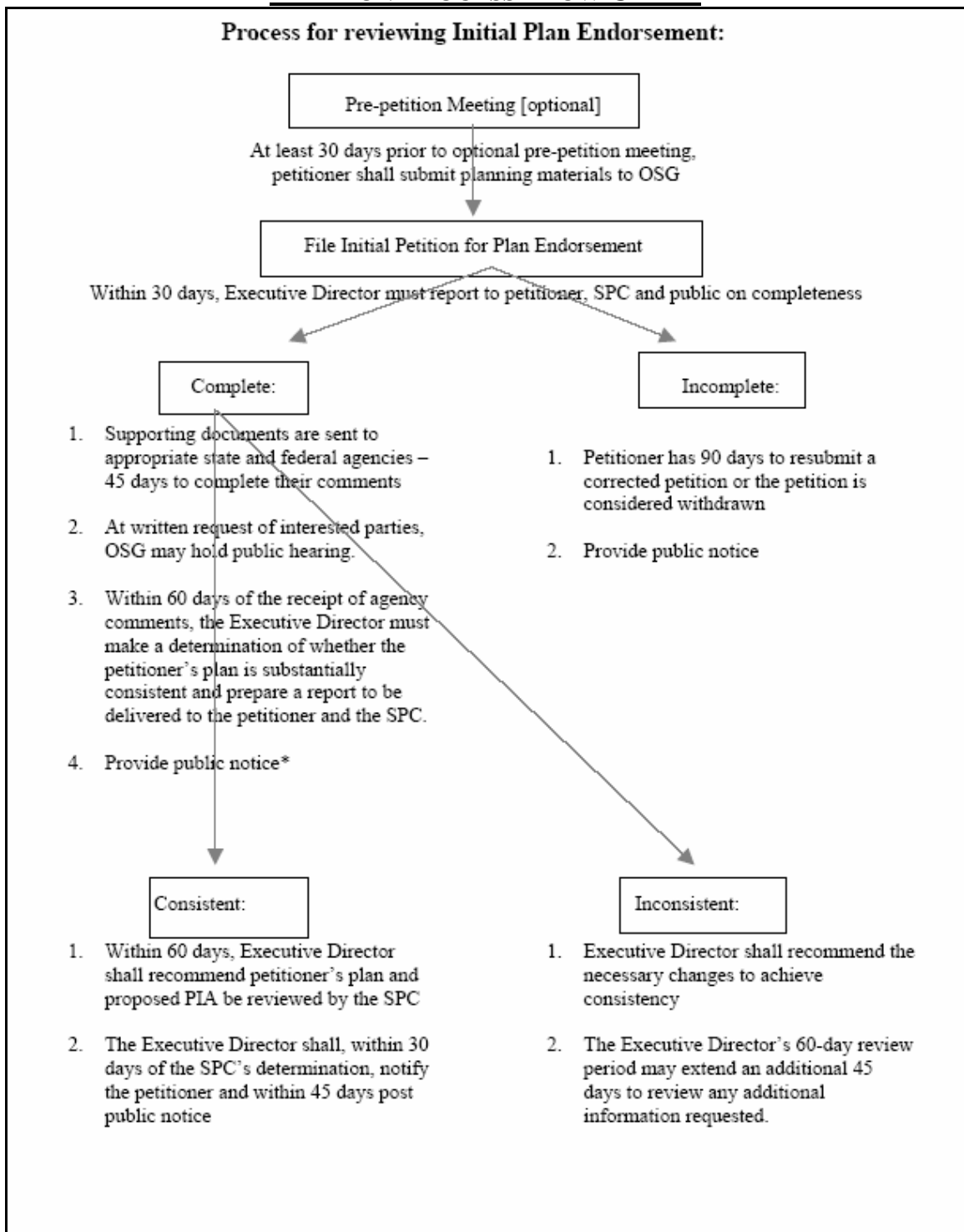
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APPENDIX 4

PETITION PROCESS FLOW CHART



APPENDIX 5

THE BENEFITS OF PLAN ENDORSEMENT

The State Planning Commission is committed to providing the resources and incentives to assist municipalities, counties and regional entities to enter into and complete the Plan Endorsement process. State agencies are identifying program funding and regulatory provisions that will be available to municipalities and counties as they progress through the plan endorsement process. These benefits represent an unprecedented effort to fundamentally restructure and coordinate the planning priorities and investments in smart growth at the State level, integrate State decision making with local planning decisions and make plan endorsement into a rewarding and productive process for all participants.

Once the State Planning Commission has endorsed a petitioner's plan as consistent with the State Plan, state agencies will be providing benefits to the county or municipality that will assist in implementing the endorsed plan. This assistance will include providing technical assistance, direct state capital investment, priority for state grants and loans, and substantive and procedural (permit streamlining) regulatory changes.

Some benefits will be available once the initial petition for Plan Endorsement is approved. These benefits will be aimed primarily at providing technical and financial assistance to the petitioner for implementing its endorsed plan. Other benefits will become available to the community through Advanced Plan Endorsement, as particular planning requirements are met. Not all of the benefits will apply to or be of interest to every municipality and county with an endorsed plan. The specific commitments on behalf of the State agencies to provide funding and regulatory benefits to the petitioner, along with the petitioner's planning requirements, will be set forth in the Plan Endorsement Contract.

To help petitioners with submitting the documents required for plan approvals from different agencies, such as a Water Quality Management Plan from the Department of Environmental Protection or a petition for substantive certification from the Council on Affordable Housing, the State Planning Commission can arrange a consolidated approach through Advanced Plan Endorsement. Frequently, similar information is required for different programs. The State Planning Commission will bring all the parties to the table, to streamline the process and make it easier for petitioners to meet the qualifications for several programs.

Once the State Planning Commission has endorsed a petitioner's plan as consistent with the State Plan, state agencies will provide benefits to the municipality that will assist in implementing the endorsed plan. This assistance will include providing technical assistance, direct state capital investment, priority for state grants and low-interest loans, and streamlined regulatory review. The benefit package will be put together 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 should consider as part of the benefit package all future projects for which the municipality seeks state financial and technical assistance.

Benefits marked with an asterisks (*) denote programs directly linked to plan endorsement. The remaining benefits are:

Indirectly linked to plan endorsement since plans prepared as part of the plan endorsement process will entitle the petitioner to state resources tied to those particular plans;

Identified so that state agencies and municipalities may discuss application for benefits on a case by case basis depending on the specific needs of the municipality; or

Being reviewed by the state agencies for potential link to plan endorsement

LAND USE/ENVIRONMENTAL PROTECTION

*Coordinated Planning Assistance among State Agencies	Office of Smart Growth	Facilitate coordinated state agency review and advice from relevant State agencies on implementation of State Plan into local and county planning decisions related to master plan review and updates, infrastructure improvement, development regulations, design standards, and resource protection
*Smart Growth Planning Grants	Office of Smart Growth	Prioritized grant funding for planning activities consistent with the State Plan including, for example, downtown revitalization, rural sustainability, regional sustainability, TDR programs, and urban parking solutions
*Utility Extension Program	Board of Public Utilities	Incentives for utility relocations, upgrades, and expansions into areas designated for growth including areas identified for growth in endorsed plans

*Environmental Infrastructure Financing Program	NJ Environmental Infrastructure Trust	Prioritized scoring for low-interest loans for construction of water quality protection measures including wastewater treatment facilities and storm water and nonpoint source management facilities combined sewer overflow abatement facilities, rehabilitation of existing sewer systems, pump stations, storm water basins, sewer maintenance equipment, lake restoration activities, landfill closure activities, new landfill facility systems
Drinking Water State Revolving Fund Program	NJDEP Bureau of Safe Drinking Water	Low-interest loans to finance the costs of infrastructure improvements needed for compliance with the Safe Drinking Water Act. Allowances for planning and design are also available
Water Supply Interconnection Loans	NJDEP Bureau of Safe Drinking Water	Low-interest loans to finance the cost of infrastructure needed to achieve or maintain compliance with Safe Drinking Water Act
Water Supply Rehabilitation Loans	NJDEP Bureau of Safe Drinking Water	Financial assistance for rehabilitation, repair, reconstruction or replacement of antiquated, obsolete, damaged, leaky or inadequately operating publicly owned water supply transmission facilities, including water mains, water storage facilities, pump stations, service connections and meters
Water Supply Replacement Loans	NJDEP Bureau of Safe Drinking Water	Financial assistance for planning, design and construction of water supply facilities to address ground water contamination problems as identified by the NJDEP including water mains, water storage facilities, pump stations, wells and treatment works
Dam Restoration & Inland Water Projects Loan Program	NJDEP Dam Safety Section	Low-interest loans to assist in the funding of dam restorations, flood control projects, water pollution control projects, and water-related recreation and conservation projects
Matching Grants for Local Environmental Agencies	NJDEP Environmental Services Program	Matching grants to assist local environmental commissions and soil conservation districts to inventory and document environmental resources; to prepare policy recommendations to protect those resources; and to prepare and disseminate information to the public

Nonpoint Source Pollution Control and Management Implementation Grants	NJDEP Division of Watershed Management	Grants to implement nonpoint source controls in 20 watershed management areas
Shore Protection Grants & Loans	NJDEP Bureau of Coastal Engineering	Financial assistance to protect existing development from sea-level rise and shoreline migration through dune creation and maintenance, beach fill projects and repair of existing shore protection structures
Community Stewardship Incentive Program	NJDEP Division of Forestry	Assist municipalities in implementing management goals and practices as outlined in their Community Forestry Management Plan
ECONOMIC DEVELOPMENT		
Bond Financing for Manufacturing Companies	NJEDA Bond Financing Division	Tax-exempt bond proceeds totaling \$750,000 to \$1 million for fixed assets such as real estate acquisition, machinery, equipment, and building construction and renovations
Bond Financing for Municipalities	NJEDA Bond Financing Division	Bonds issued to provide longer-term, low interest loans for real estate acquisition, new equipment, machinery, building construction, and renovations
*Business Employment Incentive Program (BEIP)	NJEDA Commercial Lending Division	Prioritized scoring for incentive grants for up to 10 years for 10% to 80% of total amount of state incomes taxes withheld by a new or expanding business during the calendar year from new employees hired
Bright Beginnings Child Care Facilities Loan Fund	NJEDA Entrepreneurial Training Institute	Financial and technical assistance for creation, expansion and establishment of child care facilities in New Jersey with loans ranging from \$15,000 to \$75,000
Community Economic Development fund	NJEDA Community Development Division	Loans and loan guarantees to urban-based community organizations for loans to micro-enterprises and small businesses to fill financing gaps in development of community facilities and other real estate based economic development projects
High-tech Growth Funding	NJEDA Commercial Lending Division	Loans at below market rates as low as 3% or guarantees for credit-worthy businesses to secure financing from other sources for expansion and improvement
Small and Mid-size business Loans and Guarantees	NJEDA Commercial Lending Division	Loans at below market rates as low as 3% or guarantees for credit-worthy businesses to secure financing from other sources for expansion and improvement

Sustainable Development Loan Fund	NJ Commerce and Economic Growth Commission	Low interest loans to assist in facilitating the location and/or expansion of environmentally sustainable businesses, industries and organizations in NJ
Urban Enterprise Zone Program	NJ Commerce and Economic Growth Commission	
Casino Reinvestment Development financing	NJCRDA	Grants and loan financing for housing and economic development projects including construction, rehabilitation, acquisition, professional fees
*Main Street New Jersey Program	NJ Office of Smart Growth	Prioritized assistance, education and training to assist municipalities in restoration of historic Main Streets as centers of communities and economic activity
*Downtown Revitalization & Management Institute	Office of Smart Growth Main Street of New Jersey	Scholarships to DRMI to receive expert training on comprehensive, community based management approach for revitalization of the downtown
Improvement Districts Grant Program (Downtown/Business)	NJ Office of Smart Growth Main Street New Jersey	Dollar for dollar matching grants up to \$10,000 to support technical and professional services needed to establish an Improvement District
Improvement Districts Loan Program (Downtown/Business)	NJ Office of Smart Growth Main Street New Jersey	Loans up to \$500,000 to make capital improvements within designated downtown business improvement zones
Neighborhood Preservation Program	NJDCA Community Resources	Financial and technical assistance to municipalities over a three to five year period to conduct activities associated with the preservation of designated neighborhoods based on strategic revitalization plans within those municipalities.
Neighborhood Revitalization Tax Credit Program		100% tax credit for funds provided to nonprofit entities carrying out comprehensive revitalization plans. Nonprofit entities must use at least 60% of the tax credit funds for housing and economic development; the remaining funds may be used for supportive services
Small Cities Community Development Block Grant	NJDCA Division of Community Resources	Financial assistance for projects that support community development activities for low and moderate income facilities, elimination of blight, and urgent community needs for which no other funding is available

Revenue Allocation District and Financing Plans	NJDCA Local Government Services NJEDA Real Estate Development	Technical assistance for designation of Revenue Allocation District of up to 15% of total taxable property in the community within an established Redevelopment area
New Jersey SmartStart Buildings Program	NJBPU Office of Clean Energy	Technical assistance and incentives to encourage customers to utilize high efficiency electric or gas equipment and integrated design approach
BROWNFIELDS		
*Brownfields Redevelopment Interagency Team (BRIT) planning assistance	NJ Office of Smart Growth	Coordinated state agency assessment and advice on requirements and benefits of brownfield site identification, cleanup and redevelopment
Brownfield Redevelopment Loan Program	NJEDA Brownfields Redevelopment Office	Interim financing provided to eligible borrowers for meeting costs of remediation of a brownfield site
Brownfields Incentive for Industrial site cleanup	NJ Commerce & Economic Growth Commission	Up to 75% costs of remediation of a brownfield site for non-responsible party to clean up site to satisfaction of NJDEP
*Hazardous Discharge Site Remediation Financing	NJEDA Brownfields Redevelopment Office	Prioritized scoring for financial assistance and grants up to \$3,000,000 to assist businesses and municipalities with investigation and remediation of contaminated and underutilized sites
NJ Urban Site Acquisition Program	New Jersey Redevelopment Authority	Identify state and other funding sources for site preparation, construction and other aspects of redevelopment
Petroleum Underground Storage Tank Remediation	NJEDA Brownfield Redevelopment Office	Loans and grants for clean up, upgrade, or close underground storage tanks
Smart Growth Redevelopment Funding	NJEDA Brownfields Redevelopment Office	Short term financing for predevelopment site preparation costs such as land assemblage, demolition, removal of materials and debris, and engineering costs

The Portfield Initiative	NJEDA Port Authority of NY & NJ	Financial and technical assistance to help local officials and private developers transform underutilized areas and brownfield sites into productive properties to support ocean and air freight-related warehousing and distribution operations
Underground Storage Tank Remediation, Upgrade and Closure Fund	NJDEP Responsible Party Site Remediation	Grants and low interest loans for private businesses and homeowners to close, upgrade or remediate discharges from underground storage tanks
AGRICULTURE		
Municipal and County Planning Incentive Grants (PIGs)	SADC	Grants for purchase of development easements to permanently protect large blocks of reasonably contiguous farmland in county Agricultural Development Areas (ADAs)
County Easement Purchase Program	SADC	Grants to fund 60-80 percent of costs of purchasing development rights from landowners with approved farms
Transfer of Development Rights Program	Office of Smart Growth State TDR Bank SADC	Financial and technical assistance for creation and adoption of TDR program
Conservation Assistance Program	SADC	
Direct Easement Purchase Program	SADC	Prioritized consideration by SADC for direct purchase of farmland from willing sellers who will then deed restrict the farms and resell them at auction to highest bidders
Farmland Stewardship Program	SADC	
Grants to Non-Profits	SADC	Grants to fund up to 50% of the fee simple or development easement values on farms to ensure their permanent preservation
HOUSING		
*Housing Planning Assistance	COAH	Assistance provided to municipalities to draft housing elements/fair share plans, regional contribution agreements (RCAs) and ordinances; reviews and recommends approval of housing elements/fair share plans, RCAs, development fee ordinances and spending plans to the Council.

Municipal Land Acquisition Program (MLA)	DCA Division of Housing	Financial assistance to acquire land for construction of affordable housing to be developed by the municipality or developer
Neighborhood Preservation Balanced Housing Program	DCA Division of Housing	Gap financing to produce affordable housing for low- and moderate-income households including construction of new for-sale and rental housing units, rehabilitate substandard units, create accessory apartments and convert nonresidential space to residential use
HOME - Housing Production Investment Fund	DCA Division of Housing	Non-interest bearing, interest bearing, deferred loans or grants to developers for creation of affordable housing
Affordable Housing Training Institute	NJDCA Division of Community Resources	Access to workshop and training programs designed to increase expertise in a variety of areas dealing with affordable housing and management of staff of nonprofit housing developers, for profit developers, special needs housing and service organizations and municipalities.
*Low Income Housing Tax Credit Allocation Program	NHHMFA	Tax credit that may be applied against the Federal income tax of persons or associations who or which have invested in certain buildings providing housing for families of low income.
Live Where You Work	NJHMFA	Low-interest 30 year mortgage loans to homebuyer purchasing a home in the municipality where he/she works provided municipality participates in the Program
Green Homes Program	NJHMFA	Prioritized technical assistance, education and training aimed at accelerating the use of innovative green design and building technologies, raise building standards and create consumer demand for efficient and environmentally responsible high performance homes.
City Living	NJHMFA	Secondary mortgage loan program for developers to support market-rate rental housing developments in urbanized locations when the project is part of a municipally-approved revitalization plan
At Home Downtown	NJHMFA	Mortgages at favorable rates to finance storefront properties with a housing component of up to three rental units.

Smart Start Program	NJHMFA	Second mortgage for down payment and/or closing costs for homes purchased in smart growth areas
Strategic Zone Lending Pool Program	NJHMFA	Funds available for site acquisition, infrastructure, and soft financing of community redevelopment projects including single-family and multi-family housing initiatives
RECREATION, HISTORIC AND CULTURAL RESOURCES		
*Green Acres Grants & Loans	NJDEP Office of Green Acres	Enhanced scoring for grants and loans to acquire and/or develop municipal or county land for public recreation and conservation purposes
Community Labor Assistance Programs	Department of Corrections	Provides inmate labor details in a wide variety of supervised projects including building of playgrounds, park cleanup, park restoration, and other related activities
Clean Lakes Program	NJDEP Division of Science and Research	Financial assistance to improve recreational water quality at public lakes
Green Communities Challenge Grants	NJDEP Community Forestry Program	Grants to assist in implementing urban and community forestry projects including planting trees on land owned or controlled by state, county or local governments to raise awareness of the benefits of trees and tree cover in communities
Garden State Historic Preservation Trust Fund	DCA Historic Trust	Matching grants from Capital Preservation or Historic Site Management funds to encourage careful reservation, restoration and rehabilitation of historic properties
Historic Preservation Certified Local Government Grants	NJDEP Historic Preservation Office	Matching grant funds for Certified Local Governments (CLG) to promote historic preservation projects such as municipal master plan development, New Jersey and National Register nominations and archaeological resource plans
Historic Preservation Grants for Capital Preservation Projects	NJDEP Historic Preservation Office	Financial assistance for restoration, rehabilitation and preservation of historic projects

New Jersey Historic Trust Revolving Loan Fund	NJDEP Historic Preservation Office	Financial assistance for the preservation, improvement, restoration, rehabilitation and acquisition of historic properties and certain ancillary non-construction activities
TRANSPORTATION		
Local Bikeway Program	NJDOT Division of Local Aid and Economic Development	Grant funding to develop and implement plans for increased use and enhanced safety of bicycling on state and county systems
Pedestrian Safety	NJDOT Division of Local Aid and Economic Development	Grant funding to develop and implement plans that address pedestrian travel needs on state and county systems
Local Aid Infrastructure Fund	NJDOT Division of Local Aid and Economic Development	DOT discretionary grant funding to address emergencies and regional needs including pedestrian safety and bikeway projects
*Centers of Place	NJDOT Division of Local Aid and Economic Development	Grant funding to support non-traditional transportation improvements that advance municipal growth management objectives
Local Planning Assistance – Bicycle and Pedestrian	NJDOT	Technical assistance to counties and municipalities who want to undertake planning activities for non-motorized modes of transportation
Local Technical Assistance	NJDOT Bureau of Technical Assistance	Technical transportation assistance focused on local systems and facilities including local circulation plans, access management plans and Transportation Development Districts
Transportation Management Associations Program	NJDOT Intermodal Planning and Coordination	Non-profit membership associations that provide assistance and information on park and rides, ridesharing and transit, advice on local and corridor traffic, telecommuting advice, guaranteed rides home, and rideshare matching

REGULATORY BENEFITS

Most of the following regulatory benefits will become available once the petitioner has fulfilled the terms of the Plan Endorsement Contract and received Advanced Plan Endorsement.

Regulatory Coordination

A major benefit of the Plan Endorsement process stems from the integration of land use planning with the regulatory decision-making process. For local governments who achieve Plan Endorsement, the follow regulatory coordination benefits apply:

- After Initial Plan Endorsement, the New Jersey Department of Environmental Protection will provide a coordinated regulatory process for specific projects that are consistent with the State

- Development and Redevelopment Plan as requested by the local government entity;
- Through Advanced Plan Endorsement, the New Jersey Department of Environmental Protection will provide streamlined regulatory approvals in newly designated growth areas; and
 - Various environmental plans (i.e. stormwater, habitat conservation) that are developed and approved by DEP as part of the plan endorsement process will be considered approved for other Department regulatory purposes.

Plan Approvals

Petitioners will be able to obtain approvals of the following through the plan endorsement process. The benefit of a comprehensive, rather than piecemeal, approach to seeking these approvals is the coordinated review of the state agencies that is available during Plan Endorsement. State agencies may provide assistance in assembly of data needed for the preparation of the plans and provide guidance as to plan content and acceptable planning strategies but will not prepare these plans. Petitioners are required to fulfill the specific requirements of each plan.

Department of Environmental Protection Plans

- Municipal Environmental Justice Plan
- Historic Preservation Plan
- Open Space, Recreation and Parks Plan
- Habitat Conservation Plan
- Coastal Consistency Plan
- Water Resource Management Plan
- Water Infrastructure Plan
- Total Maximum Daily Load (TMDL) Implementation Plan
- Stream Corridor Protection Plan
- Septic Management Plan
- Municipal Stormwater Management Plan
- Source Water Protection Plan

COAH certification of the Housing Element and Fair Share Plan.

COAH encourages municipalities to develop a plan for addressing its affordable housing obligation early in the initial plan endorsement process, when flexibility of approach is optimal, and will work closely with municipalities that receive initial plan endorsement to help them achieve COAH substantive certification. Substantive certification is a requirement of Advanced Plan Endorsement and will ensure the municipality will be able to fulfill its affordable housing obligation with protection from a builder's remedy lawsuit that could impede that implementation. COAH will provide priority assistance to municipalities seeking Advanced Plan Endorsement.

Facilitating utility availability in Smart Growth Areas -

The Board of Public Utilities (BPU) has proposed regulations that will reduce the up front money developers have to pay to receive utility service in smart growth areas and ensure that they will be reimbursed more quickly for those up front costs. BPU

is also developing regulations that would establish a pilot program that would provide incentives to utilities to guarantee that developers in Smart Growth Areas will have utility service available on time to meet their schedules.

Comprehensive Permitting Issues Assistance -

As part of the services offered by the Department of Environmental Protection for municipalities seeking to become endorsed, the Department will research historic permitting issues within the community to identify the needs and issues which are most critical to protecting natural resources and systems, public health, and historic sites and provide guidance tailored to these issues that will help a petitioner to complete its petition for Plan Endorsement.

FUNDING BENEFITS -

The State agencies are in the process of reviewing their funding programs to determine which programs will be available for municipalities with Initial Plan Endorsement and which will be available with Advanced Plan Endorsement. For some funding programs priority points will be awarded following Initial Plan Endorsement and additional priority points will be awarded when additional tasks are completed. See Table 1 for a list of the programs under consideration.

TABLE 1

STATE AGENCY	PROGRAM BENEFIT
Agriculture	<i>Farmland Preservation Programs (Plan Endorsement criteria will be considered when the SADC criteria is revised to incorporate Smart Growth initiatives)</i>
<u>Casino Reinvestment Development Authority</u>	Casino Reinvestment Development Loans
<u>Commerce</u>	Brownfields Incentive for Industrial Cleanup
Urban Enterprise Zone Program	
Sustainable Development Loan Fund	
<u>Corrections</u>	Highway & Clean Shore Program
Paying Communities Back Program	
Southern State Industries Program	
<u>Board of Public Utilities</u>	Clean Energy Program (CEP)
	Energy Star Homes Program
	New Jersey SmartStart Buildings® Program
	NJ Million Solar Roofs Partnership
Alternative Fuel Rebate Program	

Department of Transportation

Note: *NJDOT cannot alter the distribution of funds that are subject to formula allocation. However, plan endorsement will be used as a prioritization tool for project selection where feasible

Capital Investments in the State Highway and Transit Systems

Local Aid for Centers of Place Program

Locally Initiated Bicycle and Pedestrian Projects

Local Aid Programs

Local Bicycle/Pedestrian Planning Assistance (if needed for PIA items)

Local Planning Technical Assistance (if needed for PIA items)

State Highway Access Permits per State Highway Access Management Code

Transit Village Initiative (multiple funding sources)

Transportation Enhancements Program

Department of Environmental Protection

Drinking Water State Revolving Fund Program

Environmental Infrastructure Financing Program

Economic Development

Bond issuance for Revenue Allocation Districts and Redevelopment Area

Authority

Bonds

Brownfield Redevelopment Loan Program

Business Employment Incentive Program

Downtown Beautification Program

Fund For Community Economic Development

Hazardous Discharge/site remediation loans and grants

Local Development Financing Fund

NJEDA Direct Loans

NJEDA Loan Guarantees

Real Estate Development Program

Smart Growth Pre-development funding

Statewide Loan Pool For Business

Department of Community 100% Mortgage Program

Affairs

Adopt-A-Neighborhood

At Home/Downtown program

Brownfields Redevelopment Technical Assistance

Community Housing Development Organization Seed Money Loans

Consolidated Municipal Property Tax Relief Aid

Garden State Historic Preservation Trust - grants

Green Homes Office
 Hispanic Affairs Grants
 Historic Preservation Revolving Loan Program
 HOME - Rental rehabilitation
 Home Buyer Mortgage Program
 HOME- Housing Production Investment Fund
 HOME- Neighborhood Preservation*
 Homeownership for Performing Employees
 Home-Plus Program
 Low-Income Housing Tax Credit Program
 Main Street NJ Technical Assistance
 Market Oriented Neighborhood Investment
 Multi-family Rental Housing Program
 Neighborhood Preservation
 Neighborhood Preservation Balanced Housing Program
 New Jersey Redevelopment Authority Loans
 New Jersey Urban Site Acquisition Program
 Planning Assistance Unit
 Police and Firemen's Retirement System Mortgage Program
 Recreation and Park Department Assistance
 Redevelopment Area Bond Financing
 Regional Contribution Agreements
 Revenue Allocation Districts
 Small Cities Community Development Block Grant
 Smart Future Planning Grants
 Smart Start
 Special (Business) Improvement District Challenge Grants
 Special (Business) Improvement District loans
 Special Improvement Districts (SIDs)
 Residential Site Improvement Standards
Local Government Services Distressed Cities Program
(DCA)
 Extraordinary Aid - (SMPTR)
 Residential Site Improvement Standards
 Green Acres Grants & Loans

APPENDIX 6

CITY OF OCEAN CITY CROSS-ACCEPTANCE III REPORT (January 27, 2005)

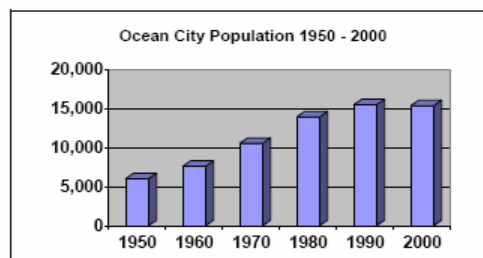
The City of Ocean City is located in the northeastern corner of the County. The City is bordered to the east by the Atlantic Ocean, the south and west by Upper Township and by the City of Somers Point and Borough of Longport in Atlantic County to the north. The City is 7 square miles, the largest of all Cape May County's resort communities. Approximately 60% of the City is undevelopable wetlands, waterways, dune, and beach areas.

The western portion of the City consists primarily of tidal waters and wetlands. The eastern portion is a Barrier Island. The Barrier Island is almost completely developed with one and two family residential homes and a large commercial core around 9th Street and Asbury Avenue.

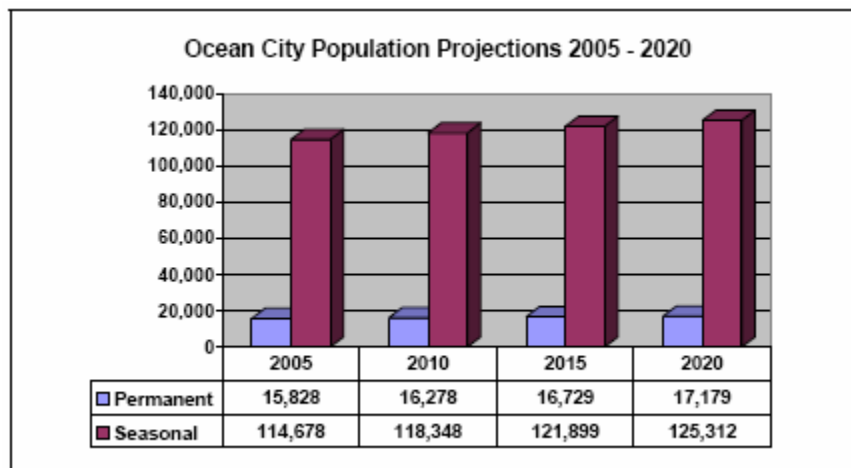
Since the last round of Cross Acceptance, the State Plan has been revised to include a new planning area designation, PA5B Environmentally Sensitive/Barrier Island. This designation was created to reflect the different characteristics of Barrier Islands along New Jersey's coastline. However, not all Barrier Island communities were treated equally. For instance, in Atlantic County the Barrier Islands are designated as PA1, even though they contain the same characteristics that make Ocean City unique. The PA1 designation extends north along the coastline from Longport Borough to Atlantic City (Absecon Island). The State Plan indicates that these areas are more urban than the communities in Cape May County, however, with the exception of Atlantic City which is home to the Casino Industry, Longport, Margate and Ventnor have all the same attributes found in Ocean City, including built conditions along the shore, tidal wetlands to the west and the location of infrastructure systems. These communities also have similar population trends, including the conversion of homes from year round to seasonal.

Growth Trends/Projections:

Ocean City had a year round population of 15,378 according to the 2000 census. This was a decrease of 134 persons from 1990 (or -0.1%). The decline in population is not reflective of the City's vitality. In fact, several other resort communities have seen a similar decline in population since 1990. The decline is most likely associated with the conversion of year round homes to second homes. According to the 1990 Census report, 28% of the City's homes were designated for seasonal use. In 2000 51% of the City's homes were designated for seasonal use. This represents an 87% increase over ten years, the highest percentage increase for all of the resort towns in Cape May County.



It is projected that the City will have a summer population of 114,678 residents in 2005. This is substantially greater than the City's year round population.



Ocean City's employment base was projected at 5,695 jobs during 2000. Available jobs are forecasted to increase by less than 1% to 5,748 by 2025.

Planning Areas and Centers or Growth Areas:

The State Planning designations for the City include PA5 (Environmentally Sensitive), PA5B (Environmentally Sensitive/Barrier Island) and Parks and Natural Areas. The City's Sewer Service area coincides with the PA5B designation and encompasses all of the developed areas. There are several Planning Area changes proposed in the City, the majority of the changes are reflective of new Parks and Natural Areas. The State Plan also identifies Ocean City as a proposed Regional Center.

Level of Consistency since adoption of 2001 State Plan:

Since the last round of Cross Acceptance, the State Plan has been revised to include a new planning area designation, PA5B Environmentally Sensitive/Barrier Island. This designation was created to reflect the different characteristics of Barrier Islands along New Jersey's coastline. However, not all Barrier Island communities were treated equally. For instance, in Atlantic County the Barrier Islands are designated as PA1, even though they contain the same characteristics that make Ocean City unique. The PA1 designation extends north along the coastline from Longport Borough to Atlantic City (Absecon Island). The State Plan indicates that these areas are more urban than the communities in Cape May County, however, with the exception of Atlantic City which is home to the Casino Industry, Longport, Margate and Ventnor have all the same attributes found in Ocean City, including built conditions along the shore, tidal wetlands to the west and the location of infrastructure systems. These communities also have similar population trends, including the conversion of homes from year round to seasonal.

Degree to which local plans have incorporated the key concepts and policy objectives of the State Plan: (key concepts to be considered as follows):

1. Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable and based on capacity analysis is essential to achieving the goals of the State Plan.

Ocean City is continually planning for the future. The City has updated their Master Plan in 2001, 2002 and 2003 as well as their ordinances to provide for key concepts found in the State Plan. The City has also created a redevelopment area located between 10th and 12th Streets from Ocean Avenue south toward the Boardwalk. All of these planning documents help guide development in a way that is consistent with the City's development patterns. All of this planning involved considerable public input.

2. Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.

Ocean City has focused on neighborhood planning as a way to provide more compatible buildings. Regionally, the City has worked with State Agencies on the Route 52 reconstruction and Airport development.

3. Planning should be closely coordinated with and supported by investments, programs and regulatory actions.

Ocean City has a vibrant downtown business district, as well as its Boardwalk and beaches. All of these districts are sensitive to parking availability. The City has purchased parking lots to assure that parking is retained in these areas.

4. Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for full costs of public and private actions.

The Redevelopment Area located between 10th and 12th Streets is a clear example of this concept. The Redevelopment Area was initiated by private interests. Considerable private investment and public benefits are anticipated to result from this private-public partnership.

5. Planning should maintain and revitalize existing communities.

The City has created policies and goals which include maintaining established development patterns and community character. Maintenance of existing development patterns and community character is encouraged by way of zoning regulations that are specifically designed for neighborhoods identified in the Master Plan. The redevelopment plan, in addition to providing the means to build a new resort hotel, will convert the historic Flanders Hotel to a conforming zoning status. The plan will also provide incentives to upgrade and maintain this hotel. The City also has a history of grant-aided neighborhood revitalization through the Neighborhood Preservation Program, is a recognized Main Street Community, and has obtained substantive certification of its housing plan.

6. Planning, designing, and constructing development and redevelopment projects, that are residential, commercial, industrial or institutional and that contribute to the creation of diverse, compact human scale communities (i.e., communities of place).

The City supports the State Plan with respect to designing “Communities of Place” and has incorporated this concept into its Comprehensive Plan. These concepts are also incorporated into the City’s land development ordinances, redevelopment plan and six-year capital improvement programming.

7. Identifying areas for development, redevelopment and environs protection in suburban and rural New Jersey.

The City has designated a Redevelopment Area between 10th and 12th Streets from Ocean Avenue to the Boardwalk. The redevelopment plan is designed to preserve the existing Flanders Hotel and respect the existing natural and environmental sensitive areas as well as provide an opportunity to construct a new resort hotel that will be mindful of the environs in this area.

8. Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey. N/A

9. Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing, and community life.

The City has created a website that provides for the free flow of information to the public. The website provides copies of ordinances, an on-line job recruitment initiative, as well as a variety of other public services and departments. The City also maintains a television channel dedicated to community events, services and information. The channel televises all City Council meetings, and is developing an Internet Map Server to improve public access.

10. Planning for the protection, restoration, and integration of natural resources and systems as well as the preservation of agricultural farmland.

The City has adopted ordinances that address Topsoil Preservation, Replacement of Trees, Public and Common Open Space, Soil Erosion and Sediment Control, Storm Water Controls and Water Supply all of which play a role in the protection of the City’s environs.

Level of Consistency:

Existing State Plan: As noted above, the City has incorporated many of the Key Concepts and Policies of the State Plan into their local plans and ordinances. Ocean City remains concerned with the appropriateness of the PA5B planning area designation in relation to the built conditions existing in the City. The City strongly believes a PA2 designation is more appropriate for their community. Or, in the alternative, the PA5B designation should be cognizant of the built conditions of the fully developed resort community and expect continued growth in those areas while protecting the natural environs along the edge of the island.

Preliminary Plan: As indicated above, the City believes that the Existing and Preliminary State Plan and Planning Area Map could be revised to more accurately reflect the existing built conditions in the City. The Level of Consistency is addressed early in this report. It is important that if the PA5B designation is to remain, the State Plan recognizes and includes provisions appropriate for a fully developed resort community.

*Detailed List of Findings, Recommendations and Objections:
Include municipal planning board resolutions indicating their participation through review and comment.*

The City submitted written comments in a letter dated November 29, 2004 addressing their concerns and objections to the Preliminary Plan and Policy Map. A copy of their comments is attached to this document, and items from their letter are included in this Cross-Acceptance Report. If the State Plan is not revised to reflect a Planning Area designation that is more reflective of Ocean City's built environment, it is requested that the NJDEP provide standards for the PA5B designation that are reflective of the built conditions and acknowledge the differences between the PA5 and PA5B areas within the State. Currently CAFRA provides for a 3% coverage in the PA5 and PA5B areas. This should be revised to be consistent with the long-existing built conditions in the PA5B areas. This issue has been raised by the City to the State on several occasions.

Infrastructure Needs:
Contact the Public Works Department.

Potential for Modification to Local Plans that would contribute to a higher level of consistency:

In Ocean City it is felt that the modifications are needed at the State Level. The City has created plans and reports that are reflective of the State Plan Policies, Goals and Objectives for "Communities of Place". The City does not believe that the local and county plans can be changed to create conditions that are consistent with the PA5B designation, because the existing built conditions are not consistent with this State Plan designation. Because of the magnitude of inconsistency that has been raised regarding the Planning Area designations in this report, any modification of local plans would have only minor benefits at best and would be inconsistent with good planning at the local level

Policy Issues:

Identify other planning policy issues, such as legislation or programs that will encourage regional planning for growth and preservation.

Ocean City is a developed Barrier Island, with some environmentally sensitive lands to the west and the beach and dunes to the east. In order for the State Plan to become consistent with the existing conditions in the City, a new Planning Area designation is necessary. In the alternative, the recognition of the different characteristics of the PA5B areas, including density, impervious coverage, environmental protection and the adequacy of the existing infrastructure, by other State Agencies would be advisable as discussed above.

APPENDIX 7

PLANNING AREA CRITERIA

SDRP Planning Areas

The State Development and Redevelopment Plan (“State Plan”) established planning areas throughout the State that share common development and environmental characteristics. These Planning Areas serve as the framework for application of the Policies in the State Plan. Each Planning Area has Policy Objectives that guide growth. These Objectives are intended to guide local and regional planning to establish a system of Centers to encourage livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation, while preserving green space. The five Planning Areas and their policy objectives are as follows¹⁴:

• ***Metropolitan Planning Area: PA1***

Provide for much of the State’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.

• ***Suburban Planning Area: PA2***

Provide for much of the State’s future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.

• ***Fringe Planning Area: PA3***

Accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and confine programmed sewers and public water services to Centers.

• ***Rural Planning Area: PA4 and Rural/Environmentally Sensitive Planning Area: PA4B***

Maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers.

• ***Environmentally Sensitive Planning Area: PA5 and Environmentally Sensitive/Barrier Islands Planning Area: PA5B***

Protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.

Like most of the barrier island communities in Cape May County, Ocean City is designated almost entirely within the PA5B – Environmentally Sensitive Barrier Island Planning Area under

the 2001 New Jersey State Development & Redevelopment Plan. The City is primarily developed with single-family and two-family residential land uses with some commercial uses. Most of the lands that are not currently developed are undevelopable wetlands, waterways, dunes and beach areas. 15 The 2004 Preliminary State Development & Redevelopment Plan, which is currently in the third phase of Cross-Acceptance, designations for Ocean City include PA5B Environmentally Sensitive/Barrier Island Planning Area and Parks and Natural Areas. The PA5B boundaries primarily follow the City's Sewer Service Area and encompass all of the existing developed areas in the City. Areas designated for Parks and Natural Areas are generally undeveloped and undevelopable areas on the exterior of the island. (See 2001 State Plan Map and 2006 Draft Plan Map)

Coastal Planning Areas

In order to regulate impervious coverage limits and vegetative cover percentages in the CAFRA area, Coastal Planning Areas are designated. Areas not within coastal center boundaries are regulated by the Coastal Planning Area designation. Similar to the State Planning Areas, CAFRA has five planning areas to guide development. Ocean City falls within the Coastal Environmentally Sensitive Planning Area. Figure 5 illustrates the CAFRA Planning Area boundaries. This map was created in 1999 before the changes in CAFRA areas occurred and is somewhat outof-date.

The following excerpt from the Coastal Zone Management Rules¹⁶ provides the description and policy objectives of the Coastal Environmentally Sensitive Planning Area: *"The Coastal Environmentally Sensitive Planning Area generally has large contiguous land and water areas with critical coastal ecosystems, wildlife habitats, geological features, and other valuable coastal resources. Some of these lands have remained rural and relatively undeveloped, while others have been dominated by development for many years, such as the coastal barrier islands and spits. The barrier islands represent a major public investment in infrastructure systems that should be maintained while protecting the economic and ecological value of adjacent coastal resources. Centers on the barrier islands are almost all served by public wastewater facilities whereas centers in other environmentally sensitive areas are not often. Centers are usually linked by rural roads and separated by open spaces, or linked to the mainland by State highways crossing coastal wetlands and waterways. Areas outside of centers in the Coastal Environmentally Sensitive Planning Area are by definition more vulnerable to disturbance from new development. Damage may include fragmentation of landscapes, degradation of aquifers and potable water supplies, habitat destruction, extinction of plant and animal species, and destruction of other irreplaceable resources that are vital to the preservation of the ecological integrity of the coastal area. The Coastal Environmentally Sensitive Planning Area also supports recreation and tourism industries, and resource based industries such as mining and forestry. The policy objectives for the Coastal Environmentally Sensitive Planning Area are as follows:*

1. Protect environmentally sensitive features by guiding development into centers and maintaining low intensity development patterns elsewhere, carefully link the location, character and magnitude of development to the capacity of natural and built environments to support new growth, accommodate development at higher intensities in the Coastal Environmentally Sensitive Planning Area barrier island centers, compatible with development patterns in existing centers, and discourage the development of public infrastructure facilities outside of centers;

2. *Encourage transportation systems that link centers and support the travel and tourism industry, recreational and natural resource-based activities, and address the special seasonal demands of travel and tourism to barrier islands;*
3. *Locate economic development opportunities in centers that serve the surrounding region and the travel and tourism industry and accommodate in other areas appropriate seasonal, recreational, and natural resource based-activities that have a minimal impact on environmental resources; and*
4. *Protect sensitive natural resources critical to the maintenance of coastal ecosystems by maintaining large contiguous areas of undisturbed habitat, open space and undeveloped land, maintain the balance of ecological systems and growth, and protect the areas outside of centers from the effects of development by maintaining it as open space.”*

CAFRA Centers

Ocean City is located completely within the Coastal Area Facilities Review Act (CAFRA) Zone, where the New Jersey Department of Environmental Protection (NJDEP) regulates development. The CAFRA Zone is divided into different Centers and Planning Areas. CAFRA administers restrictions on the intensity of development in each of the various Planning Areas. Consistent with the State Plan, CAFRA regulations encourage growth within Centers and minimize development potential outside these Centers by requiring more stringent regulations. CAFRA Centers are classified into three categories: CAFRA Centers, Coastal Centers and Expired Coastal Centers. Coastal Center designations consist of centers located on barrier islands, oceanfront spits, and peninsulas in the CAFRA zone. Both CAFRA Centers and Coastal Centers may be further classified as an “*urban center, regional center, town, village, or hamlet, based on factors such as comparative size, population density, total population, transportation access, infrastructure, and employment base*”. The Coastal Zone Management Rules provide that Ocean City is designated as a regional center.

APPENDIX 8

CITY OF OCEAN CITY **KNOWN CONTAMINATED SITES***

Sites with On-Site Sources of Contamination:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1307	1	101 E 14 th Street
70.21	29	216 W Seaspray Road
2204	14	2220 West Avenue
2601	13	2608 Wesley Avenue
2604	22	2654 West Avenue
407	11	406 Fourth Street
1910	2	62 Arkansas Avenue
607	21	628 Haven Avenue
908	14	903 Bay Avenue
905	8	913-925 West Avenue
909	13	900 Bay Avenue
811.01	4	1-7 9 th Street
809.01	1	111 Ninth Street
708	14 & 15	716-724 Asbury Avenue
3406	1	3428 Simpson Avenue
1006	1.01	1006-1044 West Avenue
407	10	401 Asbury Avenue
805	6	821-37 Central Ave
1007	12,13,14	1020 Haven Avenue
808	1	201 9 th Street
3304	21.01	213-15 34 th Street
3405	1	110 34 th Street

Closed Sites With Restrictions:

808	3	800 West Avenue
901	26	943 Ocean Avenue
910	14	9 th St & Pleasure Ave

*Information taken from the State of New Jersey DEP website

The following information was provided by *NJDEP-OPRA* on-line request page:

Program Interest ID	Facility Name	PI Type	Street Address	Site ID
00000000392	Ilsun Lee	Pollution Prevention/Right to Know	115 8 th Street	9633
00000004651	Atlantic City Electric	Pollution Prevention/Right to Know	Rt 9 S of Sea isle Blvd	203783
00000004652	Atlantic City Electric	Pollution Prevention/Right to Know	1006 Haven Ave	203784
00000004653	Atlantic City Electric	Pollution Prevention/Right to Know	35 th St & Simpson Ave	204168
00000007084	Republic Services of NJ LLC	Pollution Prevention/Right to Know	1224 Haven Ave	38296
00000008027	Dots Pastry Shop	Pollution Prevention/Right to Know	3148 Asbury Ave	258319
00000010792	Ocean City Fence Company, Inc.	Pollution Prevention/Right to Know	719 haven Ave	160571
00000011738	Walsh Roofing Siding and Sheet	Pollution Prevention/Right to Know	328 West Ave	150272
00000022483	Auntie Anne's Hand Rolled Soft Pretzels	Pollution Prevention/Right to Know	307 Wesley Ave	257932
00000023336	Sprint Communications Co LP	Pollution Prevention/Right to Know	4600-12 Haven Ave	146347
00000036190	New Jersey American Water	Pollution Prevention/Right to Know	W 17 th St	60587
00000037661	Atlantic Miller Services Inc	Pollution Prevention/Right to Know	879 3 rd St	344227
00244304150	Verizon New Jersey Inc	Pollution Prevention/Right to Know	1206 Wesley Ave	14066
00585221008	South Jersey Gas Co	Pollution Prevention/Right to Know	45 th St & Haven Ave	21273
27557900045	Amerada Hess Corporation	Pollution Prevention/Right to Know	9 th & Haven Ave	9598
34011400000	Kenneth Southard	Pollution Prevention/Right to Know	1109 Haven Ave	24776
45409400000	Christopher's Foreign Cars Inc	Pollution Prevention/Right to Know	633 Haven Ave	23429

Program Interest ID	Facility Name	PI Type	Street Address	Site ID
51660700000	Shannon Tire Service Inc	Pollution Prevention/Right to Know	600 Asbury Ave & 6 th St	23173
52429700000	Sunoco Station 7637	Pollution Prevention/Right to Know	34th St & West Ave	9597
52755800000	Atlantic Cnty Industrial Supplies Inc	Pollution Prevention/Right to Know	3325 A Simpson Ave	30226
58444100004	Cingular Wireless	Pollution Prevention/Right to Know	Ocean Drive	31325
62310300000	G Brian Huck	Pollution Prevention/Right to Know	2228 West Ave	26997
65855300000	L Lamacchia Inc	Pollution Prevention/Right to Know	401 West Ave	9644
6803100000	Harry Stein	Pollution Prevention/Right to Know	1115 Bay Ave	30987
71102100082	New Jersey American Water	Pollution Prevention/Right to Know	66 W Station Rd	35256
71102100083	New Jersey American Water	Pollution Prevention/Right to Know	2108 E Atlantic Blvd	35127
71102100084	New Jersey American Water	Pollution Prevention/Right to Know	256 West Ave	35257
71102100085	New Jersey American Water	Pollution Prevention/Right to Know	1005 Haven Ave	35128
71102100086	New Jersey American Water	Pollution Prevention/Right to Know	2027 Haven Ave	35258
71102100087	New Jersey American Water	Pollution Prevention/Right to Know	11 th St & West Ave	35129
71102100088	New Jersey American Water	Pollution Prevention/Right to Know	2661 West Ave	35259
71102100089	New Jersey American Water	Pollution Prevention/Right to Know	5161 Asbury Ave	35260
71102100091	New Jersey American Water	Pollution Prevention/Right to Know	3501 Asbury Ave	35262
71102100095	New Jersey American Water	Pollution Prevention/Right to Know	61 Bayonne Pl	35265
71102100098	New Jersey American Water	Pollution Prevention/Right to Know	939 Bay Ave	35132
76673800000	Gold Coast Landscape & Irrigation LLC	Pollution Prevention/Right to Know	1539 Bay Ave	30008

Program Interest ID	Facility Name	PI Type	Street Address	Site ID
77596100000	Michael Altobello	Pollution Prevention/Right to Know	16 th St & Haven	30150
79338700000	M&G Enterprise	Pollution Prevention/Right to Know	19 W 9 th St	9625
83897600000	Carpet Doctor Inc	Pollution Prevention/Right to Know	332 32 nd St1	34612
86402200000	LCS Enterprises Inc	Pollution Prevention/Right to Know	713 Haven Ave	51027
86645700000	Wiesenthal Inc	Pollution Prevention/Right to Know	9 th St & West Ave	9596
90414600000	Perry Eagan Chevrolet	Pollution Prevention/Right to Know	16 th St & Simpson Ave	9639
90824600003	Bendix Laundry & Dry Cleaning	Pollution Prevention/Right to Know	632 West Ave	184821
93103100000	Alfa Enterprises Inc	Pollution Prevention/Right to Know	1 W 9 th St	9599
93363800000	Hong Hee Corp of New Jersey	Pollution Prevention/Right to Know	609 Asbury Ave	9600
93934300000	MGR Enterprises Inc	Pollution Prevention/Right to Know	19 W 9 th St	9625
95500500000	Sample Media Inc	Pollution Prevention/Right to Know	112 E 8 th St	9591
95905500000	Eric Smith	Pollution Prevention/Right to Know	108 St St	36733
97261500000	Aloha Awnings LLC	Pollution Prevention/Right to Know	206 7 th St	227003
97613200000	Schocks Sun Inc	Pollution Prevention/Right to Know	201 E Ninth St	9601
73006	Ocean City Treatment Plant	Air	45 th St & West Ave	9603
73043	Ocean City High School	Air	550 Atlantic Ave	9632
73072	Schocks Sun	Air	201 E. 9 th St	9601
73142	Ocean City C.O.-36321	Air	1206 Wesley Ave	14066
73183	Sentinel Ledger	Air	112 E 8 th St	9591
73249	The Flanders Condominium Assoc Inc	Air	719 E 11 th St	36731
732161	The Shore @ Wesley Manor	Air	2201 Bay Ave	40915
A7315	4 th Street Service Center	Air	4 th St & West Ave	9644

Program Interest ID	Facility Name	PI Type	Street Address	Site ID
A7320	903 Bay Ave Ocean City LLC	Air	903 Bay Ave	9602
A7332	Amerada Hess Corp-Hess Station 30282	Air	9 th St & Haven Ave	9598
A7368	Mobil Oil Corp- Mobil Oil 15 L8C	Air	34 th & Bay Ave	9626
A7386	Ocean City Shell Service Station	Air	9 th St & West Ave	9596
A7392	Getty Petroleum	Air	1 W 9 th St	9599
A7395	Sunoco Service Station# 0004- 5815	Air	34 th St & West Ave	9597
A7397	Schocks Sun Inc	Air	201 E 9 th St	9601
A7407	Blue Water Marina	Air	600 Whelk Dr	9645
A7425	Ocean City BP Service Station	Air	19 W 9 th ST	9625
A7434	Harbor House Hotel & Marina	Air	2 nd & Bay Ave	14065
A7435	Dan's Seafood	Air	120 W 10 th St	9646
A7441	Getty	Air	1 W 9 th St	9599
G7307	Perry Egan Chevrolet Oldsmobile Inc	Air	16 th St & Simpson	9639
H7320	Ocean City Municipal Airport	Air	26 th St & Bay Ave	91756
H7333	John Kennedy Chevy & Olds	Air	16 th St & Simpson	295899
L7304	Expert Cleaners	Air	115 8 th St	9633
L9144	Bendix Cleaners	Air	632 West Ave	184821
No known sites		TCPA		
050800060000	Cape May County MUA Ocean City WTF	DPCC Major Facilities	45 th St & Simpson Ave	9603
NJ0000032110	Anderson Electric Co	HW Generator	1247 West Ave	45048
NJ0000090597	West's Parking	HW Generator	843 Atlantic Ave	54441

Program Interest ID	Facility Name	PI Type	Street Address	Site ID
NJ0000115568	Ocean City DPW	HW Generator	Shelter Rd	313180
NJ0000317032	NJDOT	HW Generator	Rt 52 Brg ovr beach	308985
NJ0986652105	Gilamco Inc	HW Generator	6 th St & Boardwalk	59691
NJ6690308022	USCG Station Great Egg	HW Generator	101 N Point Rd	42388
NJC876010661	Atlantic City Electric	HW Generator	55 th & Haven	265684
NJC876012576	NJ American Water	HW Generator	10 th & Haven	309450
NJC876020710	Atlantic Electric	HW Generator	504 47 th & Central Ave	265896
NJC876028689	Tug Annie G/Warren George In	HW Generator	Atlantic Ocean-Great Eg	332519
NJC876029042	Atlantic Electric	HW Generator	136 Central Ave	266064
NJC876031204	Ocean City Bd of Education	HW Generator	5 th St & West Ave	313135
NJC876036815	Atlantic Electric	HW Generator	622 Wesley Ave	266176
NJC876045907	Atlantic Electric	HW Generator	3700 Waterview Blvd	266136
NJC876045469	Atlantic Electric	HW Generator	West Ave Btwn 10 th & 11 th	266032
NJC876061789	1158 Asbury Warehouse	HW Generator	1158 Asbury Ave	260049
NJC876063009	Atlantic Electric	HW Generator	West Ave Btw 10 th & 11 th	266372
NJC876063470	Atlantic Electric	HW Generator	West Ave Btw 10 th & 11 th	266033
NJC876067745	Atlantic Electric	HW Generator	2325 Central Ave	266102
NJC876081415	Gillian's Pier	HW Generator	6 th St & Boardwalk	288866
NJC876083635	Bertha Land	HW Generator	3241 Asbury Ave	72282
NJC876088022	Mary Bartman	HW Generator	1037 Simpson Ave	301679
NJC876088097	Brian D'Adamo	HW Generator	100 Roosevelt Blvd	268983
NJC876090457	Weeks Marine	HW Generator	32 nd St & Beach	337007
NJC876091257	Atlantic Electric	HW Generator	2904 Haven Ave	265867
NJC876093816	Richard Nelson	HW Generator	325 E Surf Rd	320547
NJC876094269	Dan's Seafood	HW Generator	120 W 10 th St	279010
NJC876098013	Mr. Jack Lobb	HW Generator	17 E 10 th St	305768
NJC876101007	Flanders Garage	HW Generator	943 Ocean Ave	286012
NJC876102427	Ocean Pharmacy	HW Generator	862 Asbury Ave	73273
NJD000695729	Sunoco Service Station	HW Generator	34 th St & West Ave	328483

Program Interest ID	Facility Name	PI Type	Street Address	Site ID
NJD000695734	Sunoco Service Station	HW Generator	201 E 9 th St	9601
NJD056085079	Ocean Atlantic Textile Scree	HW Generator	1119 Asbury Ave	313132
NJD069896371	Sherman Williams #5015	HW Generator	1230 West Ave	324675
NJD099987984	Ocean Pontiac & Cadillac	HW Generator	8 th St & West Ave	313195
NJD980649487	NJ Bell Mac-150	HW Generator	12 th & Wesley	308385
NJD980783898	John Kennedy Chev & Olds Inc	HW Generator	16 th & Simpson Ave	295899
NJD982794885	Turner Ann	HW Generator	200 7 th St	332566
NJD986568962	Tank Management Assoc	HW Generator	208 Wesley Ave	329234
NJD986578698	Sampson Brothers Boats	HW Generator	228 Bay Ave	42376
NJD986578938	JCP&L	HW Generator	11 th St & West Ave	63963
NJD986582237	Atlantic Elec Ocean City Substation	HW Generator	West Ave Bet 10 th & 11 th	265809
NJD986602712	Exxon Co USA #31709	HW Generator	9 th & Bay Ave	9602
NJD986602712	Mobil Oil Corp	HW Generator	34 th & Bay	9626
NJD986615037	Cape May Cnty Bridge Comm.	HW Generator	Ocean Dr Gt Egg Har	271978
NJD986621852	Carter Lincoln Mercury	HW Generator	14 th & West Ave	44297
NJD986625426	Ocean City Auto	HW Generator	1216 Haven Ave	313134
NJD986637338	Amerada Hess #30282	HW Generator	9 th & Haven Ave	9598
NJD986652105	Gilamco Inc	HW Generator	6 th & Boardwalk	288829
NJP000790295	Exxon	HW Generator	9 th St & Pleasure	46528
NJP000856849	Atlantic City Electric	HW Generator	18 th St & Bay	265748
NJP000869449	Dr David Baird	HW Generator	308 Bay Ave	281149
NJP000883926	Olin Corp P Dening Audio	HW Generator	1244 Asbury Ave	313447
NJP000886325	City of Ocean City	HW Generator	9 th & Asbury	274430
NJP000891473	Amerada Hess	HW Generator	9 th St & Haven Ave	263102

Program Interest ID	Facility Name	PI Type	Street Address	Site ID
NJP000941047	USEPA Region II	HW Generator	Haven Ave Lead Site	334690
NJR000007229	JL Manta	HW Generator	Ocean Dr	295652
NJR000015370	Ocean City City Hall	HW Generator	9 th & Asbury	313136
NJR000023754	Ocean City HS	HW Generator	550 Atlantic Ave	9632
NJR000033977	Cape May Cnty Roosevelt Blvd Brg	HW Generator	Roosevelt Blvd	60627
NJS000164038	Sunflower Landscaping	HW Generator	PO Box 1067	339813
NJX000162222	Joseph Reale	HW Generator	201 Inlet Rd	296321
NJX000256156	Exxon	HW Generator	Bay Ave & 9 th St	9602
NJX000261909	USCG Station	HW Generator	Great Egg	334045
NJX000278663	Ocean City Research Corp	HW Generator	Tennessee Ave & Beach	40662
NJX000306357	Perry Egan Chev Old	HW Generator	16 th St & Simpson	9639
NJX000309336	Expert Cleaners	HW Generator	115 8 th St	9633
NJX000324822	Pontiere Auto Service	HW Generator	912 Simpson Ave	317103
NJX000337899	GG Cleaners	HW Generator	609 Asbury Ave	287288
NRG000110110	Dan's Dockside Marina	HW Non Regulated	924-926 Palen Ave	120221
NRG100000046	Ocean City Sentinel	HW Generator	112 E 8 th St	9591
NRG100000047	D&B Printing	HW Generator	935 West Ave	40201
NRG100000145	Atlantic Cnty Industrial Supplies Inc	HW Non Regulated	3325 Simpson Ave	30226
NRG100000146	Permethyl Specialties LLC	HW Non Regulated	2912 Wesley Ave	59448
NRG100000181	Bay Club	HW Non Regulated	4 th St	129540
NRG100000189	Blue Water Marina	HW Non Regulated	602 Whelk Dr	9645
NRG100000208	Dockside Marine Service	HW Non Regulated	1104 Simpson Ave	89923
NRG100000232	Harbor House Marina	HW Non Regulated	2 nd St & Bay Ave	14065
NRG100000249	Lemont's Marina	HW Non Regulated	308 Bay Ave	38315
NRG100000250	Lemont Water Sport Ltd	HW Non Regulated	308 Bay Ave	38315

Program Interest ID	Facility Name	PI Type	Street Address	Site ID
NRG100000253	Luken Marine & Mill Works	HW Non Regulated	15 8 th St	92062
NRG100000308	McGladys Marina & Restaurant	HW Non Regulated	228 Bay Ave	42376