

*File w/ Master Plan
Adopted 3/21/90*

RE-EXAMINATION REPORT

OCEANPORT

MASTER PLAN

MARCH, 1990

Prepared by

Oceanport Planning Board

Borough of Oceanport

Monmouth County, New Jersey

I. INTRODUCTION

The purpose of this report is two-fold. First, it is a statement from the Oceanport Planning Board to the Borough Council and citizens of Oceanport on the current validity of the existing Master Plan; and secondly, it is to honor the requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-69.1.

II. EXISTING MASTER PLAN

The Oceanport Planning Board prepared and subsequently adopted the Master Plan in 1974. It was a thorough study of the community which included needs and problems, goals and objectives, and implementation guidelines. The plan as it was developed was presented to many local interest and service groups, municipal officials and appointed boards. In order to reach individual citizens, summary brochures of the Master Plan were distributed to each household. The end result of the Planning Board's extensive effort was a Master Plan tailored to the Borough's needs and one which has been a continuing guiding factor in local development discussion.

The Master Plan was reexamined in July, 1982. The reexamination report noted a lack of a conservation plan, as such, but determined that remaining elements of the Master Plan all considered conservation in the manner required by the Municipal Land Use Law.

In 1986 the Planning Board adopted a housing plan element to the Master Plan and in 1989, a recycling plan element.

III. NEEDS AND OBJECTIVES

When the Master Plan was first prepared in 1974, the major problems and objectives relating to land development were the provision of housing for senior citizens; the extensions of Oceanport Avenue from Main Street to Port Au Peck Avenue; and the improvement of Port Au Peck Avenue in general. Also, cited were the utilization of land made available through the Borough's redevelopment project; the provision of more active and passive recreation areas; the stabilization of residential neighborhoods through rehabilitation, the enactment of local controls to properly regulate development of multi-family housing, which would be in keeping with the scale and character of the Borough; and the presentation of public and private property which had access to any of the Borough's many waterways.

IV. EXTENT TO WHICH PROBLEMS REMAIN

All of the needs and objectives enumerated above have been addressed by the Borough. Senior citizen housing was completed and is currently occupied. The site is on Old Oceanport Avenue and is across from a neighborhood shopping center which was built at about the same time.

Oceanport Avenue has been constructed and opened between Main Street and Port Au Peck Avenue. It provides for improved vehicular circulation through that part of the Borough. Port Au Peck Avenue has been reconstructed. Improvements extend from Eatontown Boulevard to Comanche Drive.

Land in the downtown redevelopment project has been used for both public and private purposes. The development of Old Wharf Park on the north side of Main Street has provided another excellent visual entrance to the Borough. Its passive tranquil improvements and its extensive use are an indication of the Planning Board's intuitive approach to the municipal planning process. Also, the 30 acre plus site on Blackberry Bay continues to be developed for active recreation purposes.

The Borough continued its efforts in Federal Community Development Program through a rehabilitation loan and grant program to assist homeowners. This program is felt to have arrested blighting conditions in some sections of the Borough.

As a result of the 1974 Master Plan, the Borough developed and passed into law a zoning ordinance which was intended as a complementary force in the continued development of the Borough. The 1982 reexamination report recommended no changes in the ordinance. It has continued to serve the development needs of the Borough.

V. EXTENT OF ANY CHANGES IN BASIS OF MASTER PLAN

There are no significant changes in the assumption, policies and objectives forming the basis for the existing Master Plan. Any development which has occurred has followed the general guidelines and objectives of the Master Plan especially as concerns density and distribution of the resident population, land use improvement and control of housing conditions, circulation and conservation of natural resources. The Borough has also kept abreast of any changes in State, County and adjacent municipality's goals and objectives. The course which has been charted remains valid. The Borough will continue in this direction unless or until there are significant changes in base data which would justify revisions.

Amendments to the Municipal Land Use Law in 1985 and 1987 mandated the addition of housing and recycling plan elements to the Master Plan.

A housing element and fair share plan consistent with the Fair Housing Act, N.J.S.A. 52:27D-310 et seq., was prepared by the Municipal Planner adopted and by the Planning Board in 1986 and subsequently filed with the Council on Affordable Housing. The study required for the preparation of the housing plan forms the basis for this report as well.

A recycling element, conforming to state and county guidelines was prepared and adopted by the Planning Board in 1989.

VI. RECOMMENDED CHANGES IF ANY

Based on the above statements it is apparent that a new Master Plan and/or development regulations should not be prepared at this time. The underlying objectives, policies and standards are still viable.

The Borough should examine closely the results of the social characteristics of the 1990 Census. It will provide detailed information on the resident population, income, employment, and housing values.