



BOROUGH OF OCEANPORT

2016 MASTER PLAN

Goals and Objectives

Land Use

Community Facilities



Old Wharf Park: Courtesy of Monmouth Conservation Foundation

OCTOBER 2016

Borough of Oceanport, Monmouth County, New Jersey

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ | 08608



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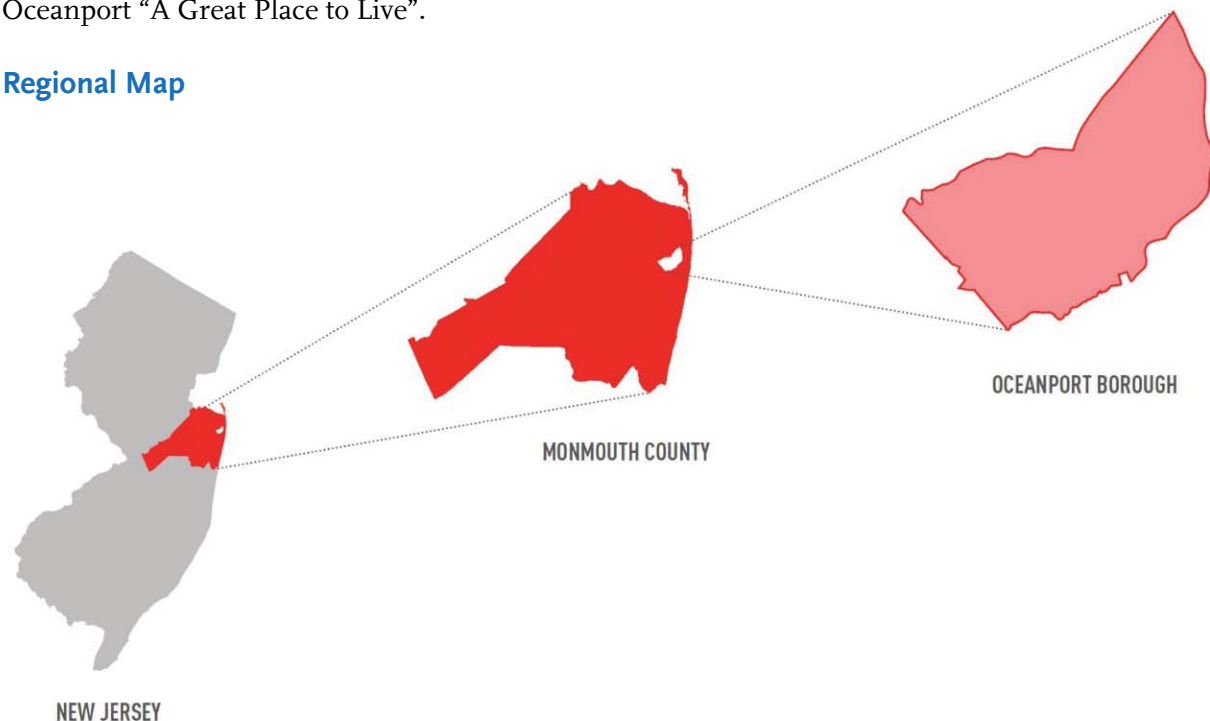


EXECUTIVE SUMMARY

Introduction

The Borough of Oceanport, 3.86 square miles in area, is situated in the eastern part of Monmouth County, located along the central eastern coast of New Jersey. The Borough is well-served by major roadways with convenient access to the Garden State Parkway. Oceanport is bounded by Little Silver to the northwest, Long Branch to the east, Eatontown to the southwest and West Long Branch to the southeast. It shares a water border to the northeast with Monmouth Beach and forms a peninsula, jutting into the Shrewsbury River. Oceanport is distinguished by the tight knit community character, good geographic location with being close to the beach, mass transit opportunities, shopping and entertainment and with a shoreline of over 14 miles an intimate connection to the local waterways. These factors contribute to a high quality of life that makes Oceanport “A Great Place to Live”.

Regional Map



The Borough of Oceanport’s land use pattern is much the same as surrounding communities. As an inland community, buffered from the beach front tourism, the predominant land use is residential. While prior to 1940 the Borough had some small scale development, the Borough was largely developed in the 1960s and 70’s as a more affordable family friendly option for coastal residents. Oceanport is a community of four neighborhoods comprised of mostly residential uses; Fort Monmouth, Wolf Hill, Monmouth Park and Port-Au-Peck. East Main Street, which is located in the Monmouth Park Neighborhood, is the backbone to an envisioned Village Center district where residents live in second and third floor apartments, shoppers shop and dine at ground level restaurants and retail stores and citizens gather to enjoy active recreational opportunities and community events. At 95 acres, Wolf Hill Recreation Center, located in the Wolf Hill neighborhood, is centrally located



and the largest open space area within the Borough providing active and passive recreation opportunities.

The Borough also has a close connection to special areas that are ripe for redevelopment: The Monmouth Park Racetrack and Fort Monmouth, which are described in greater detail in the Land Use Element.

Master Plan

The authority to regulate land use is encompassed within the powers granted to the legislative branch of government by Article III of the New Jersey Constitution of 1947. However, the legislature, pursuant to Article IV, Section VI, Paragraph 2, delegated certain land use laws to the municipalities. The New Jersey Municipal Land Use Law of 1975, N.J.S. 40:55D-1 et seq. (MLUL), granted municipalities the power to enact a master plan which has a land use element and, if such a plan is enacted, to adopt a zoning ordinance.

The planning board is given jurisdiction to adopt the master plan, which shall comprise a report or statement of land use and development proposals with maps, diagrams and text which must contain, at a minimum, two elements. The first element herein is a statement of the objectives, principles, assumptions, policies and standards upon which the physical, economic and social development of the municipality are based, also known as the Goals and Objectives Statement. The second element, the Land Use Element, must state its relationship to the principles in the first element, to optional elements incorporated into the master plan and to natural conditions in the municipality. It must also address existing and proposed development and state the relationship of this development to existing and proposed zone plans and ordinances and finally, it must include a statement of the standards of population density and development intensity recommended for the municipality.

In order for the zoning of the community to be presumed valid, the master plan must contain a Housing Plan Element. Upon adoption by the Planning Board, the master plan gives the community the legal basis for adopting land use regulations in which most recommendations are implemented in the form of amendments to zoning and land development ordinances, a process which begins after the master plan is adopted.

Oceanport Borough adopted a comprehensive master plan in 1974 which concentrated on providing a range of housing options and maintaining the community's residential character by keeping major arterial roads out of the community. The master plan also recognized the need to provide a compact commercial center to service the needs of the Borough residents. The 1997 and 2005 reexamination reports highlighted the need for economic growth as a priority while ensuring that the small town character was preserved. Recommended actions from the reexamination reports that were adopted in the 2008 Master Plan amendment included creating a mixed use transit oriented district along Main Street which would be known as the Village Commercial area and serve as a community focal point. The master plan amendment also recognized the need to promote assisted living and senior housing options adjacent to the Village Commercial district. The Borough's Housing Element was prepared in 2008 and amended most recently in 2015.



The current master plan update further refines the previous planning documents through the update of the goals and objectives, land use policy and the community facilities element based upon community input and creates a framework for land use recommendations focused on building a resilient community.

Community Input

The Borough held an open house meeting on June 7, 2016 as part of the public participation process to address the master plan. The purpose of the open house was to provide a brief overview of the master plan and gain public input on land use, community development and economic challenges and goals. Participants were able to provide verbal and written comments. Appendix I contains the exhibits that capture the community's input regarding specific land planning topics. In addition, a comment form was posted on the Borough website for a period of several months to allow other community members provide comments via the Borough website.



June 7, 2016 Open House Public Participation

Some of the key strengths identified by participants included:

- Oceanport has a small town atmosphere and a close knit community character;
- Oceanport has a convenient geographical location which promotes easy access to the water, beaches, shopping, entertainment and mass transit; and
- Oceanport contains a good school system and is a great place to raise kids.

Some of the identified challenges or areas of concern included:

- Lack of adequate multi-modal travel facilities (pedestrian, bicycle, mass transit) and linkages to Borough destinations such as commercial areas, schools, community facilities and other neighborhoods;
- Need for a new Borough Hall to be easily accessible and visible to the community;
- Concern with permitting retail uses due to a perceived saturated market;
- Capital improvements are needed for public facilities including parks and public access points to the water; and
- Concern with existing and new building impacts to the shoreline and future community resiliency.



Resiliency as a Framework for Planning

What is Community Resilience?

Community resilience describes the capacity of a system or place to maintain or recover functionality. Land use policies, development strategies and investments should enhance rather than detract from the ability of the community to be resilient against future stresses and shocks.

The Resilience Framework

The Resilience Framework was formulated by the Rockefeller Foundation and ARUP through the 100 Resilient Cities program and is based on several years of research and gathering of data from six cities throughout the world. It is rooted in the notion that while communities are very different, there is a set of resiliency goals or principles that apply to all communities and help to measure the success of a resilient community and facilitate a common understanding of what a resilient place may be. The 12 principles are divided into four categories including Health & Wellbeing, Economy & Society, Infrastructure & Environment and Leadership & Strategy, and represent the core guiding principles of a resilient community and create a planning framework to prepare for a wide range of stresses and shocks.

Resilience Framework for the Master Plan

What we do and how we plan as a community today will determine the quality of our future generation's community. A community's resilience depends on its physical assets and social networks. The future community will depend on comprehensive and holistic planning that ensures that our transportation systems will get us to work each day, but also move us to safety, provide electricity and water systems for everyday use, but also not fail under stress and make sure that government is agile enough to deliver essential services to everyone in all conditions.

RESILIENCE

“Municipal Resilience is the ability of a community to adapt and thrive in the face of extreme events and stresses”.

Sustainable Jersey

“Community resilience describes the capacity of cities to function, so that the people living and working in a community – particularly the poor and vulnerable – survive and thrive no matter what stresses or shocks they encounter”.

The City Resiliency Framework



The City Resilience Framework emphasizes that “Resilience focuses on enhancing the performance of a system in the face of multiple hazards, rather than preventing or mitigating the loss of assets due to specific events.”¹



The City Resilience Framework: Rockefeller Foundation

The resiliency framework is a comprehensive systems based approach in addressing a community’s challenges, combining the physical aspects with the aspects associated with human behavior relevant to physical, social and economic disruption at a community wide scale. The intent of the framework

¹ City Resilience Framework, April 2014, The Rockefeller Foundation, ARUP, page 3



is to help communities better understand and assess their own resilience as it relates to climate change, disaster risk reduction, financial shocks and slow moving chronic stresses.

A RESILIENT COMMUNITY, as defined by the City Resilience Framework, is a community where there is or are...

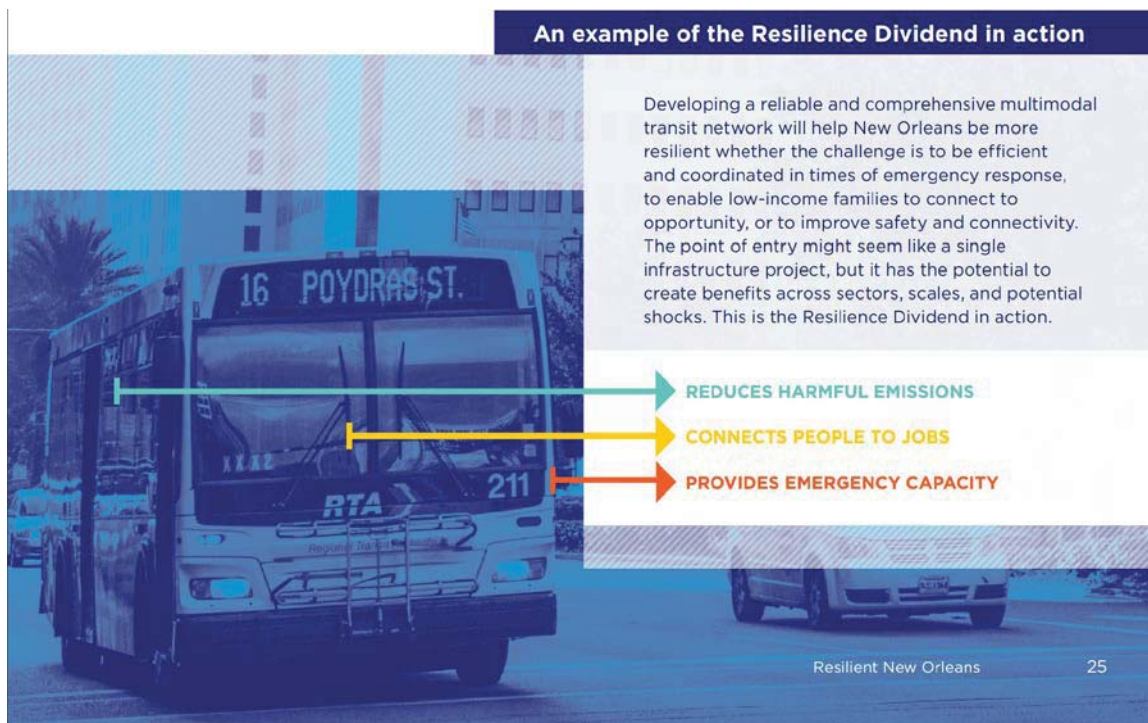
- 1. Minimal human vulnerability:** Indicated by the extent to which everyone's basic needs are met.
- 2. Diverse livelihoods and employment:** Facilitated by access to finance, ability to accrue savings, skills training, business support and social welfare.
- 3. Effective safeguards to human health and life:** Relying on integrated health facilities and services, and responsive emergency services.
- 4. Collective identity and community support:** Observed as an active community engagement, strong social networks and social integration.
- 5. Comprehensive security and rule of law:** Including law enforcement, crime prevention, justice, and emergency management.
- 6. Sustainable economy:** Observed as sound financial management, diverse revenue streams, the ability to attract business investment, adequate investment, and emergency funds.
- 7. Reduced exposure and fragility:** Indicated by environmental stewardship; appropriate infrastructure; effective land use planning; and enforcement of planning regulations.
- 8. Effective provision of critical services:** Indicated by diverse provision and active management; maintenance of ecosystems and infrastructure; and contingency planning.
- 9. Reliable communications and mobility:** Indicated by diverse and affordable multi-modal transport systems and information and communication technology (ICT) networks; and contingency planning.
- 10. Effective leadership and management:** Involving government, business and civil society, and indicated by trusted individuals; multi-stakeholder consultation; and evidence-based decision-making.
- 11. Empowered stakeholders:** Indicated by education for all, and access to up-to-date information and knowledge to enable people and organizations to take appropriate action.
- 12. Integrated development planning:** Indicated by the presence of a city vision; an integrated development strategy; and plans that are regularly reviewed and updated by cross-departmental working groups.



The Resilience Dividend

The resilience dividend is described as the benefit received by a community that invests in a comprehensive approach to community challenges by formulating strategic decisions based on its overall strength to endure multiple hazards and shocks, not just a single event. As a result, these strategic decisions are to provide multiple benefits to the community in regular times and times of stress and shock.

An example of a resilience dividend is a multimodal transit network in New Orleans that is more resilient through its ability to connect workers to jobs while reducing emissions and at the ready to provide emergency capacity as needed. This one single project has the potential to create benefits across many scales, sectors and potential shocks.



Source: *Resilient New Orleans*, City of New Orleans, August 2015, page 25

Another example of a resilience dividend is Ikea in the Red Hook Neighborhood, Brooklyn, NY. The Ikea store, which opened in 2008, was constructed on pilings, with a ground floor garage and the show floors and inventory on the upper floors, and with an emergency generator. During Sandy, the store's elevators stopped working when city power went out, outdoor benches were destroyed, and the parking lot was flooded. But the store recovered quickly and reopened for business after the storm, and soon after it became headquarters for FEMA representatives as well as a neighborhood hub for the distribution of food, clothing, and other supplies for the thousands of neighborhood residents affected by the flooding. Ikea reaped the resilience dividend because of its preparedness. Its business was



briefly disrupted by the storm and it took advantage of a new opportunity—it strengthened its neighborhood connections by taking on a new and important role in the relief efforts.²

A Resilient Oceanport

The result of resilience planning for the Oceanport community will create and enhance a community where:

- Infrastructure will create benefits across many scales, sectors and potential shocks;
- Small business will have tools to open sooner after the storms;
- Critical infrastructure will come on line sooner after disruption;
- Delivery of social services will not be substantially impacted; and
- Homes will be rebuilt or repaired sooner.

Impacts of Superstorm Sandy

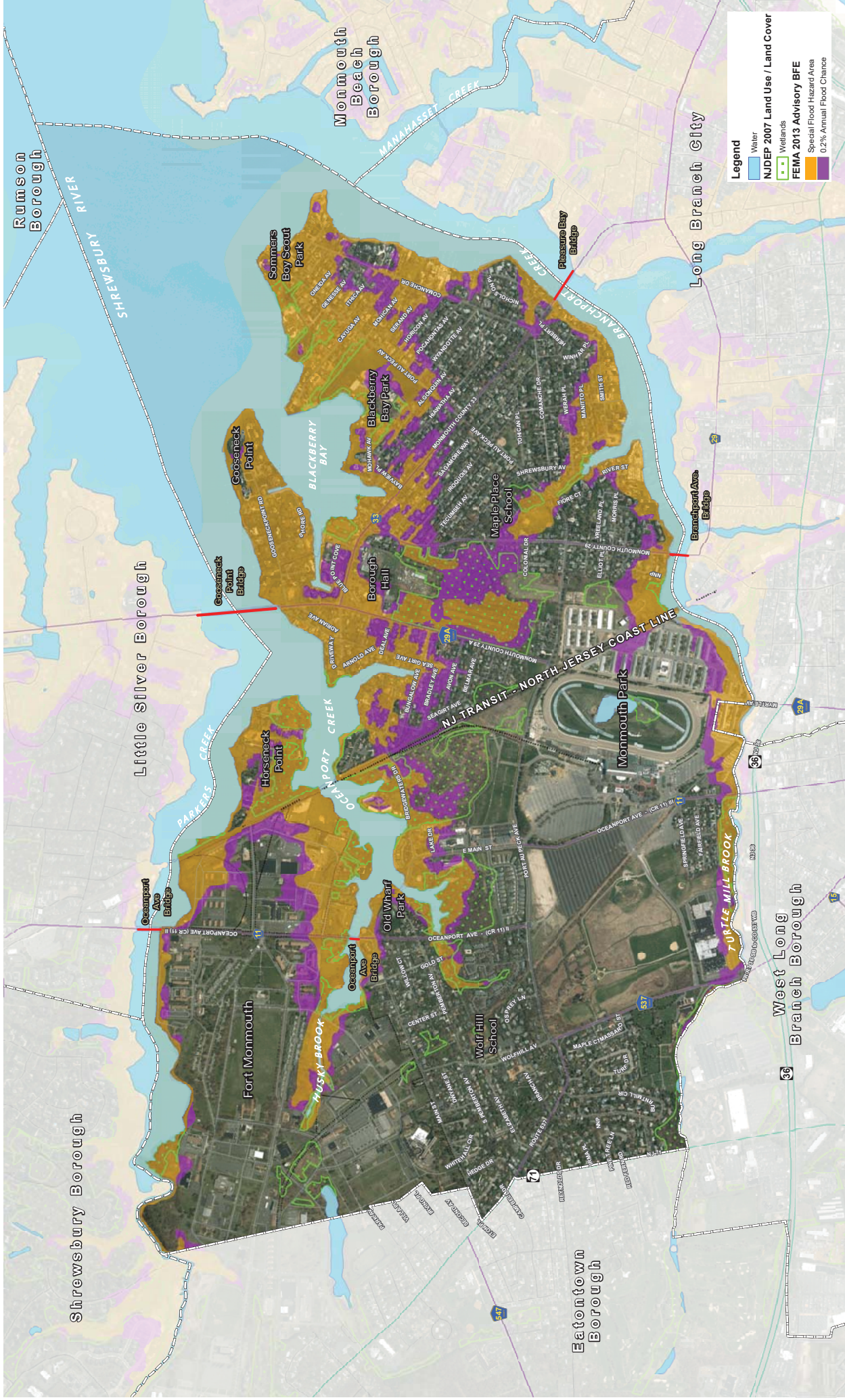
Superstorm Sandy was the deadliest storm event of the 2012 Atlantic Hurricane season, as well as one of the costliest storms to impact the United States. It made landfall on October 29, 2012 along the southern coast of New Jersey near Atlantic City. Fortunately, it was downgraded to a post-tropical cyclone with hurricane force winds prior to landfall. Even with the downgraded status, the damage in New Jersey was unprecedented with approximately 346,000 New Jersey homes damaged, of which 22,000 were uninhabitable and nearly 19,000 businesses sustained damage of \$250,000 or more.³



Superstorm Sandy Satellite Image: NASA/Handout/Getty Images

² Rodin, Judith; Resilience Dividend. September 1, 2014.

³ Blake, Eric S.; Kimberlain, Todd B.; Berg, Robert J.; Cangialosi, John P. and Beven, John L., II. Tropical Cyclone Report, Hurricane Sandy. National Hurricane Center. February 12, 2013.



Aerial Orthophotography Source: NJGIN - New Jersey 2012 High Resolution Orthophotography
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP, and is not state authorized.

Flood Hazard Areas

Oceanport Borough, Monmouth County, NJ 2016



The Borough of Oceanport has a history of concerns with flooding from the Shrewsbury River and its tributaries impacting the northern portion of the Borough and flooding from the Branchport Creek and its tributaries impacting the southern part of the Borough. At only 3.9 square miles, nearly 25% of the Borough is located in the Special Flood Hazard Area (defined as having a 1% annual chance of flooding).

Superstorm Sandy resulted in extensive flooding in the Borough across lands along the Shrewsbury River (a tidal strait), Branchport Creek, Turtle Mill Brook, Oceanport Creek and Parkers Creek, as well as properties further inland. Water levels in the Borough reached six feet in the neighborhood between Blackberry Bay Park and Sommers Boy Scout Park, as well as parts of Gooseneck Point, Horseneck Point and along many parts of the Borough's water bodies. Lesser water levels of one to four feet were present in much of the Borough's inland areas. Additionally, the flooding caused significant damage to the Borough's municipal building, Old Wharf House community center, police department, department of public works and the non-profit-owned first aid building.

In response to the storm's impacts, the federal government allocated more than \$50 billion to 19 federal agencies as part of the Disaster Relief Appropriations act of 2013. Of that allocation, \$15.2 billion was appropriated for the HUD Community Development Block Grant Disaster Recovery (CDBG-DR) program and, of this, \$3.3 billion was allocated for New Jersey awarded in two rounds. New Jersey received \$1.8 billion in the first round (2013) and \$1.5 billion in the second round (2014). The Borough of Oceanport received grant funding under the state's Post Sandy Planning Assistance Grants program to assist with the long-term planning and recovery process. The Master Plan elements including the Goals and Objectives Element, Land Use Element, Community Facilities Element, a sub-element known as the East Main Street Urban Design and Resiliency Plan and the Monmouth Park Redevelopment Plan are part of several planning projects in Oceanport funded by the Post Sandy grant program and represents a comprehensive resiliency plan to future stresses and shocks as well as a specific response to the impacts of Superstorm Sandy.

While future land use patterns may not change significantly, new redevelopment efforts will be guided by resilient building techniques and green infrastructure mechanisms. The lessons learned from the rebuilding process and understanding future vulnerabilities will result in master plan elements that will make Oceanport more resilient to future stresses and shocks.



Local and Regional Reaction to Superstorm Sandy

Strategic Recovery and Planning Report

As a response to Superstorm Sandy, Oceanport Borough adopted a Strategic Recovery Planning Report (SRPR) in October 2014. The purpose of the SRPR was to outline a recommended set of actions to guide the Borough in promoting recovery from the impacts of Superstorm Sandy and recommending actions towards resiliency for future stresses and shocks. Many of the actions recommended by the SRPR have been incorporated into the current master plan elements.

Review of Building Height and Base Flood Elevation

As a response to Superstorm Sandy, the Borough revised its Flood Damage Prevention ordinances. This update required new residential construction and existing unaltered structures wishing to be elevated to comply with municipal flood hazard rules in which the lowest habitable floor, including attendant utilities and sanitary facilities, to be raised at least two feet above the base flood elevation. Nonresidential development would follow a similar standard or be flood proofed in accordance with specific standards. The Borough is taking a conservative approach to building elevation requirements by requiring that the lowest finished floor be at least two feet above the most stringent requirement where the Special Flood Hazard Area (SFHA) and the Advisory Flood Hazard Area (AFHA) Maps conflict or overlap.



Residence in the process of being raised above the base flood elevation



2015 Monmouth County Hazard Mitigation Plan

The purpose of the 2015 Monmouth County Multi-Jurisdictional Natural Hazard Mitigation Plan (HMP) is to identify policies, actions, and tools for implementation that will, over time, work to reduce risk and the potential for future losses in Monmouth County and its local municipalities.

Hazard mitigation is partly the matter of properly investing resources to achieve risk reduction and is best realized when communities join together to learn about hazards that can affect their area and use this knowledge to prioritize needs and develop a strategy for reducing damages. If communities do not make themselves aware of the future hazards, it is possible that future land use choices could contribute to the extent of loss of life and property.

The HMP is also intended to fulfill state and federal legislative requirements related to local hazard mitigation planning and facilitate access to pre- and post-disaster grant funding.

Vulnerabilities

Monmouth County, New Jersey is vulnerable to a wide range of natural and human caused hazards that threaten life and property. While an evaluation of human caused hazards (i.e., technological hazards, terrorism, economic recessions, etc.) is encouraged by FEMA, it is not required to be included in the HMP and Monmouth County chose to focus solely on the evaluation of natural hazards.



Monmouth County Hazard Mitigation Cycle



Hazards and Hazard Risk

The following hazards were identified as specific concerns in Oceanport and are based on an extensive process that utilized input from three key sources: HMP Planning Committee members, research of past disaster declarations in the County, and the New Jersey State Hazard Mitigation Plan.

Hurricane and Tropical Storm: Historical records indicate that 11 hurricanes and 25 tropical storms have come within 75 miles of Monmouth County between 1851 and 2012. Recent events have caused wind, flood and coastal erosion related damages.⁴

Nor'easter: Nor'easter is produced when a Gulf Stream low-pressure system collides with an Arctic high-pressure system which produces dangerously high winds, heavy seas and precipitation. The primary impact to assets results can be attributed to high wind and flood hazards.

Storm Surge: A major threat, storm surge associated with hurricanes can cause significant damage to coastal areas from flooding and beach erosion impacting property along the coastline and tidal lands.

Hazard Risks in Oceanport Borough

Flood: Flooding problems result from high tidal surge, hurricanes, tropical storms and nor'easters. Significant damage to improvements in low-lying areas is likely. Predicted sea level rise will only exacerbate the level of damage.

Extreme Temperatures: Extreme temperatures are usually a threat to human health and life as well as livestock and agricultural crops. Power outages are usually associated with extreme temperature events which requires keen oversight of the vulnerable population for heating and cooling needs.

Extreme Wind: Extreme wind is usually associated with hurricanes, tropical storms, tornadoes and nor'easters and can cause significant damage to property, structures, trees and infrastructure. Secondary impacts from wind (flying debris) can create additional damage.

Tornado: Known as nature's most violent storm, tornados can cause catastrophic damage in a matter of seconds and typically cause destruction to structures of light construction. Tornadoes cannot be predicted but are usually associated with severe thunderstorm activity, hurricanes and tropical storms. All existing and future buildings, critical facilities and populations are at risk.

Winter Storm: Normally a short term event, winter storms impact transportation systems that experience heavy snow or ice and buildings that may be at risk from heavy snow loads on rooftops.

Coastal Erosion: Coastal erosion is a process that occurs over a long duration and affected areas have time to mitigate or evacuate. According to a study prepared by the Heinz Center, much of the coastline of New Jersey, including Monmouth County, experiences an average of three feet of erosion per year.⁵

⁴ Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, 2014 Plan Update, page 3c-8

⁵ Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, 2014 Plan Update, page 3c-25



Wave Action: Wave action causes significant damage to buildings in the VE flood zone. Oceanport is not exposed to this hazard as the VE flood zone is not present within the Borough.

Lightning: On average, 55 people are killed and hundreds are injured each year by lightning strikes in the United States. Lightning may cause damage to communications equipment and impact communication and emergency response. Damage to buildings, critical facilities and infrastructure is possible.⁶

Drought: Droughts usually occur over time and can affect crops, municipal water supplies, recreational resources and wildlife. Significant economic impacts may result in extended drought periods.

Earthquake: Infrastructure and building damage are most impacted by earthquakes which creates movement in the ground surface. The level of damage depends on the intensity and duration of the event.

Landslide: Landslides are associated with unstable steep slopes. The structural integrity of buildings, roadways and drainage structures are impacted by this hazard.

Wildfire: Wildfires can impact large land masses and destroy vegetation and property improvements. Secondary impacts from wildfire include downstream flooding due to the removal of vegetative cover.

HIGH RISK	MEDIUM RISK	LOW RISK
<ul style="list-style-type: none">• Hurricane and Tropical Storm• Nor'easter• Storm Surge• Flood	<ul style="list-style-type: none">• Extreme Temperatures• Extreme Wind• Tornado• Winter Storm• Coastal Erosion• Wave Action	<ul style="list-style-type: none">• Lightning• Drought• Earthquake• Landslide• Wildfire

⁶ Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, 2014 Plan Update, page 3c-13



Vulnerable Asset Assessment

The vulnerability assessment looks at the potential impact associated with each identified hazard event and then quantifies exposure and the potential losses from each hazard.

Vulnerable Asset Assessment by Hazard			
Hazard	Property Loss ²	Population Exposure ¹	Critical Facilities Exposure
High Risk			
Hurricane & Tropical Storm ⁵	\$175,600	5,832	-
Nor'easter ⁵	\$1,295	5,832	-
Storm Surge	\$2,618,354 ⁴	4,721	8
Flood	\$77,159 ³	1,499	3
Medium Risk			
Extreme Temperatures	< \$5,000	5,832	-
Extreme Wind	\$22,992	5,832	-
Tornado	\$99	5,832	-
Winter Storm ⁵	\$5,241	5,832	-
Coastal Erosion	< \$5,000	209	-
Wave Action	0	0	-
Low Risk			
Lightning	\$6,154	5,832	-
Drought	< \$5,000 12 acres of ag. land	5,832	-
Earthquake	\$727	5,832	-
Landslide	< \$5,000	563	-
Wildfire	< \$5,000	1,084	-

Source: 2015 Monmouth County Multi-Jurisdictional Hazard Mitigation Plan

Notes:

¹ Population estimates based on 2010 US Census Data

² Annualized Building Losses based on Total Assessed Value of Improvements (Buildings) of \$518,615,000

³ Based on Total Assessed Value of Improvements (Buildings) in risk area of \$144,804,733

⁴ Based on Total Assessed Value of Improvements (Buildings) in risk area of \$443,788,810

⁵ Loss estimates are based on wind damage only.



The assessment process allows the Borough to better understand their own unique risks to identified hazards and to better evaluate and prioritize unique hazard mitigation actions. Six categories of assets were assessed for relative risk and vulnerability for each asset. The six categories of assets include:

- Improved Property
- Emergency Facilities
- Critical Infrastructure and Utilities
- Other Critical Facilities: Schools, childcare facilities and senior care facilities
- Historic and Cultural Resources
- Population

Mitigation Strategies

The Master Plan elements recognize the need to implement mitigation strategies in support of the County's HMP recommendations including:

Protect Critical Facilities

1. Acquisition of emergency generators for critical facilities (2 schools);

Structure and Infrastructure Projects

2. Elevate 188 residential homes;
3. Relocate Borough Hall;
4. Evaluation and installation of back-flow preventers on 44 stormwater outfalls;
5. Elevate flood prone streets;
6. Flood gate at the mouth of the Shrewsbury River;
7. Construction of a ramp providing access to the Shrewsbury River from Blackberry Bay Park for lifesaving operations.

Natural Systems Protection

8. Protect and restore natural flood mitigation features such as removing debris from the Turtle Mill Brook.



Borough Emergency Operations Planning

The Borough is continuing to follow and improve upon their emergency operations since Superstorm Sandy including upgrading radio communications, securing additional medical supplies and shelter equipment, researching and contracting food sourcing to ensure all first responders are adequately fed, planning for the relocation of the municipal offices, ensuring that the re-enter plan is up to date, participating in additional emergency response training and establishing a non-profit for donations.

The existing Emergency Management Operations Plan for the Borough is a comprehensive guidance document for the protection of life and property in emergency situations. The Plan includes standard operating procedures to mitigate, prepare for, respond to and recover from the effects of an emergency.



Borough OEM Director Mauro "Buzz" Baldanza

Oceanport Master Plan

Superstorm Sandy caused extensive damage in Oceanport Borough and exposed many vulnerabilities. While much has been done to promote recovery, additional work is needed. The master plan helps build resiliency to future stresses and shocks using a resiliency framework and concepts in specific land use recommendations.

The amended Master Plan contains the following components:

- A comprehensive listing of updated goals, principles and policy recommendations derived from previous planning elements and from public input. The Goals, Principles and Policy Recommendations section of the Master Plan is based on the Resiliency Framework principles which is a comprehensive look at the Borough from a resiliency lens and provide policy recommendations that inform all elements of the Master Plan.
- A new Land Use Plan addressing a resilient approach for future land use decisions.
- A Community Facilities Plan incorporating current mapping of public facilities and other critical infrastructure with the Borough and promoting resiliency measures at these facilities and infrastructure.



GOALS, PRINCIPLES & POLICY RECOMMENDATIONS

SECTION 1

Introduction

Master Plan Goals and Objectives

The Municipal Land Use Law (40:55D-28) requires that every municipal master plan contain a statement of objectives, principles, assumptions, policies and standards that serve as the basis for the community's comprehensive master plan. These Goals, Principles and Policy Recommendations build upon the Borough's long standing planning policies to reflect the challenges and opportunities present today, the public input received and the Resiliency Framework. The Goals are developed as an overall vision for the development and preservation of the Borough. The Principles and Policy Recommendations provide a more specific approach to obtaining the Goals.

GOALS

- To **preserve and enhance** the community character and small town feel;
- To **protect and renew** natural resources and create man-made resources that aid in flood protection and resiliency;
- To **bolster** multi-modal travel opportunities;
- To **promote** complementary commercial uses in redevelopment areas including Fort Monmouth and Monmouth Park;
- To **offer** conveniently located public facilities and make them available to all segments of the community; and
- To **ensure** a high quality of life for all residents.



Principles

The Borough of Oceanport's Master Plan is guided by a set of resiliency principles that provide guidance for future decisions and actions, help to measure the success of a resilient community and facilitate a common understanding of what a resilient place may be. As indicated in the Executive Summary, the 12 core principles are divided into four categories including Health & Wellbeing, Economy & Society, Infrastructure & Environment and Leadership & Strategy, and represent the guiding principles of a resilient community and create a planning framework to prepare for a wide range of stresses and shocks.

Health & Well Being	Economy & Society	Infrastructure & Environment	Leadership & Strategy
<ul style="list-style-type: none">• Principle 1. Minimal human vulnerability• Principle 2. Diverse livelihoods & employment• Principle 3. Effective safeguards to human health & life	<ul style="list-style-type: none">• Principle 4. Promoting a collective community identity & support• Principle 5. Ensuring comprehensive community security• Principle 6. Creating a sustainable economy	<ul style="list-style-type: none">• Principle 7. Reducing exposure and fragility of natural and man-made assets• Principle 8. Providing effective & well-maintained critical infrastructure• Principle 9. Creating reliable mobility & communications	<ul style="list-style-type: none">• Principle 10. Creating a system for effective leadership and management• Principle 11. Empowering stakeholders• Principle 12. Emphasizing the role of strategic and integrated planning



SECTION 2

Health & Well Being

Health & Well Being

- **Principle 1.**
Minimal human vulnerability
- **Principle 2.**
Diverse livelihoods & employment
- **Principle 3.**
Effective safeguards to human health & life

PRINCIPLE 1) MINIMAL HUMAN VULNERABILITY

The provision of basic services, especially for vulnerable populations, is a key component of the function of local government and reduces human vulnerabilities by ensuring adequate food, water, sanitation, energy and shelter needs are met.

Oceanport Today – Existing Conditions

Vulnerable Populations

Aging Population. Based on the 2010-2014 *American Community Survey*, 5-year estimates, the population for Oceanport has remained steady, with an estimated population of 5,843 in 2014. However, the Borough's population is aging. The median age increased approximately 4 years from 2000 to 2010 when the median age increased from 40.5 years to 44.4 years. These trends suggest that the Borough is not attracting younger households and families. Between 2000 and 2010 the Borough lost population in every age group below 44 years and increased population 45 years and older. The largest change was a decrease in those 35 to 44 by 4% and a similar increase of 4% those aged 55 to 64. The presence of an aging population is likely to increase the vulnerability to shocks and stresses to this cohort of the community.

Low Income Population. In accordance with the 2010-2014 *American Community Survey from the US Census*, 7.1% (a 4% increase from 2010) of Oceanport families and 7.8% (a 3.6% increase from 2010) of Oceanport residents were below the poverty level in the past 12 months. The Census Bureau uses a set of income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The 2015 poverty threshold for a 4-person family was approximately \$24,300 for the 48 contiguous states and the District of Columbia. The increase in those individuals and families in poverty also increases the numbers of people that are more vulnerable to shocks and stresses and particular attention to this low income population is imperative to ensure basic services are provided now and in emergency conditions.

Adequate Shelter and Utilities

Permanent Housing. Single-family detached housing units dominate the housing stock in Oceanport Borough, comprising 76% of all housing units (2,414). an increase of almost 5% in multi-family housing units containing 20 or more units was experienced in the Borough since 2010 indicating a growing housing diversity in the Borough.



Housing owners and renters are paying more of their monthly housing costs as a percentage of household income since 2010. As indicated in Table 1. *Monthly Owner/Renter Cost as a Percentage of Household Income 2006-2014*, the percentage of income devoted to housing costs that exceed 30% has increased by 10.1% for owner occupied housing units and 9.0% for renter occupied units. Housing costs in excess of 30 percent of household incomes may be an indicator of an housing affordability problem. In 2010, over 36% of households spent more than 30% of their household income on housing costs. In 2014, that rate increased to 46% of households spending more than 30% on housing costs.

Table 1. Monthly Owner/Renter Cost as a Percentage of Household Income 2006-2014						
Owner Occupied			Renter Occupied			
Percentage of Income	2006-2010	2010-2014	Percent Change	2006-2010	2011-2014	Percent Change
Less than 20.0%	794	549	-17.9%	116	53	-16.5%
20.0-24.9%	119	169	+2.5%	17	60	+17.5%
25.0-29.9%	137	236	+4.8%	75	36	-10.0%
30.0-34.9%	118	118	-0.6%	45	32	-2.0%
35.0%+	503	721	+9.5%	64	82	+11.0%

Source: 2006-2010 & 2011-2014 American Community Survey 5-year Estimates

Emergency Shelters. Through the Emergency Operations Plan, the Borough has temporary shelter accommodations at Maple Place Middle School. These shelters can usually provide housing for a maximum of 2 weeks. The County provides interim shelter needs at Brookdale Community College. The Borough and County do not have the necessary resources to help residents that are in need of longer term housing (beyond 30 days) while the damage to their dwellings is being addressed. The State and Federal government usually help to provide longer term emergency housing. While the Borough has limited capacity to help with the longer term housing, adequate plans should be in place that address the preferred location for longer term housing within the Borough. As part of the Monmouth Park Racetrack Redevelopment Plan, the Borough is providing a locational and schematic layout addressing longer term housing, parking, food and medical distribution services and other service needs.

Public Water and Sewer Utilities. Potable water supply for Oceanport is provided by New Jersey American Water Company. Sanitary sewer service is provided by the Two Rivers Water Reclamation Authority and the wastewater treatment plant is located on Raccoon Island in Monmouth Beach. While the Borough does not own nor operate the public water and sewer utilities, coordination with the utility companies to ensure these essential services experience limited disruption during a shock or stress is needed.



Existing Conditions Takeaway

- The median age increased approximately 4 years from 2000 to 2010 when the median age increased from 40.5 years to 44.4 years. These trends suggest that the Borough is not attracting younger households and families.
- While Oceanport's population has remained relatively steady from 2011 to 2014, the income distribution has changed with a 6% increase of people earning \$10,000 or less each year. In addition, the wealth gap has increased as the number of people living in poverty has also increased to 7.1%. These statistics bring attention to the increase of vulnerable populations in Oceanport.
- An increase of almost 5% in multi-family housing units containing 20 or more units was experienced since 2010 indicating an increase in housing diversity within the Borough.
- Housing costs in excess of 30 percent of household incomes may be an indicator of a housing affordability problem. In 2014, over 46% of household spent more than 30% on housing costs, an increase of 10% from 2010.
- The Borough does not have the resources to coordinate and provide long term emergency housing but can direct other agencies regarding a preferred location for long term emergency housing.

Oceanport Tomorrow

Recommended Policies to Minimize Human Vulnerability (Principle 1)

Utilities Plan - Identify basic services such as roads and bridges and sewer and water utilities which may be at risk during natural disasters and plan for its protection, resilience and adaptation through relocation or other means within a Utilities Element of the Master Plan.

Community Facilities Plan - Ensure emergency shelter locations are resilient to flooding through elevation, relocation or other flood proof measures.

Monmouth Park Redevelopment Plan - Provide emergency long-term emergency housing location and layout plan at Monmouth Park Racetrack's west parking lot for State and Federal officials use in the setup of long-term emergency shelter.

Housing Plan - Provide a variety of housing types and unit sizes, affordable to households with a ranging of incomes, including workforce housing, particularly within walking and biking distance of transit, service centers and employment centers.



PRINCIPLE 2) DIVERSE LIVELIHOODS AND EMPLOYMENT

Access to adequate personal and business financial resources increases the likelihood that people can respond positively to changing conditions and short and long term stresses.

Oceanport Today – Existing Conditions

Employment. Table 2. *Employment by Occupation*, identifies the occupations of employed Borough residents. While Oceanport residents worked in a variety of industries in 2014, 44% of the working population was employed in management, professional, and related occupations and an additional 32% of residents were employed in sales and office occupations. The total number of employed population from the Borough actually declined by 309 persons between the 2006-2010 and 2010-2014 time periods based on American Community Survey data.

Health & Well Being

- **Principle 1.**
Minimal human vulnerability
- **Principle 2.**
Diverse livelihoods & employment
- **Principle 3.**
Effective safeguards to human health & life

Table 2. Employment by Occupation, Employed Oceanport Residents 2010-2014		
Sector Jobs	Number	Percent
Management, business, science, and arts occupations	1,198	44.1%
Service occupations	275	10.1%
Sales and office occupations	875	32.2%
Natural resources, construction, and maintenance occupations	249	9.2%
Production, transportation, and material moving occupations	119	4.4%
Total	2,716	100.0%

Source: 2010-2014 American Community Survey 5-Year Estimates

Personal & Business Skills Training Facilities. There are two main educational facilities (Monmouth County Vocational School District & Brookdale Community College) that provide vocation, adult education and higher education programs. Monmouth County Vocational School District's main campus is in Freehold with several allied school programs located in Neptune, Wall and the Highlands. The school offers the following programs of study:

Adult Post-Secondary. This program offers adult learners the educational experience that prepares them for the competitive demands of the workplace and individual self-fulfillment.

Alternative Secondary. This program provides an opportunity for at-risk students to be successful academically and prepared as contributing members of society through career-technical education in a non-traditional setting.

Master Plan: Goals & Objectives, Land Use, Community Facilities

OCEANPORT BOROUGH, MONMOUTH COUNTY, NJ

PAGE 30



Career Academies. This program prepares students for higher education through a rigorous, thematic program of study and for the evolving workplace through relevant, structured learning experiences and collaborative partnerships.

Shared-time Programs. This program is a partnership with local high schools and provides students with career, technical and academic education needed to develop quality occupational skills for entry-level employment and post-secondary school opportunities.

Brookdale Community College's main campus is based in Middletown Township and has five satellite regional facilities in Freehold, Neptune, Wall, Hazlet and Long Branch. The College offers (2-year) associate degrees in over 50 programs, plus noncredit classes in many areas of personal and professional interest. While the main campus is within 5 miles of Oceanport which contains a Center for Career Development and a Small Business Development Center, the Long Branch facility which is located one mile from Oceanport offers community-based programs.

Resilient communities provide access to training and skills development for its residents. While the existing regional education facilities provide a broad range of educational opportunities, partnering with the Long Branch division of Brookdale Community Center as well as the Monmouth County Vocational School District to provide personal finance and business development classes closer to the Oceanport community furthers a commitment to locally accessible personal and business improvement courses.

Existing Conditions Takeaway

- The employed population from the Borough declined by 309 persons between 2006 and 2014 which could be attributed to an aging population and a general reduction regionally of the workforce.
- While the existing regional education facilities provide a broad range of educational opportunities, there are no community programs within Oceanport offering personal and business improvement classes.

Oceanport Tomorrow

Recommended Policies to diversify livelihoods and employment (Principle 2)

Land Use Plan

- 1) Provide for a range of employment opportunities through zoning techniques that attract dynamic small, medium and large businesses.
- 2) Support education opportunities and uses that provide skills training, business support and personal/business finance through the adoption of zoning that permits educational and business support uses in appropriate non-residential districts. Partnerships with Brookdale Community College's satellite facility in Long Branch and with the Monmouth County Vocational School District may provide additional advantageous opportunities.



PRINCIPLE 3) EFFECTIVE SAFEGUARDS TO HUMAN HEALTH AND LIFE

Protection of human health and life through the availability of emergency services and diverse medical facilities ensures the general physical and mental health of the population.

Oceanport Today – Existing Conditions

Emergency Services. The existing Emergency Management Operations Plan (EMOP) for the Borough is a comprehensive guidance document for the protection of life and property in emergency situations. The Plan includes standard operating procedures to mitigate, prepare for, respond to and recover from the effects of an emergency.

The plans were originally developed in 2003, 2007 and 2008, with updates occurring in August 2011 and recently in August of 2015. The plans cover a wide range of emergency operations topics and present the necessary operating procedures to ensure that life and property are protected. While vulnerable populations are listed in many of the plan elements, a location map may be warranted to ensure this population is highlighted as a priority within the EMOP. In addition, the use of a social media platform such as a designated webpage, downloadable App or other notification tool for the Oceanport citizens could provide real time news and notifications of emergency shelter locations, evacuation maps and routes, food and medical distribution center locations, social service support, etc.

Roads and Bridges. The majority of roads within the Borough are local streets owned and maintained by the Borough. Consistent with extensive damage to public and private properties, many of the Borough's streets were flooded as a result of Hurricane Sandy. Additionally, all of the Borough's bridges were closed and/or inaccessible. Notwithstanding the closing of bridges and streets with barricades and signs, motorists circumnavigated these warnings to access closed streets and bridges. Gates that lock, or otherwise prevent motorists from going through them, should be installed on these bridges in order for emergency management personnel to adequately prevent motorists from accessing the bridges and putting themselves in harm's way.

Medical Facilities. The ability to safeguard human health and life depends on the network of medical uses readily available to a community. While there are limited medical facilities located within the Borough, there are three Medical Clinics or Hospitals within a three-mile radius of the Borough center and approximately 13-15 doctor's offices within a five-mile radius.

According to The World Bank website, there was an average of 2.5 physicians per 1,000 people in the United States in 2011. As indicated previously, Oceanport has an estimated population of 5,834 in 2014. To meet the average number of physicians per 1,000 people, Oceanport would require access to a minimum of 13.25 physicians. While it appears that Oceanport has access to the minimum number of physicians to meet the average, there are at least three other communities, Monmouth Beach, Long Branch and West Long Branch, which had an estimated combined population of 42,259

Health & Well Being

- **Principle 1.**
Minimal human vulnerability
- **Principle 2.**
Diverse livelihoods & employment
- **Principle 3.**
Effective safeguards to human health & life



in 2014 which also share the physician and medical clinic and hospital resources. Given the size of Oceanport and the population of the surrounding communities, providing adequate overall medical facilities should be addressed at a local and regional scale.

Existing Conditions Takeaway

- While, the Borough has a comprehensive Emergency Management Operation Plan and vulnerable populations are certainly addressed in several of the elements, a greater focus on serving the Borough's vulnerable populations may be appropriate the Emergency Management Operation Plan.
- While it appears that Oceanport has access to the minimum number of physicians to meet the average, there are at least three other communities, Monmouth Beach, Long Branch and West Long Branch, which had an estimated combined population of 42,259 in 2014 which also share the physician and medical clinic and hospital resources.

Measures of Success

Specific indicators or measures of success that apply to the **Health and Wellbeing** category will allow Oceanport to determine the extent to which the implementation of recommendations are achieving the desired outcome. The following are indicators or measures that underpin this category:

Decreased poverty: The percentage of households living in poverty decreases from 7.1%.

Increased housing diversity: The percentage of multi-family housing units as it relates to the overall number of housing units increases from 24%.

Increased housing affordability: A reduction in the number of household spending over 30% toward household costs below 46%.

Increased employment: The number of employed Borough residents increases from 2,716.

Increased educational facilities: The number of educational facilities for personal and business finance and development increases within Oceanport or bordering municipalities through zoning mechanisms.

Provision of adequate medical care: Zoning for medical facilities and offices in appropriate zoning districts is adopted and the number of facilities in Oceanport and surrounding area increases.

Oceanport Tomorrow

Recommended Policies to provide effective safeguards to human health and life (Principle 3)

Land Use Element - Provide for a diverse network of medical uses through zoning.

Recovery Plan/Ordinances - Prepare a Recovery Ordinance that provides mechanisms to establish lines of responsibility, post-disaster rebuilding building and land use regulations, permitting process, value thresholds for rebuilding and temporary housing placement and design criteria.

Community Facilities Plan – Provide gates that lock on all bridges for use during declared emergencies.



SECTION 3

Economy & Society

PRINCIPLE 4) PROMOTING A COLLECTIVE COMMUNITY IDENTITY AND COMMUNITY SUPPORT

Communities that are active, well connected and supported by the local government contribute to a strong identity that will face stresses and shocks as a united front without civil unrest or violence. The provision of community facilities and public spaces that supports community participation can help strengthen community bonds.

Oceanport Today – Existing Conditions

Community Cohesion. During the community input sessions, the participants recognized a strength that makes Oceanport a great place to live is having a strong community character and identity. The adequacy and accessibility of public gathering spaces are elements that contribute to bolstering the community's identity and encourage social integration and active community engagement.

These communal gathering spaces include parks (regional, neighborhood, pocket and water access points), Town Hall, schools, community centers, fire stations and libraries. The Public Gathering Space Map depicts the many public gathering spaces in the Borough including public water access points. The 2014 Environmental Resource Inventory provides the names of the individual water access points. Many of these access points are located at the end of an unimproved street or have limited improvements allowing for bicycle or vehicle parking or even pedestrian access. Improving access to these important community amenities will support the community identity that is rooted in its connection to the water.

Clear connections between residential neighborhoods and these public spaces are necessary to ensure easy access and the ultimate construction of community cohesion. As indicated in the 2012 Open Space and Recreation Plan, the Borough contains a plethora of open spaces but the community also recognizes that upgrades to those facilities should be pursued. While there are ample opportunities for community members to meet within the 11 parks (totaling 169 acres) and 7 public facilities, not all facilities have multi-modal transportation opportunities like walking or riding a bike. Connecting bike lanes and walkways provide the community additional opportunities to meet in communal gathering spaces thereby enhancing the community integration principle.

Identity and Culture. Four historic sites are listed on the New Jersey Register of Historic Places including the Fort Monmouth Historic District, Hangar Number One Site, New York and Long Branch Railroad Historic District and the Oceanport Creek Bridge. In addition, there are several historic homes and structures identified on the Local Register of Historic Places. Oceanport's community identity is woven in the rich and diverse history at Fort Monmouth and Monmouth Park. As such, celebration of the Borough's cultural and historic heritage is essential to the preservation of community character.

Economy & Society

- **Principle 4.**
Promoting a collective community identity & support
- **Principle 5.**
Ensuring comprehensive community security
- **Principle 6.**
Creating a sustainable economy



Neighborhood Preservation/Community Design. Existing development in Oceanport is evident within four distinct neighborhoods made up of primarily residential uses; 1) Fort Monmouth Neighborhood, 2) Wolf Hill Neighborhood, 3) Monmouth Park Neighborhood and 4) Port-Au-Peck Neighborhood as depicted on the Neighborhood Map. Given that 39% of the Borough is in residential land use, residential infill development and redevelopment should be sensitive to the scale and character of the surrounding residential homes in order to prevent a visual intrusion in the neighborhood. Bulk requirements in the zoning ordinance regulate such aspects of development as lot size, building setbacks, street frontage, lot coverage and building height. Conflicts may arise as property owners within the Flood Hazard Area elevate their homes to come into compliance with the National Flood Insurance Program (NFIP) standards and Borough ordinances.

The Borough currently requires that the elevation of new homes and for structures that are substantially renovated or repaired to be raised a minimum of 2 feet above the base flood elevation. This requirement has the potential to negatively impact the community character of the neighborhoods within the flood hazard area. The ordinance permits exceptions to the maximum building height requirement from 35 to 40 feet for existing principal buildings that are unaltered and elevated to comply with the Borough's Flood Damage Prevention Ordinance. While the height exceptions provide flexibility for existing structures which allows more resiliency to flooding, additional consideration of community character impacts is warranted.

Commercial development adjacent to residential districts should have a character and scale which is compatible with the surrounding area. The typical negative impacts of commercial uses should be limited so they do not unduly impact the surrounding residential neighborhoods and their quality of life.

Existing Conditions Takeaway

- While there are ample opportunities for community members to meet in community gathering places, safe access to these facilities is largely limited to vehicles as the main mode of transport.
- Oceanport has a historic fabric that could be used to bolster the community's identity and highlight its culture.
- 39% of all land uses in the Borough are residential and preservation of the existing character is a priority.



Oceanport Tomorrow

Recommended Policies to promote a collective community identity and support (Principle 4)

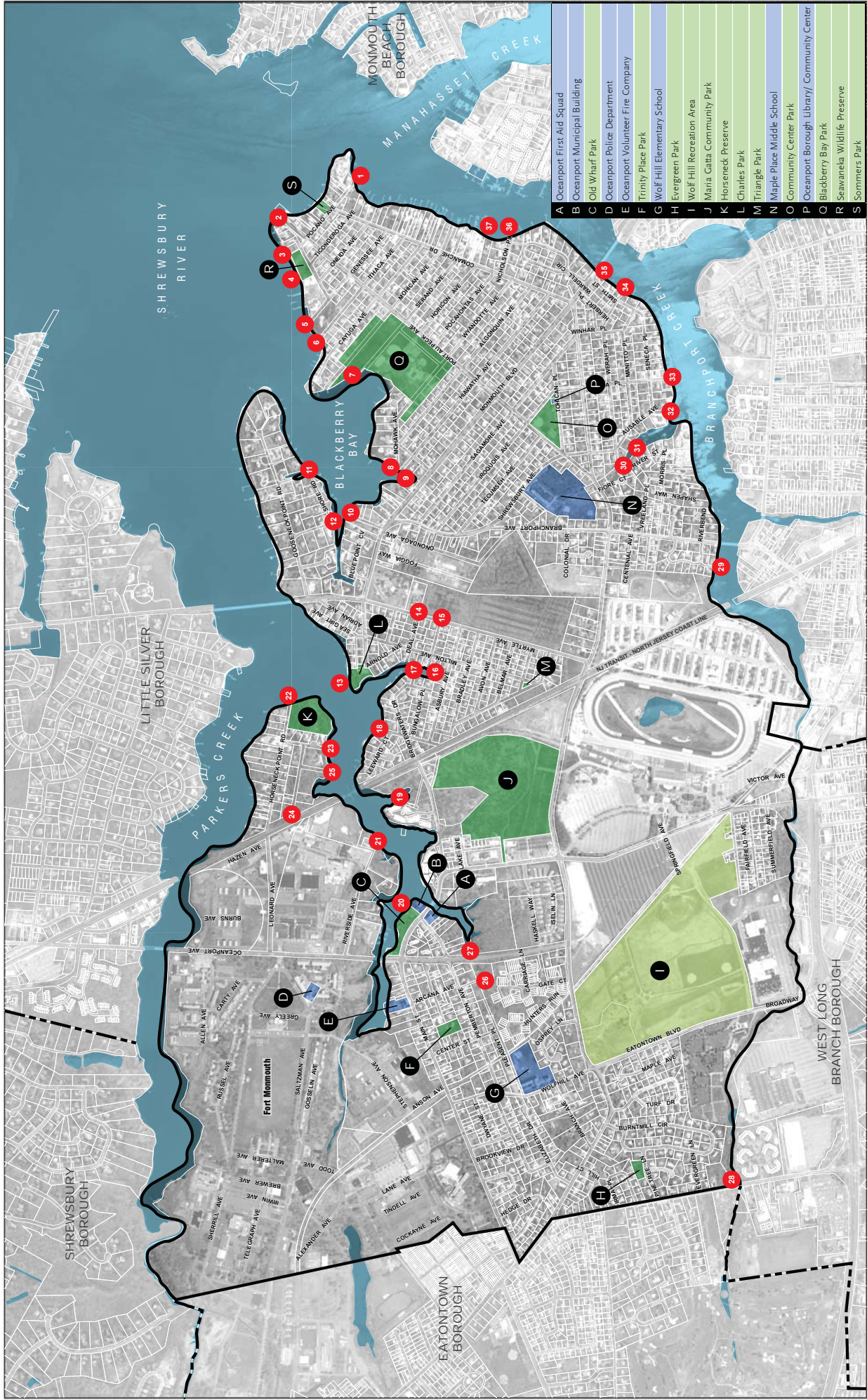
Circulation Plan - Prepare a Circulation Element that emphasizes multi-modal connections to provide opportunities for active lifestyles and connections to important community public and private elements.

Recreation Plan

- 1) Prepare a Municipal Public Access Plan as a mechanism to protect public access to community waterways.
- 2) Evaluate the conditions of existing park and open space facilities and prepare an analysis to inform the capital improvement plan.

Historic Preservation Plan - Preserve, celebrate and create links between the cultural and historic heritage assets including Fort Monmouth and Monmouth Park with the creation and adoption of a Historic Preservation Element of the Master Plan.

Land Use Plan - Provide residential infill development and redevelopment that is sensitive to the scale and character of the surrounding residential homes in order to prevent a visual intrusion in the neighborhood through appropriate zoning regulations and design standards specifically addressing the impact of elevating buildings within the flood hazard areas.



- A Oceanport First Aid Squad
- B Oceanport Municipal Building
- C Old Wharf Park
- D Oceanport Police Department
- E Oceanport Volunteer Fire Company
- F Trinity Elementary Park
- G Wolf Hill Elementary School
- H Evergreen Park
- I Wolf Hill Recreation Area
- J Maria Catta Community Park
- K Horseneck Preserve
- L Charles Park
- M Triangle Park
- N Maple Place Middle School
- O Community Center Park
- P Oceanport Borough Library/ Community Center
- Q Bladberry Bay Park
- R Seawaneela Wildlife Preserve
- S Sommers Park

OCEANPORT BOROUGH- MASTER PLAN LAND USE ELEMENT

Public Gathering Spaces

DATE: June, 2016
LOCATION: Oceanport Borough, Monmouth County, NJ

- LEGEND**
- Municipal Study Area
 - Parks & Open Space
 - County Open Space
 - Community Meeting Spaces
 - Public Water Access



Clarke Caton Hintz
Architecture
Planning
Landscape Architecture



PRINCIPLE 5) ENSURING COMPREHENSIVE COMMUNITY SECURITY

Responsible crime prevention and emergency management components also support social stability and security through community based policing and inclusive public space design. Systems that deter crime such as public design that maximizes safety and security of individuals will support community order.

Oceanport Today – Existing Conditions

Crime Index. The Crime Index is an annual study of crime rates and occurrences. It is conducted by the State of New Jersey each year for the purpose of comparing criminal law statistics in order to create more uniformity among state statutes. The reported offenses include willful homicide, rape, robbery, burglary, aggravated assault, larceny over \$50, motor vehicle theft, and arson. The program was conceived in 1929 by the International Association of Chiefs of Police to meet the need for reliable uniform crime statistics for the nation. Thus, the crime index helps create standards and definitions for both serious and non-serious crimes. Borough statistics presented here were gathered under the Uniform Crime Reporting Program of New Jersey which was submitted by the Borough Police Department to the State of New Jersey.



Oceanport Borough Police Department

the crime rate per 1,000 people for the State of New Jersey in 2014 was 20 incidents (2.6 violent and 17.4 nonviolent) per 1,000 residents. The crime rate per 1,000 residents for the Borough is well below the crime rate per 1,000 residents for the State of New Jersey.

Economy & Society

- **Principle 4.** Promoting a collective community identity & support
- **Principle 5.** Ensuring comprehensive community security
- **Principle 6.** Creating a sustainable economy

The Crime Index for the Borough in 2013 was 119 (6 violent crimes and 113 non-violent crimes) and in 2014 it was 68 (7 violent crimes and 61 non-violent crimes). The crime rate per 1,000-residents statistic is useful in the comparison to other municipalities within Monmouth County. Oceanport Borough saw a reduction in the crime rate from 20.4 incidents per 1,000 people in 2013 to 11.7 incidents (1.2 violent and 10.5 nonviolent) per 1,000 residents in 2014. The crime rate is the lowest it has been in four years. The Borough is among the top one third of the 53 Monmouth County municipalities that have crime rates per 1,000 people under 12 incidents per 1,000 people in 2014. As a comparison,



While the crime rate per 1,000 people has decreased since 2014, the implementation of Crime Prevention through Environmental Design (CPTED) regulations will help to meet the goal of having the lowest crime rate in Monmouth County. The goal for CPTED regulations is to prevent crime by designing a physical environment that positively influences human behavior. The theory is based on four principles: natural access control, natural surveillance, territoriality, and maintenance. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts which can range from the small-scale (such as the strategic use of shrubbery and other vegetation) to the overarching, including building form of an entire urban neighborhood and the amount of opportunity for "eyes on the street"

Existing Conditions Takeaway

- The crime rate per 1,000 people decreased by over 42% from 2013 to 2014.

Oceanport Tomorrow

Recommended Policies to ensure comprehensive community security (Principle 5)

Community Design Plan - Incorporate Crime Prevention through Environmental Design (CPTED) principles into the Borough's land use regulations.



PRINCIPLE 6) CREATING A SUSTAINABLE ECONOMY

The economic stability and resiliency of a community is based on sound public finance practices and the ability to attract a diverse economy. The public and private sector must implement responsible and innovative fiscal measures to function and create positive change despite shocks and stresses.

Oceanport Today – Existing Conditions

Business Diversity. Prior to the closure of the Fort Monmouth Military Base, the Federal Government was the largest sector of in-town employment, with an average of 4,427 jobs in 2011. However, this figure fell to 42 jobs in December 2014, just a few years after the official closure of the Base. Comparatively, the average number of 2010 private sector jobs was 1,162 and in December 2014 it increased to 1,404. While the Borough has seen an increase in overall private sector jobs, the diversity of jobs within the employment sectors has decreased. Eight employment sectors were represented in 2010, while 2014 realized a decrease to five employment sectors. Employment sectors that were lost included transportation/warehousing, administration/waste remediation and health/social which a portion of the loss may be attributed to the closure of the military base.

Village Center. The Borough envisions the Village Center District as an area that supports mixed uses and the center for community activity. Zoning permitting commercial uses on the ground floor with residential uses on the second and third floors is in place. While a portion of the district has seen recent development through the construction of the Oceanport Village Center, most of the commercial space in this project remains vacant. However, the residential component of this development is fully occupied.

The remaining portion of the district contains older one-story buildings containing commercial uses with a small segment along the eastern boundary of the district devoted to single family residences. Given the age and configuration of the buildings within the northern half of the district, the Borough has completed an Urban Design and Resiliency Study to look at redevelopment alternatives that would support and promote resilient mixed-use development opportunities for a portion of the Village Center District.

Monmouth Park. The Borough has one area (Monmouth Park Racetrack) which has been designated as an “Area in Need of Rehabilitation” pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-14.a) and one redevelopment area which is under the zoning control of Fort Monmouth Economic Revitalization Authority. The redevelopment areas offer significant community redevelopment and diverse business opportunities.

Fort Monmouth. The Fort Monmouth Reuse & Redevelopment Plan prepared for FMERA envisions a sustainable technology community that supports the State’s economic initiatives. The Borough of

Economy & Society

- **Principle 4.** Promoting a collective community identity & support
- **Principle 5.** Ensuring comprehensive community security
- **Principle 6.** Creating a sustainable economy



Oceanport recognizes that there is the potential for tremendous impacts resonating from the proposed vision plan and as such established a vision in which the area should be redeveloped to ensure the community character is not impeded. The Borough envisions the Fort Monmouth area to be redeveloped in the following manner:

- Open space shall be a key component of any redevelopment. Existing open space should be preserved for both the Fort Monmouth development (such as the parade grounds) and surrounding neighborhoods.
- The Ft. Monmouth Historic District should be preserved and structures within the district should be restored and reused in accordance with the Secretary of the Interior Standards.
- The Patterson Medical Center should be maintained as a healthcare facility encompassed by a mix of health care providers and professional including acute rehabilitation care and inclusionary affordable housing age-preferred residences.
- The 28 acres along Parker's Creek is a prime waterfront development site which should be developed to the highest design standards.
- Redevelopment of Ft. Monmouth should include the creation of an east-west arterial street in order to connect the proposed development areas with Rt. 35 and the regional highway system. The new east-west street should be designed to be compatible with the historic district and connect with Oceanport Avenue.
- Oceanport Avenue should be improved to provide access to new development and to enhance traffic circulation.
- Structures, especially public facilities, shall take sea level rise levels into consideration and be located out of future flood hazard areas.
- Government, civic and institutional uses, including a Municipal Complex, shall be permitted in the Oceanport Reuse Area, specifically a 13-acre parcel bounded by Razor Avenue to the south, Murphy Drive to the west, Main Street and single family homes (adjacent to the Fort Monmouth property) to the east and Oceanport Creek to the north.

Existing Conditions Takeaway

- While the Borough has seen an increase in overall private sector jobs, the diversity of jobs within the employment sectors has decreased. Eight employment sectors were represented in 2010, while 2014 realized a decrease to five employment sectors signaling a loss in business diversity within the Borough.
- Fort Monmouth, Monmouth Park and the Village Center offer opportunities for future economic development opportunities that would provide greater business diversity.



Oceanport Tomorrow

Recommended Policies to create a sustainable economy (Principle 6)

Land Use Plan

- 1) Diversify the tax base structure and encourage vibrant businesses through the adoption of zoning and/or redevelopment plans, including Monmouth Park Racetrack, that expand the variety of business uses.
- 2) Consider undertaking an investigation of the East Main Street/Village Center District to determine if this area meets the Area in Need of Rehabilitation or Redevelopment criteria as provided in the NJ Local Redevelopment and Housing Law.
- 3) Evaluate zoning and design standards for the East Main Street Area to promote a more efficient use of land and diversify businesses within the Village Center.

Management Policy - Create a streamlined development review process to remove barriers to economic development.

Measures of Success

Specific indicators or measures of success that apply to the **Economy and Society** category will allow Oceanport to analyze available data on a regular basis to determine the extent to which the recommendations are achieving the desired outcome. The following are indicators or measures that underpin this category:

Increased access to public spaces: The number of miles for connecting bike lanes and pedestrian walkways increases.

Decreased crime in public spaces: The number of criminal incidents is reduced so that Oceanport has a Crime Index that is one of the lowest in Monmouth County.

Increased employment diversity: The number of employment sectors within the Borough increases from five.



SECTION 4

Infrastructure & Environment

PRINCIPLE 7) REDUCING EXPOSURE AND FRAGILITY OF NATURAL AND MAN-MADE ASSETS

The protection of life and property relies on an integrated ecosystem and built infrastructure system to safeguard the community from a shock or stress. The damage from a known hazard such as flooding can be reduced by incorporating robust environmental policies and implementing man-made infrastructure within the community makeup.

Oceanport Today – Existing Conditions

Wetlands and Living Shorelines. Oceanport has a total of 198 acres of mapped wetlands in its 8,448 acres (3.2 square miles) which accounts for 2.3% of the Borough's land area. Although there are thirteen types of wetlands within the Borough, the majority of wetlands are classified as Estuarine Wetlands (e.g., intertidal salt marshes and mud flats) and Palustrine Wetlands (e.g., freshwater marshes, scrub-shrub wetlands, and forested wetlands). Wetlands play a significant role in the natural and built ecosystem providing flood control, shoreline stabilization, coastal storm surge protection, water purification, nutrient cycling, sediment retention, provision of habitat for plants and wildlife, reservoirs of biological diversity supporting food webs, as well as providing meaningful recreation, sustainable economic benefits from tourism, and opportunities for environmental education.

The importance of wetlands within the resiliency conversation is focused on the ability of wetlands to provide short and long term storage of surface water by reducing the velocity of flooding waters. Wetlands provide erosion control and shoreline stabilization which helps to dissipate energy from a storm. This natural process reduces the impact of flooding by capturing, storing and slowly releasing waters over time.

Currently there are approximately 7 miles of Estuarine wetlands located adjacent to the Borough shoreline which represents 50% of the overall length of the shoreline (14.1 Miles) within the Borough.

Borough shorelines are often stabilized with hardened structures, such as bulkheads which often increase the rate of coastal erosion, remove the ability of the shoreline to carry out natural processes, and provide little habitat for estuarine species. New Jersey Department of Environmental Protection is working to implement a permit process that will encourage more natural bank stabilization using a technique called "living shorelines." This approach uses plants, sand, and limited use of rock to provide shoreline protection and maintain valuable habitat in lieu of hardened structures.

While the Borough recognizes the importance of wetlands and living shorelines for future resiliency mitigation from flooding, the majority of the shoreline property is held in private ownership and the

Infrastructure & Environment

- **Principle 7.**
Reducing exposure and fragility of natural and man-made assets
- **Principle 8.**
Providing effective & well-maintained critical infrastructure
- **Principle 9.**
Creating reliable mobility & communications



primary protection mechanisms are bulkheads. Therefore, conservation and protection of the existing wetlands and the improvement of the natural shoreline on public property is essential in the realization of a multi-prong approach to reducing exposure of the loss of life and property from flooding. The implementation of a shoreline buffer conservation zoning district would protect the existing shoreline and wetland resources. The provision of incentives for private property owners to convert the hardened structures to living shorelines would further the effort of community resiliency efforts from future flooding events.

Topography and Flooding. The extent of flooding in the Borough varies significantly depending on whether the precipitation occurs during low tide or high tide. Minor flooding, which generally occurs during low tide, is largely considered a nuisance, with flood waters reaching streets and open spaces rather than public or privately-owned buildings. More severe flooding is generally limited to significant levels of precipitation that occur during high tide.

Approximately 25% of the Borough's land area is located in the Special Flood Hazard Area which has a 1% annual chance of flooding (also referred to as the 100-year flood hazard area) with base flood elevations at 7 feet above sea level. Up to 35% of the Borough's land area has a 0.2% chance of flooding annually (also referred to as the 500-year flood hazard area). The Special Flood Hazard Area encompasses 1,100 parcels in the Borough potentially impacting up to 3,000 individuals which accounts for approximately 50% of the Borough's total population. It is estimated that an additional 300 parcels would be impacted by sea level rise by 2050 which could affect up to 3,500 people or 60% of the population.

Sea Level Rise. Rising sea levels will exacerbate the risks to the Borough's population and economic activity from flooding. Global sea levels rose an average rate of 0.6 inches per decade during the 20th century with the average rate increasing to 1.2 inches per decade since the 1990's⁷. While rates of sea level rise have been and will continue to vary globally; those along the New Jersey coast have risen faster than the global average due to land subsidence.

Atlantic City, for example, has seen a sea level rise of 1.5 inches per decade since the earliest record keeping in 1912⁸. Global sea levels are projected to increase between 0.85 feet and 2.95 feet above the 2005 sea level by 2100⁹. While conditions in Atlantic City are different than those in Oceanport, the example illustrates the varying nature of global sea level rise and the particular impact to the New

⁷ New Jersey Climate Adaptation Alliance (NJCAA). 2013. Resilience. Preparing New Jersey for Climate Change: A Gap Analysis from the New Jersey Climate Adaptation Alliance. Edited by Matt Campo, Marjorie Kaplan, Jeanne Herb. New Brunswick, New Jersey: Rutgers University.

⁸ New Jersey Climate Adaptation Alliance (NJCAA). 2013. Resilience. Preparing New Jersey for Climate Change: A Gap Analysis from the New Jersey Climate Adaptation Alliance. Edited by Matt Campo, Marjorie Kaplan, Jeanne Herb. New Brunswick, New Jersey: Rutgers University.

⁹ IPCC, 2013: Summary for Policymakers. In: Climate Change 2013: The Physical Science Basis. Contribution of Working Group I to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change [Stocker, T.F., D. Qin, G.-K. Plattner, M. Tignor, S.K. Allen, J. Boschung, A. Nauels, Y. Xia, V. Bex and P.M. Midgley (eds.)]. Cambridge University Press, Cambridge, United Kingdom and New York, NY, USA.



Jersey coast. It further indicates that storm surges from the Atlantic Ocean may be exacerbated in the future.

Sea level rise will cause flooding to occur more frequently and to last for longer periods of time. In Oceanport this means that tidal flood waters along the Shrewsbury River, Branchport Creek, Blackberry Creek, Oceanport Creek, Parkers Creek and smaller waterways will occur more frequently and will last longer. The effects of sea level rise on Oceanport will not be uniform across the Borough but will vary by topography, with properties at the lowest elevations serving as a water collection points and experiencing the largest impacts.

Flood hazard mitigation measures including the incorporation of green infrastructure to reduce the quantity of stormwater and flood aversion techniques such as elevating structures, relocation or wet/dry flood proofing should be implemented comprehensively in the public and private realm throughout the Borough.

While Oceanport sits nine miles from the mouth of Sandy Hook Bay, impacts from storm surge transported by the Shrewsbury River pose the greatest flooding risk for the Borough. As such, a regional approach to the flooding risk within the Shrewsbury River is prudent and Borough officials should continue to be intimately involved in the discussions of implementing structural and non-structural solutions within the Shrewsbury River.

Stormwater Management Mechanisms. The Borough's current flood control strategy is primarily composed of a series of 44 outfalls and open ditches that convey storm and flood waters to the surrounding waterways such as Blackberry Bay and the Shrewsbury River. Only a small portion of the outfalls have backflow preventers. While they have limited use during high tide or other times of high water levels as the water can overtop not only the outfalls but the land itself, additional outfall backflow preventers would aid in the reduction of flooding during moderate storm events.

The maintenance of existing stormwater transport devices such as ditches and pipes is also essential to the successful operation of the systems during storm events. Ditches and pipes that are not properly maintained cannot move water fast enough due to an inherent lack of capacity caused by a build-up of debris and sediment.

Green Infrastructure. Much of the Borough's stormwater is conveyed through a grey infrastructure system. Green infrastructure manages stormwater differently than an engineered network of pipes and treatment systems, which is commonly referred to as "grey infrastructure". Vegetated green roofs, bioretention areas along streets and sidewalks, street trees and rain gardens are all examples of managing stormwater with green infrastructure. These approaches can reduce the amount of stormwater and slow the rate of stormwater, which in turn improves the water quality of



Green Infrastructure Example: Green Street Planters, New Jersey Future



water that enters the local waterways. Resiliency from flooding events is supported through the requirement and implementation of green infrastructure. The Borough should revise zoning ordinances, where appropriate, that remove barriers to green infrastructure and low impact development and encourage the use of green infrastructure within streetscapes, public parks and facilities, redevelopment and development sites.

Existing Conditions Takeaway

- Wetlands account for 50% of the total shoreline length in the Borough.
- The majority of the 14.1 miles of shoreline is under private ownership.
- Approximately half of the parcels in the Borough are located within the Special Flood Hazard Area.
- Green Infrastructure is currently not a prevalent way for the conveyance of stormwater within the Borough.
- The majority of the stormwater outfalls, which is the Borough's primary flood control infrastructure, do not contain backflow preventers.



Oceanport Tomorrow

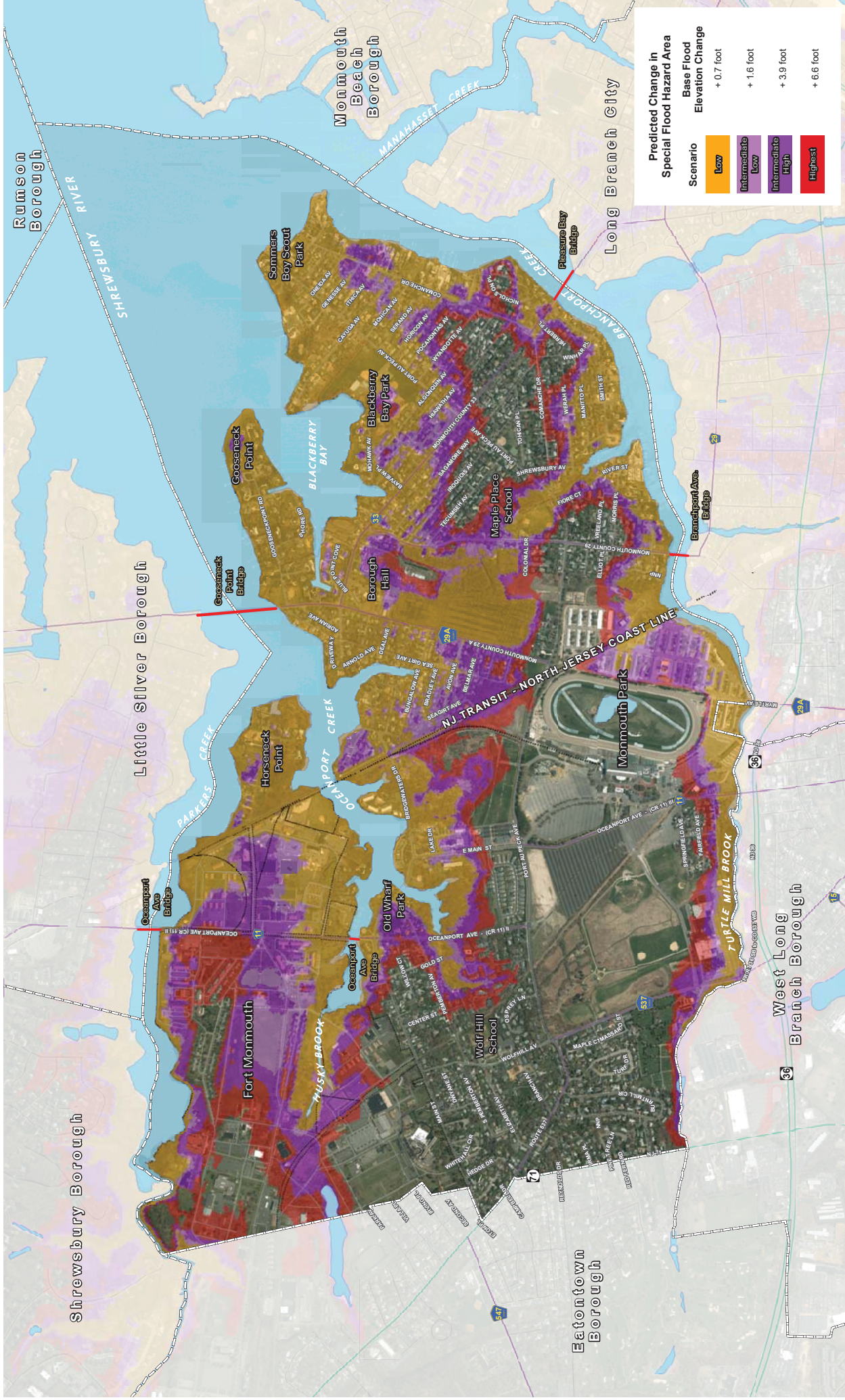
Recommended Policies to reduce exposure and fragility of natural and man-made assets (Principle 7)

Land Use Plan

- 1) Conserve, recapture and revitalize environmental assets through the adoption of regulations that protect natural shorelines such as a Shoreline Buffer Conservation Zone and regulations and the creation of incentives for the conversion of hardened flood protection structures to living shorelines.
- 2) Density reallocation: Explore retreat strategies such as acquisition and non-contiguous cluster zoning as mechanisms to preserve open space in the flood hazard area and areas susceptible to sea level rise.
- 3) Adopt/Install man-made flood storage, reduction and protection standards including green infrastructure, into design guidelines/standards and create an incentive program to promote the installation of green infrastructure such as downspout disconnection, rain gardens, bioswales, permeable pavers, green roofs, tree cover, living shorelines.
- 4) Examine existing design standards to ensure any barriers to green infrastructure and low impact development are removed.
- 5) Provide flexibility of bulk standards for properties within the flood hazard areas. An example would be permitting a reduction in lot width and lot setback where it is appropriate to elevate a structure to permit parking beneath.
- 6) Consider resiliency measures such as flood barriers for use in all districts.

Community Facilities Plan – Identify capital improvements for all public facilities including providing back-flow preventers on all stormwater outlets to improve local resiliency.

Stormwater Management Plan - Implement recommendations from the 2009 Stormwater Management Plan.



Predicted Change in Special Flood Hazard Area

Scenario	Base Flood Elevation Change
Low	+ 0.7 foot
Intermediate Low	+ 1.6 foot
Intermediate High	+ 3.9 foot
Highest	+ 6.6 foot

0 250 500 1,000 1,500 2,000 Feet

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

Aerial Orthophotography Source: NJGIN - New Jersey 2012 High Resolution Orthophotography
 Source: NJNY Most Recent SPHA + National Climate Report SLR Scenarios for 2100 by NOAA, Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), Coastal Services Center (CSC) - 2012
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP, and is not state authorized.

Predicted Impacts of Sea Level Rise in 2100



PRINCIPLE 8) PROVIDING EFFECTIVE AND WELL-MAINTAINED CRITICAL INFRASTRUCTURE

The quality and performance of critical infrastructure is essential during times of stress. Regular monitoring and maintenance programs will reduce capital improvement costs and increase system reliability for the community.

Oceanport Today – Existing Conditions

Critical Infrastructure. The Borough is responsible for the maintenance of critical infrastructure such as roads and bridges, shorelines associated with public parks and stormwater facilities. There is currently not an operations and maintenance plan that provides guidance to staff and officials to ensure the systems are being maintained on a regular basis so they can withstand unusual pressures and continued functioning. The management of frequent monitoring, maintenance, upgrade and renewal is critical to the continuity of critical services delivery.

Infrastructure & Environment

- **Principle 7.** Reducing exposure and fragility of natural and man-made assets
- **Principle 8.** Providing effective & well-maintained critical infrastructure
- **Principle 9.** Creating reliable mobility & communications

Oceanport Tomorrow

Recommended Policies to provide effective and well-maintained critical infrastructure (Principle 8)

Community Facilities Plan - Encourage the Borough to prepare an Operations and Maintenance Plan for all public structures and facilities.



PRINCIPLE 9) CREATING RELIABLE MOBILITY AND COMMUNICATIONS

A diverse multi-modal transportation system and a reliable communication network that provides connectivity is not only fundamental to a resilient community but life-saving for the most vulnerable residents. Both systems should incorporate redundancy and flexibility to ensure continued operation in the event of failure or surges in demand.

Oceanport Today – Existing Conditions

Transportation Network. The ability for a community to provide daily connections between people, places and services is not only an essential community need, but can also provide rapid mass evacuation opportunities during times of emergency. There are four transit points centrally located with the Borough. NJ Transit provides bus stops (Oceanport Avenue and Crescent Place, East Main Street at Oceanport Gardens and Oceanport Avenue at Monmouth Park Racetrack) for Route 831 and one train station that operates on an intermittent schedule servicing the Monmouth Park Racetrack while in season.

Monmouth County Division of Transportation also provides a variety of demand responsive transportation services including the Shared Ride for people with special needs (medical & dialysis) and for veterans through a combination of contractors and MCDOT staff drivers and vehicles.

There are bike paths that connect the train station stop to the Village Commercial District and the Monmouth Park Racetrack. Sidewalks are provided on either side of East Main Street allowing ease of pedestrian access to business and personal services from the adjacent residential districts. However, Oceanport Avenue does not contain sidewalks or bike paths and lanes creating a connectivity challenge for the surrounding neighborhoods. Adequate bike paths and wide pedestrian trails are particularly important for creating safe and convenient access for those that do not drive including children, those with disabilities, low and moderate income families and seniors. It is also these populations that tend to be most in need of local services and amenities, such as those that can be provided by quality public spaces.

Additional transportation options including transit, bike and pedestrian facilities should be located near new planned communities, such as Fort Monmouth and neighborhoods that have higher concentrations of vulnerable populations to ensure adequate access is provided to jobs and services in the community and region. The Borough is concerned with the traffic impact associated with the planned growth for the Fort Monmouth site and as such is recommending FMERA provide a traffic impact study and analysis to determine the off-site impacts to the Borough street network.

A wider transportation network, such as a local jitney service, that provides more coverage of the community will provide greater access to goods and services bolstering the social and economic

Infrastructure & Environment

- **Principle 7.**
Reducing exposure and fragility of natural and man-made assets
- **Principle 8.**
Providing effective & well-maintained critical infrastructure
- **Principle 9.**
Creating reliable mobility & communications



characteristics of the community while also providing additional mass transportation options during emergency events. However, given the higher cost of such a service, the feasibility of this transportation mode should be thoroughly evaluated.

Communications Network. While the Borough's Municipal Code does not address emergency response, Oceanport has a Municipal Emergency Public Information Plan that includes policies and procedures to disseminate information and protect public safety during emergency events. The public information officer has the responsibility to provide information to the public through print, television and radio media. In addition, the Borough can communicate directions to the public through a reverse 911 telephone system.

Oceanport has six electric outdoor warning devices with battery backup to inform voluntary services of a call and residents of evacuations and extraordinary security issues. It provides a siren and audible announcements with some of the latter pre-recorded. In the event of a power outage, the batteries will last for two days. After this point, mobile route alerts are necessary which are conducted by the Oceanport Police Department.

Additionally, the Borough participates in the Shrewsbury River Early Flood Warning System. Installed in 2010, this System monitors water levels in the river and provides alerts to the County and local Offices of Emergency Management of river flooding. The system also collects data as a benchmark for future analysis. Oceanport's designation as a National Weather Service StormReady community catalyzed this collaborative effort among jurisdictions affected by Shrewsbury River flooding, Monmouth University, and the Stevens Institute of Technology. There are five gauges, including one in Oceanport on the bridge between Gooseneck Point and Little Silver that monitor river levels for potential flooding from tropical systems, Nor'easters, tides and rainfall upriver.

A reliable and repetitive communication network contributes to the reduction in the loss of life and property. Social media, including the web, Instagram, Twitter, Facebook and special downloadable apps should become an integral part of the public information plan with the goal of reaching every citizen in the Borough during an emergency event.

Existing Conditions Takeaway

- There are limited mass transportation options within the Borough and those that are present are concentrated near the Monmouth Park Racetrack.
- Social media, including the web, Instagram, Twitter, Facebook and special downloadable apps are not currently an integral part of the public information plan for warning residents during an emergency event.



Oceanport Tomorrow

Recommended Policies to create reliable mobility and communications (Principle 9)

Circulation Plan

- 1) Provide a mass transportation network providing connections between people, community facilities and services.
- 2) Determine the feasibility of providing a community shuttle bus/jitney route within the Borough to serve the needs of the community and research funding options for a community shuttle bus/jitney transportation option.
- b. **Emergency Operations Plan** - Increase opportunities for communication modes for emergency preparedness with an emphasis on social media platforms.

Measures of Success

Specific indicators or measures of success that apply to the **Infrastructure and Environment** category will allow Oceanport to analyze available data on a regular basis to determine the extent to which the implemented recommendations are achieving the desired outcome. The following are indicators or measures that underpin this category:

Reduction in damage from flooding events: Decrease in the number and total costs of severe repetitive loss claims from 107 homes for a future event similar in scope to Hurricane Sandy.

Increase in mobility: Increase in the number of residences within 1/2 mile of mass transportation stops that have multi-modal access.



OCEANPORT BOROUGH- MASTER PLAN LAND USE ELEMENT

Circulation Map

LOCATION: Oceanport Borough, Monmouth County, NJ
DATE: August, 2016

- LEGEND**
- State Route
 - County Route
 - Local
 - NJ Transit Route 831 Stops
 - NJ Transit Monmouth Park Station



Clarke Cato Hintz
Architecture
Planning
Landscape Architecture



SECTION 5

Leadership & Strategy

PRINCIPLE 10) CREATING A SYSTEM FOR EFFECTIVE LEADERSHIP AND MANAGEMENT

A strong governing body and Borough staff that leads the community to resiliency is based on sound decision making and open collaboration. Without a clear and competent leadership structure, the community struggles not only with the essential day-to-day issues but may not respond well to shocks and stresses.

Government structure.

Oceanport is governed under the Borough form of New Jersey municipal government. The governing body consists of a Mayor and a Borough Council comprising six council members, with all positions elected at-large on a partisan basis as part of the November general election. A Mayor is elected directly by the voters to a four-year term of office. The Borough Council consists of six members elected to serve three-year terms on a staggered basis, with two seats coming up for election each year in a three-year cycle.

The Borough form of government used by Oceanport, the most common system used in the state, is a "weak mayor / strong council" government in which council members act as the legislative body with the mayor presiding at meetings and voting only in the event of a tie.

BOROUGH DEPARTMENTS

Assessor
Board of Health
Borough Clerk
Building / Zoning
Emergency Management
Environmental Commission
Fire Department
First Aid Squad
Municipal Court
Planning/Zoning Unified Board
Police Department
Public Works
Tax Collector
Vital Statistic

BOROUGH COMMITTEES

Cable Technology
Capital Improvement
Citizen's Advisory
Coastal Alliance
Flood Mitigation
Local Assistance
Monmouth Park Task Force
Parks & Recreation
Public Library Association
Shade Tree
Sustainable Jersey
Two Rivers Water Reclamation Authority
Water Watch

Leadership & Strategy

- **Principle 10.**
Creating a system for effective leadership and management
- **Principle 11.**
Empowering stakeholders
- **Principle 12.**
Emphasizing the role of strategic and integrated planning



The mayor can veto ordinances subject to an override by a two-thirds majority vote of the council. The mayor makes committee and liaison assignments for council members, and most appointments are made by the mayor with the advice and consent of the council.¹⁰

There are 14 departments within the Borough structure and 13 committees in Oceanport made up of Mayor-appointed citizens covering a wide variety of community topics. The Building and Zoning Department have the responsibility to enforce the Borough's Flood Hazard Reduction regulations found in Section 229 of the Borough Municipal Code providing building construction standards within flood hazard areas including the requirement to ensure the first flood elevation of new and existing unaltered structures are properly anchored and flood proofed. Additional technical tools such as a GIS based mapping and permit software tracking system would provide efficiency and reduce the permit and inspection processing time.

Oceanport Tomorrow

Recommended Policies to create a system for effective leadership and strategy

(Principle 10)

Land Use Plan - Coordinate with other government agencies regarding land use decisions including the Fort Monmouth Economic Revitalization Planning Authority and New Jersey Sports and Exposition Authority. Leadership should engage in discussions with FMERPA related to the impact traffic will have on the Borough street network and request a formal Traffic Impact Study and Analysis be provided prior to additional amendments to the Reuse and Redevelopment Plan.

Stormwater Management Plan - Advocate and coordinate for Monmouth County to develop enhanced regional stormwater management and flood strategies for implementation across all jurisdictions.

Management Policy

- 1) Participate in regional planning efforts to reduce storm surge from the Shrewsbury River.
- 2) Ensure efficient delivery of public services through interlocal agreements and regionalized services.
- 3) Encourage municipal efforts and initiatives in FEMA's Community Rating System (CRS) to improve Oceanport's rating and achieve greater insurance rate reductions including the adoption of ordinance and policy updates.

¹⁰ www.njslom.org/types.html#Borough



PRINCIPLE 11) EMPOWERING STAKEHOLDERS

When the citizens of the community receive comprehensive information and are educated with the most up-to-date data, the Borough will be in a better position to appropriately act and adapt during times of challenging circumstances. The Borough's investment in providing evidence-based data and the dissemination of that information to the public is key to enabling the community to protect themselves in emergency situations.

RAIN CHECK

Rain Check is a Philadelphia Water program that helps residents manage stormwater at their homes. Participants can get a free rain barrel and/or get a downspout planter, rain garden or porous paving installed at a reduced price. Rain Check supports Philadelphia's Green City, Clean Waters program which is working in neighborhoods across the City, adding green features to keep excess stormwater out of sewers.



Example of a downspout planter

Community Education and Information Exchange.

Citizens have the ability to provide input on community issues and decisions during the public portion of all Borough Council and the Planning/Zoning Unified Board meetings. In addition, all committee meetings are open to the public allowing for additional input and exchange of information. The Borough's webpage contains a wealth of relevant information relating to topics such as emergency notifications to the calendar of events. The Borough should continually look for opportunities and mechanisms to engage with the public allowing for exchange of information and receiving valuable community input.

Leadership & Strategy

- **Principle 10.** Creating a system for effective leadership and management
- **Principle 11.** Empowering stakeholders
- **Principle 12.** Emphasizing the role of strategic and integrated planning

Oceanport Tomorrow

Recommended Policies to engage community stakeholders (Principle 11)

Management Policy

- 1) Promote innovative public outreach mechanisms on a regular basis to provide information on important community issues and receive valuable input.
- 2) Educate residents and businesses about the impacts of flooding and sea level rise, such as identifying interactive flood and sea level rise mapping for community use.
- 3) Implement a municipally led green infrastructure education and incentive program.



PRINCIPLE 12) EMPHASIZING THE ROLE OF STRATEGIC AND INTEGRATED PLANNING

A successful and resilient community is a community that has a vision and continually delivers on that vision through the adoption of plans and regulations. Master plans require regular update including progress monitoring of performance measures, providing up-to-date information and analyzing new planning trends.

Borough Planning. Oceanport's vision is to achieve the following goals:

- To preserve and enhance the community character and small town feel;
- To protect and renew natural resources and create man-made resources that aid in flood protection and resiliency;
- To enhance multi-modal travel opportunities;
- To promote consolidation of appropriate and complementary commercial uses in redevelopment areas including Fort Monmouth, Monmouth Park and East Main Street/Village Center District;
- To conveniently locate public facilities and make them available to all segments of the community;
- To promote a high quality of life for all residents.

The Master Plan document provides a strategic guidance structure to enable the Borough to realize these goals over time. The key to successfully achieving the goals is rooted in the review and use of the Master Plan on a regular basis. It is a document that should be used as a basis for strategic decision making for policies and capital improvements each year. It is a document that should be updated on a regular basis to incorporate up-to-date data and report on changing circumstances. The implementation of the goals, objectives and principles found in the Master Plan ensures the different community projects are prioritized, initiated and completed within a designated timeframe and budget. Think of your Master Plan as a yearly health check-up. You can either act upon or ignore the doctor's advice but those that follow through on recommendations realize a healthier body. Following through on the recommendations in the Master Plan is essential to realizing a healthy and resilient community.

Leadership & Strategy

- **Principle 10.**
Creating a system for effective leadership and management
- **Principle 11.**
Empowering stakeholders
- **Principle 12.**
Emphasizing the role of strategic and integrated planning



Oceanport Tomorrow

Recommended Policies to emphasize the role of strategic and integrated planning (Principle 12)

Management Policy

- 1) Implement a GIS-based system to track permits, approvals, determination of substantial damage, etc. in order to best track flood mitigation, resilience and adaptation efforts.
- 2) Analyze the Borough's enforcement procedures to ensure construction is consistent with land use, zoning and construction code regulations.
- 3) Perform a yearly review of zoning and design regulations and variance decisions from the Planning/Zoning Unified Board.
- 4) Perform a yearly review of the Master Plan to guide the Borough's strategic and capital improvement planning process and identify any needed zoning changes.

Capital Facilities Plan - Create an updated five-year Capital Facilities Plan to identify municipal capital investments necessary to implement the recommendations from the Master Plan including those that will enhance the Borough's flood infrastructure.

Measures of Success

Specific indicators or measures of success that apply to the **Leadership & Strategy** category will allow Oceanport to analyze available data on a regular basis to determine the extent to which the implemented recommendations are achieving the desired outcome. The following are indicators or measures that underpin this category

Increase in the number of community opportunities for education, exchange and input.

Completion of Master Plan policy recommendations.

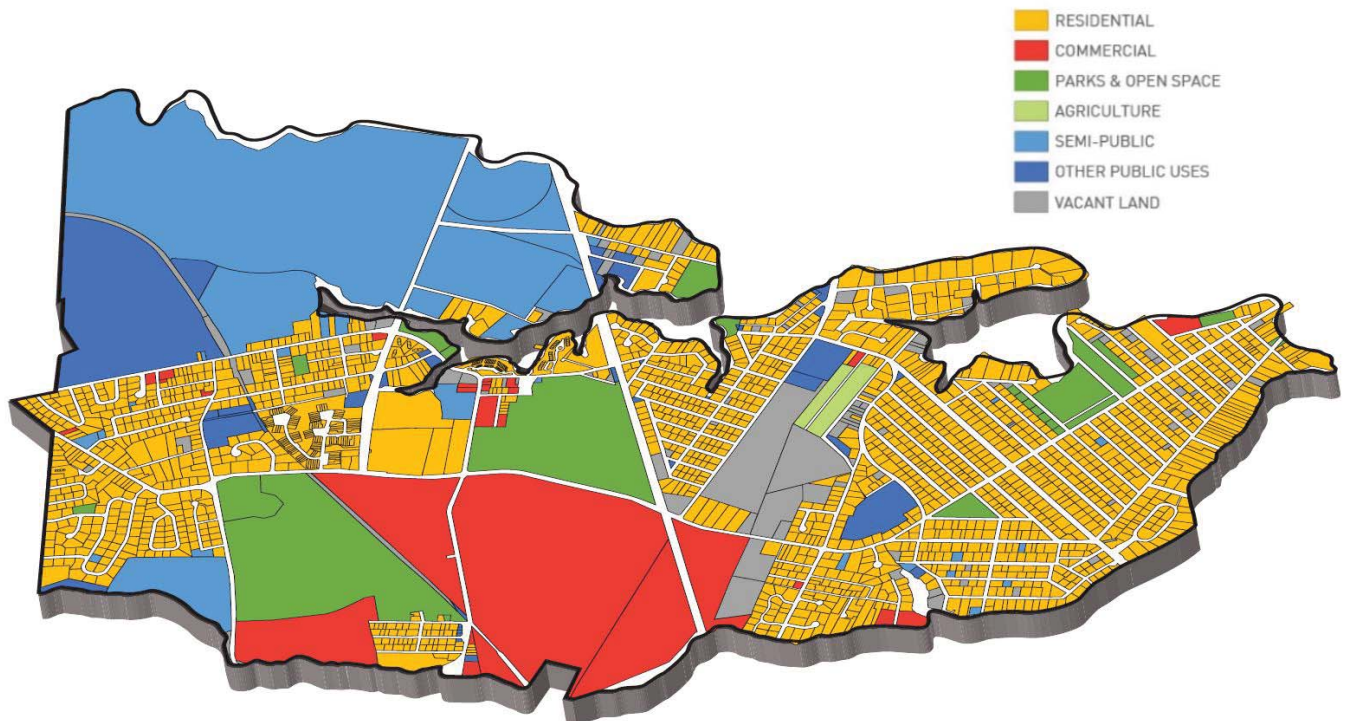


LAND USE PLAN ELEMENT

SECTION 1-L

Introduction

The Land Use Plan Element seeks to maintain a balance in land use while providing a framework for planning and policy goals designed to maintain and improve the quality of life in the Borough of Oceanport. The Land Use Plan is a comprehensive document that synthesizes the policies and recommendations from other elements and statements within the Master Plan and considers the management of growth and preservation on the land. Given the experience with Superstorm Sandy and the overwhelming need to build resiliency against future stresses and shocks, the Land Use Plan recommends that the Borough incorporate development regulations to incorporate resiliency measures through the promotion of green building and infrastructure techniques and is meant to inform the future development and redevelopment in the Borough.



Oceanport Borough Land Use Map

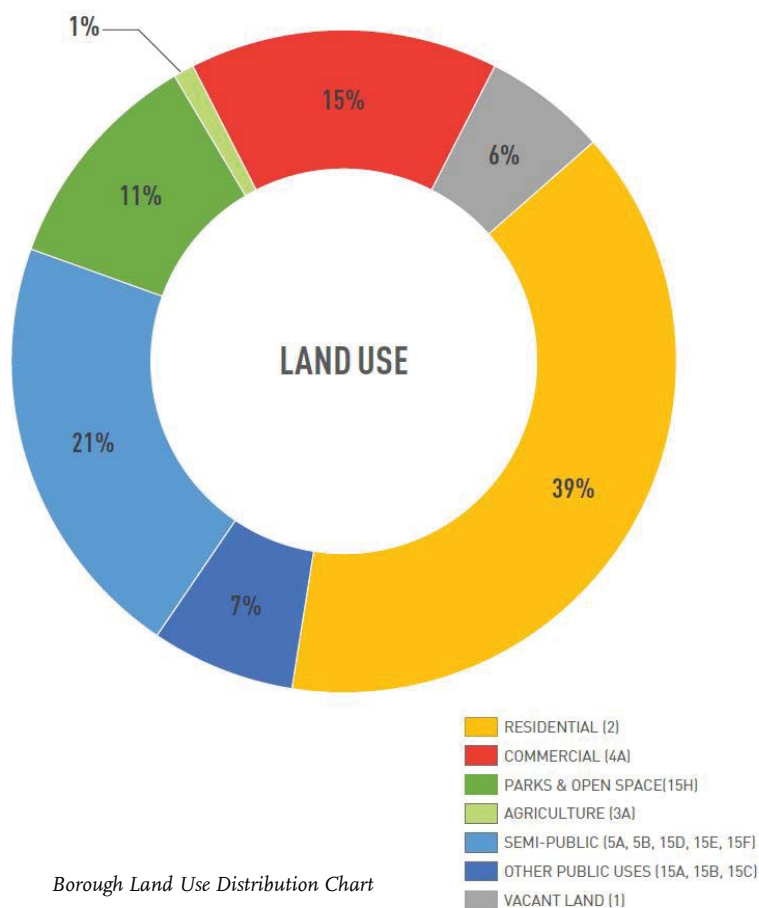


SECTION 2-L

Existing Land Use Patterns and Districts

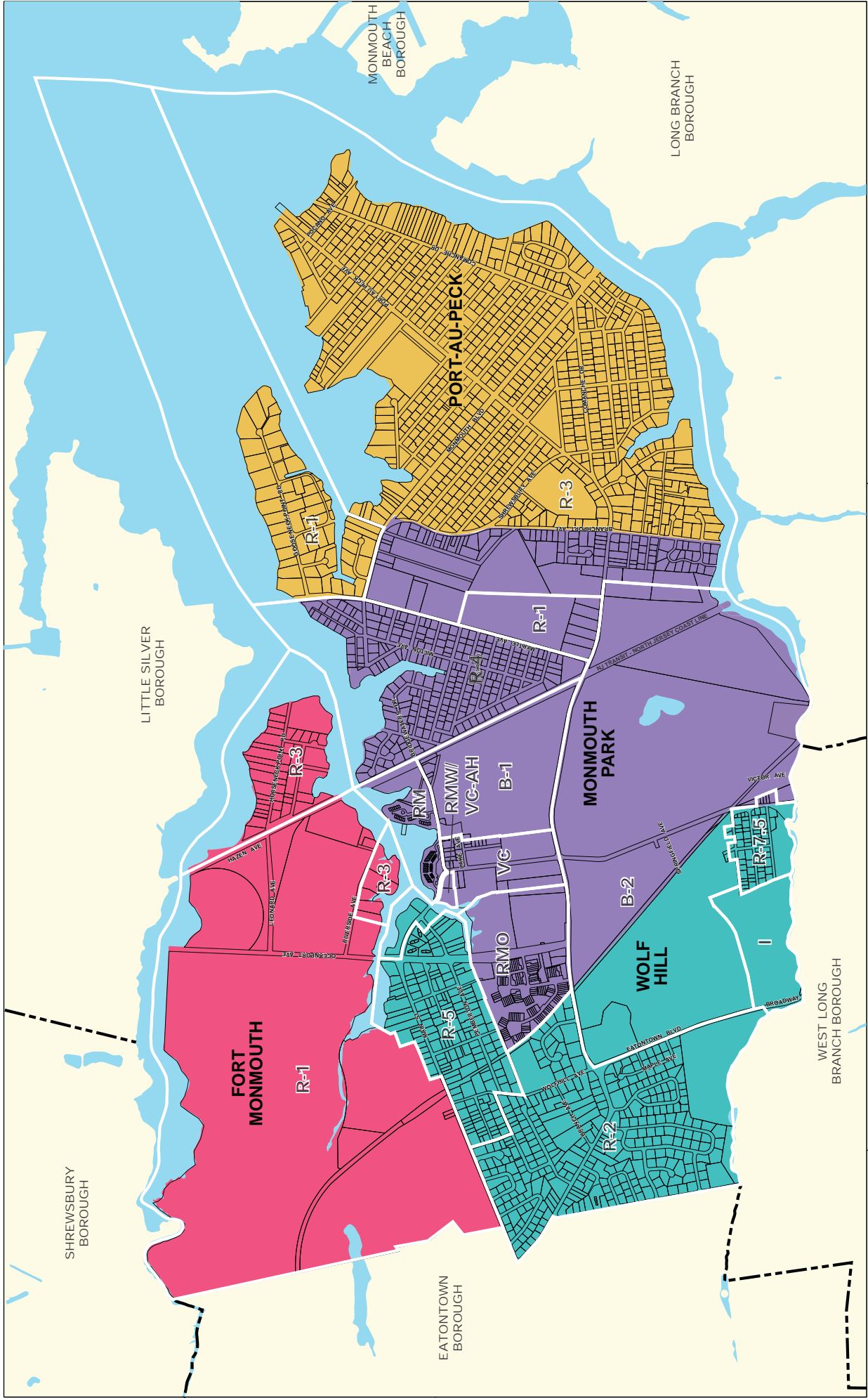
The Borough's land use pattern is much the same as surrounding communities. As an inland community, buffered from the beach front tourism, the predominant land use is residential. With the exception of the Fort Monmouth site, Borough of Oceanport is generally built-out with approximately 41 acres of developable vacant land in accordance with the Affordable Housing Vacant Land Analysis, generally distributed as small infill parcels.

The existing land use map geographically divides Oceanport into seven different land use categories. As depicted on the Land Use Distribution Chart for Oceanport Borough, residential uses make up 39% of the Borough land uses and semi-public lands account for 21% of land uses. Fort Monmouth accounts for the majority of the semi-public land area and is classified as a public and an exempt land use.



LAND USE CLASSIFICATIONS

- | | |
|-----|-----------------------|
| 1 | VACANT LAND |
| 2 | RESIDENTIAL |
| 3A | FARM (Regular) |
| 3B | FARM (Qualified) |
| 4A | COMMERCIAL |
| 4B | INDUSTRIAL |
| 4C | APARTMENT |
| 5A | CLASS I RAILROAD |
| 5B | CLASS II RAILROAD |
| 15A | PUBLIC SCHOOL |
| 15B | OTHER SCHOOL |
| 15C | PUBLIC |
| 15D | CHURCH AND CHARITABLE |
| 15E | CEMETARIES |
| 15F | EXEMPT |
| 15H | PARKS/OPEN SPACE |





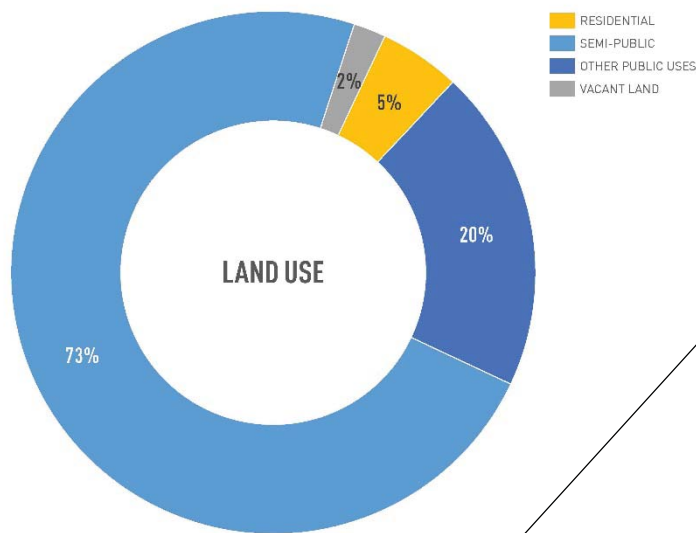
SECTION 3-L

Neighborhoods

Existing development in Oceanport is evident within four distinct neighborhoods as first described in the Existing development in Oceanport is evident within four distinct neighborhoods as first described in the 1974 Master Plan; 1) Fort Monmouth Neighborhood, 2) Wolf Hill Neighborhood, 3) Monmouth Park Neighborhood and 4) Port-Au-Peck Neighborhood as depicted on the Neighborhood Map.

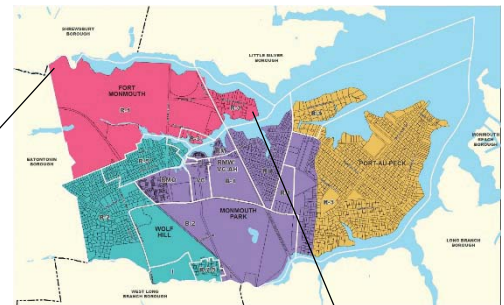
Fort Monmouth Neighborhood

Located in the northwest quadrant of the Borough, the majority of the Fort Monmouth Neighborhood land area is encompassed within what was Fort Monmouth which is currently under the zoning authority of Fort Monmouth Economic Revitalization Authority (FMERA). The Fort Monmouth Reuse & Redevelopment Plan prepared for FMERA envisions a sustainable technology community that supports the State's economic initiatives.



Fort Monmouth Neighborhood Land Use
Distribution Chart

Borough Neighborhoods Key Map

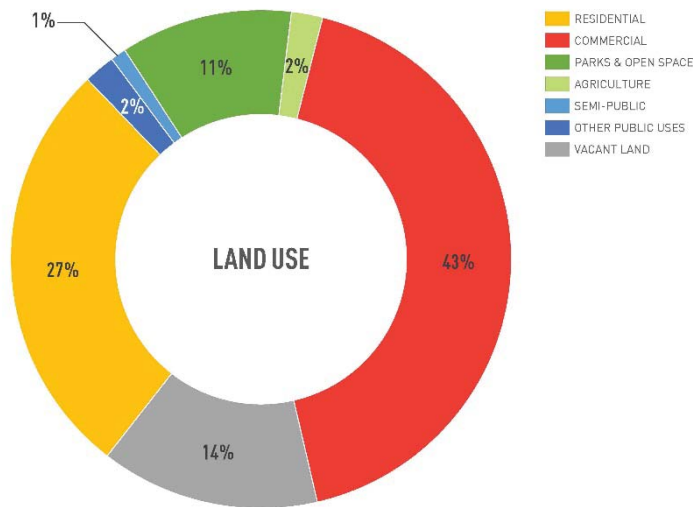


Fort Monmouth Neighborhood and Zoning Map



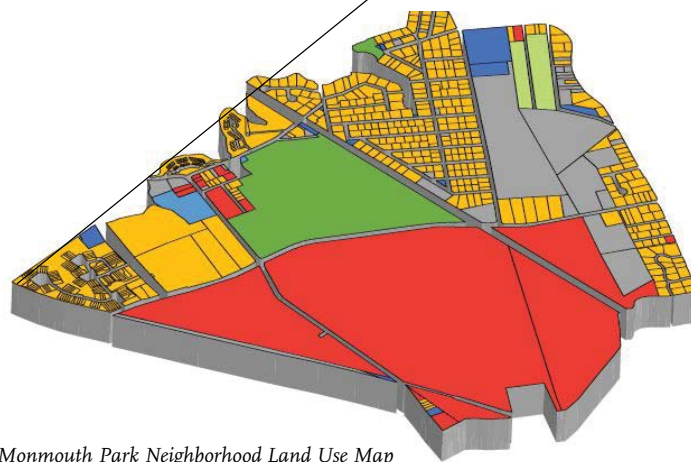
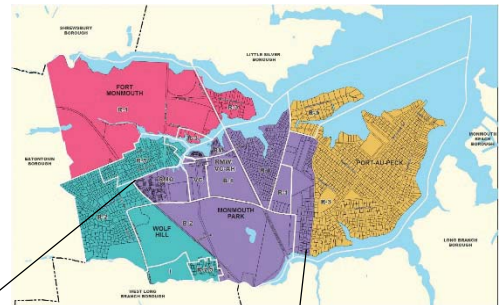
Monmouth Park Neighborhood

At 245 acres, the Monmouth Park Racetrack comprises the majority of the Monmouth Park Neighborhood and is zoned as B-2 for commercial and entertainment uses. The planned center of the neighborhood is the Village Commercial zone which is the Borough's downtown area and was created to enhance the image and vitality of the Village Center by encouraging mixed use infill development with strong pedestrian elements. Most of the single family residential uses within the Monmouth Park Neighborhood are located east of the NJ Transit's North Jersey Coast Line. A large portion of the multi-family residential dwelling units are located in this neighborhood in the Village Center.



Monmouth Park Neighborhood Land
Use Distribution Chart

Borough Neighborhoods Key Map

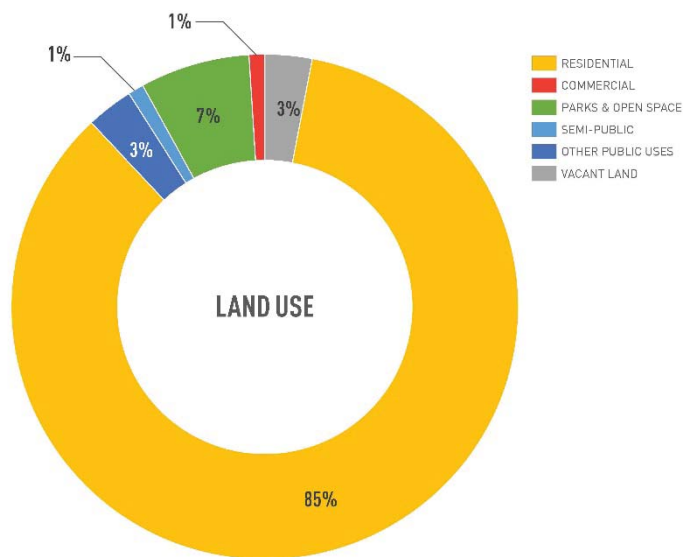


Monmouth Park Neighborhood Land Use Map



Port-Au-Peck Neighborhood

A large majority of the Borough's residences are contained within the Port-Au-Peck Neighborhood. By far the most predominant residential zoning district, the R-3 district comprises much of the Port-Au-Peck Neighborhood and contains a mix of one and 2 story houses built largely in the 40's and 70's. Many of the public gathering spaces, including the community center, several neighborhood parks, public water access points and the Maple Place Middle School are located with this neighborhood.



*Port-Au-Peck Neighborhood Land Use
Distribution Chart*

Borough Neighborhoods Key Map



Port-Au-Peck Neighborhood Land Use Map



Zoning Districts

As indicated in the table below, the R-3 Residential Single-Family zoning district is the largest district in terms of area within the Borough. Approximately 78% of the Borough land is zoned for single family and two-family residential uses.

Borough Zoning Districts			
Zoning District	Permitted Density	Min. Lot Size	District Size (Acres)
R-1 - Residential Single-Family	1.5 du/acre	30,000 sf	797
R-2 - Residential Single-Family	3.0 du/acre	15,000 sf	179
R-3 - Residential Single-Family	3.7 du/acre	12,000 sf	842
R-4 - Residential Single-Family	4.5 du/acre	10,000 sf	131
R-5 - Residential Single-Family	4.5 du/acre	10,000 sf	76
R-5 – Residential Two-Family	6.3 du/acre	7,000 sf	
R-7.5 - Residential Single-Family	4 du/acre	7,500 sf	21
R-M - Residential Multifamily	12 du/acre	5 acres	26
RMO - Residential Multiple-Family Development (fee-simple owner)	6 du/acre	20 acres	54
RMW VC-AH Residential Multi-Family Waterfront with Village Commercial – Affordable Housing Overlay	11 units/acre (20 units max)	Extent of parcel – no subdivision	2
B-1 - Professional and Office		62,500 sf	65
B-2 - General and Recreational Commercial		80,000 sf	365
V-C - Village Center (retail commercial)	16 du/acre	6,000 sf	38
I – Industrial		40,000 sf	31
Total			2,627

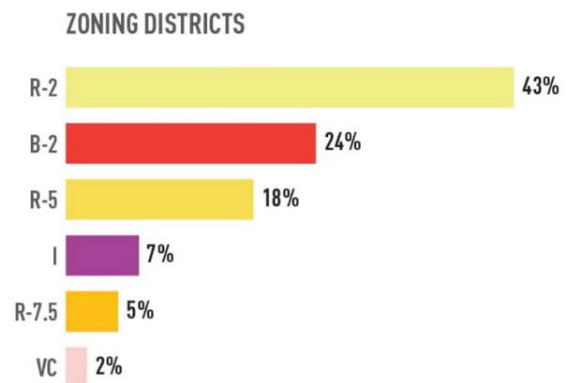


Neighborhood Zoning District Area Distribution

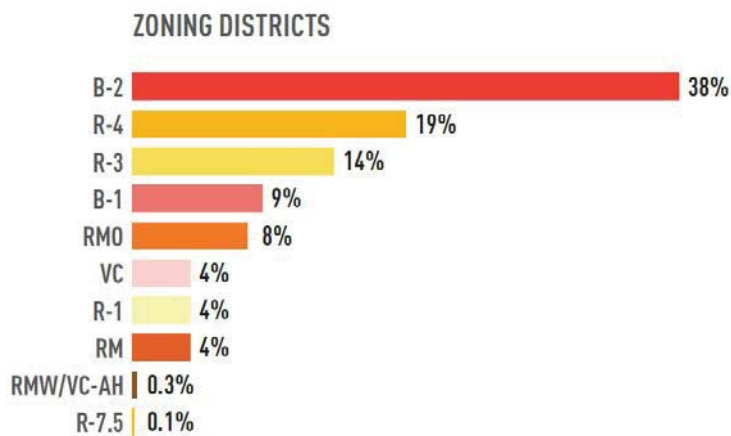
Fort Monmouth Neighborhood



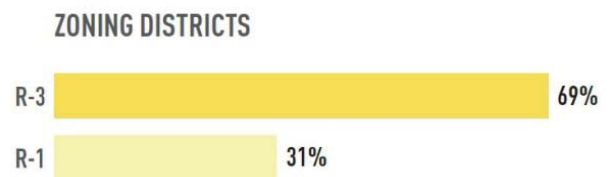
Wolf Hill Neighborhood



Monmouth Park Neighborhood



Port-Au-Peck Neighborhood





SECTION 4-L

Land Use Challenges and Recommendations

In the course of examining the resiliency framework policies in Oceanport Borough, several challenges arose that are relevant to the Land Use Plan. Most of the challenges relate to the Borough as a whole and/or multiple zone districts and are addressed below.

Neighborhood Preservation

Residential infill development and redevelopment should be sensitive to the scale and character of the surrounding residential homes in order to prevent a visual intrusion in the neighborhood. Bulk requirements in the zoning ordinance regulate such aspects of development as lot size, building setbacks, street frontage, lot coverage and building height. Conflicts may arise as property owners within the Flood Hazard Area elevate their homes to come into compliance with the National Flood Insurance Program (NFIP) standards and Borough ordinances.

The Borough currently requires that the elevation of new homes and for structures that are substantially renovated or repaired to be raised a minimum of 2 feet above the base flood elevation. This requirement has the potential to negatively impact the community character of the neighborhoods within the flood hazard area. The ordinance permits exceptions to the maximum building height requirement from 35 to 40 feet for existing principal buildings that are unaltered and elevated to comply with the Borough's Flood Damage Prevention Ordinance.

While the height exceptions provide flexibility for existing structures which allows more resiliency to flooding, additional consideration of community character impacts is warranted. Structure elevation may require the installation of additional appurtenances such as staircases, which may cause the renovations to conflict with setbacks, coverage requirements and other standards. Flexibility of bulk standards in flood hazard areas may be an option provided the community character is considered. The implementation of appropriate bulk regulations and architectural and design standards are essential to realize the community character preservation principle of promoting a collective community identity.

Economic Development

Zoning is a powerful tool for motivating redevelopment and revitalization consistent with economic development policies and goals; as such the Borough has identified multiple properties where enhanced mixed-use zoning may be a useful technique. Mixed use development can change the form and function of a development site from a single use (often single story) building to a comprehensive plan including one or more buildings with multiple stories. This type of zoning can lead to a diversified revenue stream for the property owner, expand the customer base in the



immediate vicinity of the project and create a greater “people presence” which can increase safety and activity levels at commercial destinations.

Village Center District

The Borough envisions the Village Center District as an area that supports mixed uses and the center for community activity. Zoning permitting commercial uses on the ground floor with residential uses on the second and third floors is in place. While a portion of the district has seen recent development through the construction of the Oceanport Village Center, most of the commercial space in this project remains vacant. However, the residential component of this development is fully occupied.

The remaining portion of the district contains older one-story buildings containing commercial uses with a small segment along the eastern boundary of the district devoted to single family residences. Given the age and configuration of the buildings within the northern half of the district, the Borough has completed an Urban Design and Resiliency Study to look at redevelopment alternatives that would support and promote resilient mixed-use development opportunities for a portion of the Village Center District. The existing Village Center regulations limit the residential dwelling unit size permitted on the second and third stories of the mixed use structures limiting access to a range of housing options that could support families.

Given the conditions of northern half of the Village Center District, the Borough should consider undertaking an investigation of the East Main Street/Village Center District to determine if this area meets the Area in Need of Rehabilitation or Redevelopment criteria as provided in the NJ Redevelopment and Housing Law.

Redevelopment Areas

The Borough has one area (Monmouth Park Racetrack) which has been designated as an “Area in Need of Rehabilitation” pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-14.a) and one redevelopment area which is under the zoning control of Fort Monmouth Economic Revitalization Authority. The redevelopment areas offer significant community redevelopment and diverse business opportunities.

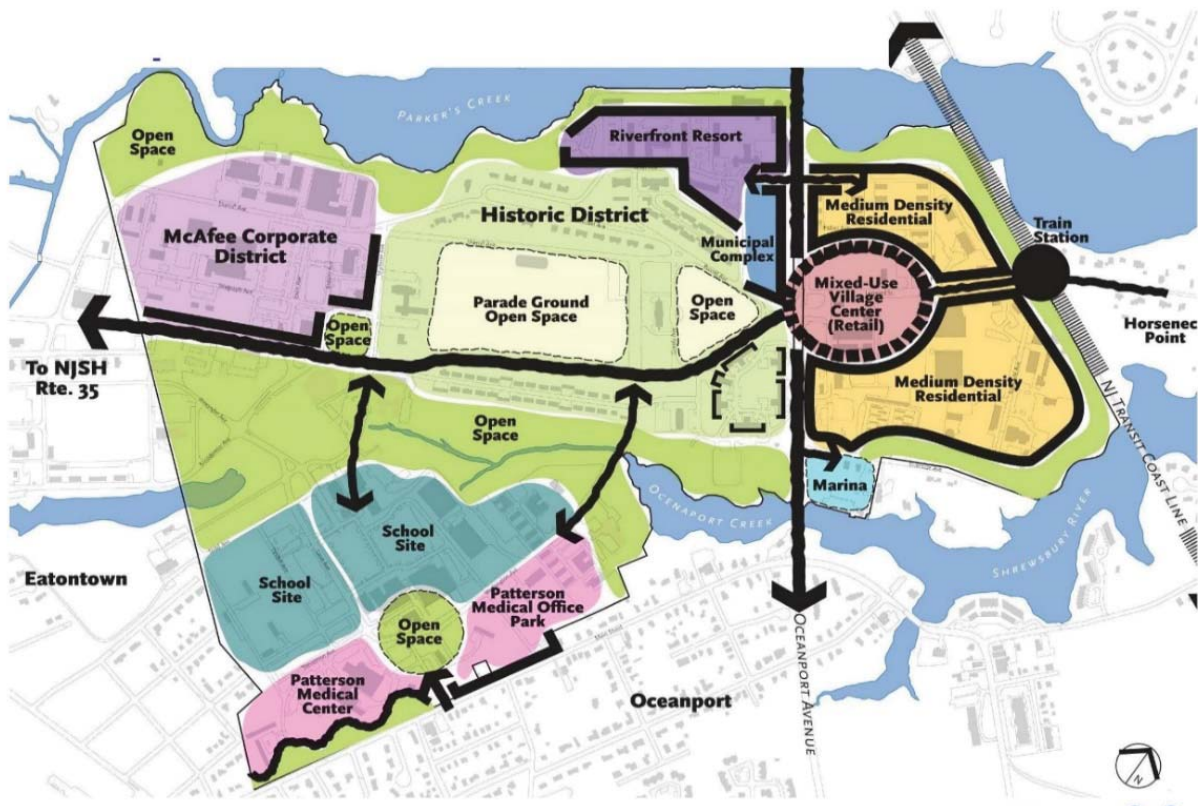
Fort Monmouth

Originally known as Camp Little Silver after its creation in June 1917, Fort Monmouth has been a well-recognized local and regional presence for almost 95 years. As a communications hub, it served as the home of the United States Army Communications and Electronics Command (CECOM). However, the army determined that Fort Monmouth was no longer a necessary part of their infrastructure and the Fort was slated for closure as part of the 2005 Base Realignment and



Closure Commission (BRAC) recommendations. On November 9th 2005, those recommendations became law, requiring that the process of closing Fort Monmouth which was completed by September 15, 2011.

The 419 acres of Fort Monmouth in Oceanport exhibit a wide range of character. The easternmost area between Oceanport Avenue and the NJ Transit tracks, known as the 400 Area, was formerly occupied by barracks. Over time the barracks have been removed and replaced with a collection of uses. The 100 acres in the center of the Fort Monmouth property in Oceanport is occupied by the base's historic district. It is characterized by early 20th century residential and non-residential structures organized around the former parade grounds. In general, the remaining lands are characterized by a myriad of buildings and facilities organized in a haphazard manner. Roads of varying widths run in many directions, then bleed into parking lots and back into roadways.



2008 *From Fort to Village: A Vision for Oceanport's Fort Monmouth – Redevelopment Principles*



Fort Monmouth Economic Revitalization Planning Authority (FMERPA) was created in response to the BRAC decision and for the purpose of preparing for the Fort's closure and planning for its reuse. The Fort Monmouth Reuse & Redevelopment Plan prepared for FMERPA envisions a sustainable technology community that supports the State's economic initiatives. The Borough of Oceanport recognizes that there is the potential for tremendous impacts resonating from the proposed vision plan and components contained within the FMERPA plan as provided below:

- 740 dwelling units;
- 146,550 square feet of retail;
- 737,000 square feet of office;
- 70,000 square feet for a waterfront hotel;
- 374,000 square feet of civic/cultural uses; and
- 170 acres of open space.

While the Borough has limited municipal zoning jurisdiction over the development of Fort Monmouth, the Borough provided a vision for Fort Monmouth that emphasizes creating a balance between preserving the character of the Borough and the new development that will occur as buildings are sold to private entities. Continued coordination with FMERPA regarding future land use decisions, especially as it relates to traffic impacts to the Borough street network, is necessary to ensure the Borough's vision for this land area is considered. Local leaders should request a Traffic Impact Study and Analysis from FMERPA prior to any further amendments of the Reuse and Redevelopment Plan or approvals for development.

Monmouth Park Racetrack

Originally located on the grounds of Fort Monmouth between 1870 and 1917, Monmouth Park Racetrack has played an important role in the culture and history of Oceanport and the State in its current location since 1946. Monmouth Park is owned by the New Jersey Sports and Exposition Authority (NJSEA) and occupies nearly 246 acres of land with racing and support facilities. While Monmouth Park Racetrack has contributed greatly to the economy and culture of Oceanport and the State, recent trends show a decline of interest in the horseracing industry, commensurate declining revenue, and the need for increasing subsidies by the State.

However, on March 1, 2012, the NJSEA and New Jersey Thoroughbred Horsemen's Association (NJTHA) entered into a ground lease relating to the operation, maintenance and development of Monmouth Park. Without this agreement, it was likely the State would have shut down the facility, leaving a white elephant on over 200 acres of Borough land. The responsibilities of the NJTHA during the term of the lease include the management and cost of all operations. The NJSEA will provide loans and a grant to assist in the transition, due to continuing anticipated losses.



Monmouth Park Racetrack: Courtesy of Eclipse Sportswire

Support on all fronts is important to the continued viability of Monmouth Park. A sustainable Monmouth Park is critical for sustaining Oceanport, as well as the economy that is driven by horse racing and other events. The Borough determined that Monmouth Park should be deemed an area in need of rehabilitation based on the statutory criteria in October 2012. As part of any redevelopment of Monmouth Park, expansion, rehabilitation and upgrades to the property while sustaining horse racing operations that it supports will

prevent further deterioration of Monmouth Park and will be a benefit to Oceanport Borough, the region and the State.

A potential transportation challenge that requires additional attention relating to not only the viability of Monmouth Park but also the future success of the Village Center district is the proposed plan for a scenic byway corridor extension through an old right-of-way located in the middle of the western parking lot that currently services the race track for overflow parking which is included in Monmouth County's Coastal Monmouth Plan (County Master Plan). The proposed scenic byway corridor has the potential to divert vehicular traffic and people from East Main Street which is planned as a mixed use Village Center and creates challenges to the redevelopment scenario for the Redevelopment Area. However, if the scenic byway road were to come to fruition, the Borough would need to reconsider the goals and objectives relating to the Village Center zoning district and Monmouth Park Redevelopment Plan.

Resiliency

Green Infrastructure. Much of the Borough's stormwater is conveyed through a grey infrastructure system. Green infrastructure manages stormwater differently than an engineered network of pipes and treatment systems, which is commonly referred to as "grey infrastructure". Vegetated green roofs, bioretention areas along streets and sidewalks, street trees and rain gardens are all examples of managing stormwater with green infrastructure. These approaches can reduce the amount of stormwater and slow the rate of stormwater, which in turn improves the water quality of water that enters the local waterways. Resiliency from flooding events is supported through the requirement and implementation of green infrastructure. The Borough should revise zoning ordinances, where appropriate, that remove barriers to green infrastructure and low impact development and encourage the use of green infrastructure within streetscapes, public parks and facilities, redevelopment and development sites.



Green Infrastructure Example: Green Street Planters, New Jersey Future

Living Shorelines and Conservation Based Zoning. The importance of wetlands within the resiliency conversation is focused on the ability of wetlands to provide short and long term storage of surface water by reducing the velocity of flooding waters. Wetlands provide erosion control and shoreline stabilization which helps to dissipate energy from a storm. This natural process reduces the impact of flooding by capturing, storing and slowly releasing waters over time.

Currently there are approximately 7 miles of Estuarine wetlands located adjacent to the Borough shoreline which represents 50% of the overall length of the shoreline (14.1 Miles) within the Borough.

Borough shorelines are often stabilized with hardened structures, such as bulkheads which often increase the rate of coastal erosion, remove the ability of the shoreline to carry out natural processes, and provide little habitat for estuarine species. New Jersey Department of Environmental Protection is working to implement a permit process that will encourage more



natural bank stabilization using a technique called “living shorelines.” This approach uses plants, sand, and limited use of rock to provide shoreline protection and maintain valuable habitat.

While the Borough recognizes the importance of wetlands and living shorelines for future resiliency mitigation from flooding, the majority of the shoreline property is held in private ownership and the primary protection mechanisms are bulkheads. Therefore, conservation and protection of the existing wetlands and the improvement of the natural shoreline on public property is essential in the realization of a multi-prong approach to reducing exposure of the loss of life and property from flooding. The implementation of a shoreline buffer conservation zoning district would protect the existing shoreline and wetland resources and provide incentives for private property owners to convert the hardened structures to living shorelines.

Non-Contiguous Clustering. Approximately 25% of the Borough’s land area is located in the Special Flood Hazard Area which has a 1% annual chance of flooding (also referred to as the 100-year flood hazard area) with base flood elevations of 7 feet above sea level. Up to 35% of the Borough’s land area has a 0.2% chance of flooding annually (also referred to as the 500-year flood hazard area). The Special Flood Hazard Area encompasses 1,100 parcels in the Borough potentially impacting up to 3,000 individuals which accounts for approximately 50% of the Borough’s total population. It is estimated that an additional 300 parcels would be impacted by sea level rise by 2050 which could affect up to 3,500 people or 60% of the population. Rising sea levels will exacerbate the risks to the Borough’s population and economic activity from flooding.

Given the large land mass that is vulnerable to flooding, the Borough should explore retreat strategies such as acquisition and non-contiguous cluster zoning as mechanisms to preserve open space in the flood hazard area and areas susceptible to sea level rise. Non-contiguous cluster zoning is basically a transfer of density/floor area from lands which are most vulnerable to flooding and those that are best able to provide flood mitigation to those lands which are most appropriate for increased density with the ability to incorporate resilient strategies and elements. This type of zoning can offer incentives to the private sector to participate in reducing the Borough’s vulnerability to future storms and flooding.

The policy basis for this project lies in the 2013 amendments to the Municipal Land Use Law, whereby non-contiguous clustering was defined and added to the list of land conservation strategies that were part of a municipal “toolbox”.

Connectivity

The ability for a community to provide daily connections between people, places and services is not only an essential community need, but can also provide rapid mass evacuation opportunities during times of emergency. To maximize the relationships between the Borough’s commercial centers, public spaces and residential neighborhoods, it is important that they be linked by



vehicular, bicycle and pedestrian connections along the street and between properties. Additionally, the Borough should promote interconnectivity and shared parking.

During the community input sessions, the participants recognized a strength that makes Oceanport a great place to live is having a strong community character and identity. The adequacy and accessibility of public gathering spaces are elements that contribute to bolstering the community's identity and encourage social integration and active community engagement.

There are four transit points centrally located with the Borough. NJ Transit provides three bus stops (Oceanport Avenue and Crescent Place, East Main Street at Oceanport Gardens and Oceanport Avenue at Monmouth Park Racetrack) and one train station that operates on an intermittent schedule servicing the Monmouth Park Racetrack while in season.

Monmouth County Division of Transportation also provides a variety of demand responsive transportation services including the Shared Ride for people with special needs (medical & dialysis) and for veterans through a combination of contractors and MCDOT staff drivers and vehicles.

There are bike paths that connect the train station stop to the Village Commercial District and the Monmouth Park Racetrack. Sidewalks are provided on either side of East Main Street allowing ease of pedestrian access to business and personal services from the adjacent residential districts. However, Oceanport Avenue does not contain sidewalks or bike paths and lanes creating a connectivity challenge for the surrounding neighborhoods. Bike paths and wide pedestrian trails are particularly important for creating safe and convenient access for those that do not drive including children, those with disabilities, low and moderate income families and seniors. It is also these populations that tend to be most in need of local services and amenities, such as those that can be provided by quality public spaces.

Additional transportation options including transit, bike and pedestrian facilities should be located near new planned communities, such as Fort Monmouth and neighborhoods that have higher concentrations of vulnerable populations to ensure adequate access is provided to jobs and services in the community and region.

A wider transportation network, such as a local jitney service, that provides more coverage of the community will provide greater access to goods and services bolstering the social and economic characteristics of the community while also providing additional mass transportation options during emergency events. However, given the higher cost of such a service, the feasibility of this transportation mode should be thoroughly evaluated.

Community Design

Design standards should be used to promote attractive neighborhoods and commercial and industrial areas. Standards which address architecture as well as site design, such as but not limited to lighting, plantings and parking design, have a significant impact on an area's desirability. New development and redeveloped areas should be required to promote a unique



sense of place through distinctive site design that differentiates the particular neighborhood or commercial/mixed use district from other parts of the Borough.

The architectural design of new and renovated buildings has a significant impact on the character of an area. Architectural design standards can be instrumental in ensuring quality in the built environment such that attractive and worthwhile neighborhoods and destinations are created. Additionally, interesting and context sensitive architecture can mitigate the visual impact of new development on surrounding land uses. Compatible building design, in terms of building massing, materials and character, should be required through architectural standards, particularly where commercial uses abut residential uses.

Commercial Development. Commercial development adjacent to residential districts should have a character and scale which is compatible with the surrounding area. The typical negative impacts of commercial uses should be limited so they do not unduly impact the surrounding residential neighborhoods and their quality of life. These negative impacts can be constrained by design standards which are sensitive to the adjacency of residential development and may include such items, but is not limited to, preventing light intrusion, planted buffers and building and parking setbacks that reduce noise, smell and visual impact. Additionally, architectural standards which address items such as building massing, materials and character can mitigate the impact of commercial development adjacent to residential uses.

Crime Prevention and Safety Design. As indicated, design standards can also provide a safer environment. While the crime rate per 1,000 people has decreased in the Borough since 2014, the implementation of Crime Prevention through Environmental Design (CPTED) regulations will help to meet the goal of having the lowest crime rate in Monmouth County. The goal for CPTED regulations is to prevent crime by designing a physical environment that positively influences human behavior. The theory is based on four principles: natural access control, natural surveillance, territoriality, and maintenance. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts which can range from the small-scale (such as the strategic use of shrubbery and other vegetation) to the overarching, including building form of an entire urban neighborhood and the amount of opportunity for "eyes on the street"

Community Development

Community development can be described as the process of helping a community strengthen itself to reach its full potential. It often focuses on the Health and Well Being principles including:

1. **Minimal human vulnerability:** Indicated by the extent to which everyone's basic needs are met.
2. **Diverse livelihoods and employment:** Facilitated by access to finance, ability to accrue savings, skills training, business support and social welfare.
3. **Effective safeguards to human health and life:** Relying on integrated health facilities and services, and responsive emergency services.



Community development is strongly rooted in enhancing the quality of life as it can strengthen community bonds and promote revitalization. Diverse livelihoods and employment opportunities are strengthened through access to personal finance and business development educational programs.

Resilient communities provide access to training and skills development for its residents. While the existing regional education facilities provide a broad range of educational opportunities, partnering with the Long Branch division of Brookdale Community Center as well as the Monmouth County Vocational School District to provide personal finance and business development classes closer to the Oceanport community furthers a commitment to locally accessible personal and business improvement courses. The Borough should adopt zoning regulations that permit educational facilities in all non-residential districts.

Community revitalization and resiliency is also rooted in the ability to safeguard human health and life which depends on the network of medical uses readily available to a community. According to The World Bank website, there was an average of 2.5 physicians per 1,000 people in the United States in 2011. Oceanport has an estimated population of 5,834 in 2014. To meet the average number of physicians per 1,000 people, Oceanport would require access to a minimum of 13.25 physicians.

While it appears that Oceanport has access to the minimum number of physicians to meet the average, there are at least three other communities, Monmouth Beach, Long Branch and West Long Branch, which had an estimated combined population of 42,259 in 2014 which also share the physician and medical clinic and hospital resources. Given the size of Oceanport and the population of the surrounding communities, providing adequate overall medical facilities should be addressed at a local and regional scale. Locally, the Borough should adopt zoning regulations that permit medical facilities in all non-residential districts, as appropriate and with the necessary use and site design conditions.



SECTION 5-L

Implementation Plan

The following action items are among those recommended for implementation of the Land Use Plan Element of the Master Plan.

1. The Borough should revise zoning ordinances, where appropriate, that remove barriers to green infrastructure and low impact development and encourage the use of green infrastructure within streetscapes, public parks and facilities, redevelopment and development sites.
2. Provide for flexibility of appropriate bulk regulations in flood hazard areas to address the conflicts that may arise from elevating structures in compliance with the Borough Flood Damage Prevention ordinance.
3. Implement appropriate zoning regulations and design standards that is sensitive to the scale and character of a neighborhood in order to prevent a visual intrusion from elevating buildings within the flood hazard areas.
4. The Borough should consider undertaking an investigation of the East Main Street/Village Center District to determine if this area meets the Area in Need of Rehabilitation or Redevelopment criteria as provided in the NJ Redevelopment and Housing Law.
5. Continued coordination with FMERPA regarding future land use decisions is necessary to ensure the Borough's vision for this land area is considered.
6. Implement a shoreline buffer conservation zoning district which would protect the existing shoreline and wetland resources and provide incentives for private property owners to convert existing hardened structures to living shorelines.
7. Study and provide an analysis of retreat strategies such as acquisition and non-contiguous cluster zoning as mechanisms to preserve open space in the flood hazard area and areas susceptible to sea level rise.
8. Provide zoning regulations that require multi-modal transportation options including transit, bike and pedestrian facilities for new development and redevelopment.
9. Study the feasibility of providing a wider transportation network, such as a local jitney service, that provides more coverage of the community will provide greater access to goods and services.



10. Implement architectural design standards which address items such as building massing, materials and character that reduce the impact of commercial development adjacent to residential uses.
11. Implement Crime Prevention through Environmental Design (CPTED) regulations.
12. Adopt zoning regulations that permit educational facilities in all non-residential districts.
13. Adopt zoning regulations that permit medical facilities in all non-residential districts, as appropriate and with the necessary use and site design conditions.
14. Create zoning incentives to motivate desirable redevelopment and revitalization.
15. Promote connectivity throughout the Borough, particularly bicycle and pedestrian connectivity.



COMMUNITY FACILITIES ELEMENT

SECTION 1-C

Introduction

The Community Facilities Element examines the public buildings and other structures used by local government and other institutions of society that provide for public, social or civic services. These facilities include schools, medical services, fire safety, policing and emergency services, libraries, community and senior centers, and municipal buildings.

The Community Facilities Element has much in common with the Open Space and Recreation Plan Element. Buildings designed for recreational and leisure purposes fall equally into both elements.

This element examines the adequacy of community facilities for the Borough of Oceanport, emphasizing those owned by the municipal government. Determining adequacy depends on the goals and objectives of the municipality, its demographic characteristics, and the expectations of residents and workers for the delivery of services. For example, a rise in the elderly population might require an emphasis on senior services and facilities to meet these needs. A projected school student increase might necessitate expanded educational and recreational facilities. Future capital expenditures can be planned in a rational manner based on demographic factors and residents' expectations for services.



Former Borough Hall: Courtesy of patch.com



SECTION 2-C

Public Educational Facilities

The public school system represents one of the largest investments in public facilities required by a community. The Borough's future, to a large extent, depends upon the community's ability to provide a sound, quality educational program in adequate facilities. Based on a recent demographic study prepared for the Borough of Oceanport School District, a decrease in the school population from 620 to 540 is anticipated over the next 5 years based on population projections and existing housing stock.

However, the redevelopment of the Fort Monmouth property presents a challenge to the school district. According to the Fort Monmouth Reuse Plan and Redevelopment Plan (Reuse Plan), 740 dwelling units may be realized within the Borough by 2028 year. The Reuse Plan estimates that based on 0.09 school aged children per dwelling unit, the school district could anticipate a school enrollment increase of 63 public school children within the 20 year build-out timeframe. The challenge arises because the New Jersey Department of Education (NJDOE) bases funding decisions for school improvements and expansions on occupied dwelling units only and not on zoning, planning board approvals or building permits. The need for additional school additions, improvements or new buildings will require re-evaluation if residential development becomes a reality on the Fort Monmouth redevelopment area.

The Borough of Oceanport School District operates two public schools and served approximately 628 students in the 2014-2015 school year.

In Table 3, Oceanport School Capacities, 2015, a comparison of the design capacity of each school is compared with existing enrollment. Design capacity is determined through formulae developed by the NJ Department of Education that assigns necessary space for the functions carried on in the school district. The functions in turn are the result of the state mandated and optional educational programs run by the Board of Education.

Table 3. Oceanport School Capacities, 2015					
School	Grades	2014 Enrollment	Design Capacity	Remaining Capacity	Date Built
Wolf Hill Elementary School	PK – 4	340	367	27	1911
Maple Place Middle School	5 - 8	288	345	57	1969
Shore Regional High School	9 - 12	615	747	132	1962
Total		1,243	1,459	216	

Source: Oceanport Board of Education and NJ Department of Education.

The following is a description of each of the schools:

Wolf Hill Elementary School. Built in 1911, the school services 340 students in pre-kindergarten through fourth grade. The school facility is located on Wolf Hill Avenue and due to its age and many additions (1932, 1948, 1958 and 1996), it has been determined that the school facilities need renovation and/or replacement.



Wolf Hill Elementary School

Maple Place Middle School. Located on Maple Place, this school services 288 students in fifth through eighth grade. The school facility was built in 1969 with a small addition constructed in 1996. It is recommended that while the school has sufficient classroom space, additional instructional program space is missing and a reconfiguration and renovation is necessary to meet NJDOE efficiency standards.

Shore Regional High School. Established in 1962, Shore Regional is a regional high school for grades nine through twelve servicing the Borough's of Oceanport, Sea Bright, Monmouth Beach and West Long Branch with a 2014-2015 enrollment of 615 students.



The Oceanport school system has undergone a moderate decrease in enrollment, falling approximately 20% since 2005. In Table 4, Oceanport School Enrollment Trends, 1998-2006, the change in school enrollment is documented.

Table 4. Oceanport School District Enrollment Trends, 2005-2015.		
School Year*	Total Enrollment	% Change
2005 - 2006	773	
2006 - 2007	737	-4.7
2007 - 2008	735	-0.2
2008 - 2009	721	-1.9
2009 - 2010	713	-1.1
2010 - 2011	683	-4.2
2011 - 2012	654	-4.2
2012 - 2013	639	-2.3
2013 - 2014	616	-3.6
2014 - 2015	628	+1.9
Total Decrease		-20.3%

* - As of October 2015 of the school year.

Sources: NJ Dept. of Education, Oceanport Board of Education

Under the 2014 enrollment levels, all schools are operating below capacity and range between 82% to 92% of the design capacity. However, given the facility age and inefficiencies, the District has recognized the need to replace and/or upgrade the Oceanport District schools including Wolf Hill Elementary School and Maple Place Middle School. The decision is based upon recommendations from a consulting architect and the New Jersey Department of Education (NJDOE) which indicate that new classrooms, program spaces and support spaces were necessary and that improvements to the existing facilities was warranted in order to be in compliance with NJDOE Facility Efficiency Standards and the New Jersey Department of Community Affairs Code Standards. The School Board is currently evaluating several options through an Ad-Hoc Committee, set up by the School Board, to vet several alternatives with the goal of presenting the chosen option to voters via a future referendum.



SECTION 3-C

Municipal Facilities

Municipal Building

Flooded during Superstorm Sandy, Borough Hall has since been abandoned because the damage was so extensive that the building was not able to be repaired. Borough officials are currently exploring redevelopment options for the site. Most Borough operations are being conducted from the Senior Center or existing buildings within Fort Monmouth on a temporary basis until such time that an alternate permanent solution is provided. Since the storm, the Borough Council and Board meetings are held at Maple Place Middle School. The Borough employs 14 full-time and 11 part-time employees.

The Borough is in the process of securing a 13-acre parcel on the former Fort Monmouth property which was the subject of a recent amendment to the Reuse Plan. The 13 acre site, which is located in the southern section of the Oceanport Reuse Area off of Razor Avenue, would be developed as a municipal complex including Borough Hall, court room, Police Department, Public Works and the Library.

The site is bound by Murphy Drive to the west, Main Street and single-family homes to the east and Oceanport Creek to the north and is currently improved with 9 existing structures. The new Municipal Complex would occupy approximately 62,000 square feet within 8 of the 9 existing building. One small building would be demolished and the previously proposed residential and open space uses will be relocated to Barker Circle within the Reuse Plan.

Public Safety Services

The Oceanport Police Department is charged with the responsibility of providing for safety and security in the Borough. The Borough's Police Chief oversees the Department's personnel, which includes 14 full time sworn police officers, 2 part-time Class II special police officers. The Police Department is temporarily headquartered in a two story converted 6,000 square foot fire house located on the Fort Monmouth property which is sublet from Fort Monmouth Economic Revitalization Authority (FMERA). The Police spent several years in temporary trailer after their headquarters was damaged in 2012 from Superstorm Sandy before moving to the Fort Monmouth location in October 2014. The Borough is in the process of securing a future location for a new municipal complex which will include facilities for the Police Department within the former Fort Monmouth property.

Roads and Bridges

Consistent with extensive damage to public and private properties, many of the Borough's streets were flooded as a result of Superstorm Sandy. Additionally, all of the Borough's bridges were closed and/or inaccessible. The Borough was able to close the Pleasure Bay Bridge, Branchport Avenue Bridge and Gooseneck Point Bridge. The Oceanport Avenue Bridge was also not safe to traverse due to flood waters at the Oceanport end of the bridge; however, the Borough was unable to close this bridge due to lack of access. The Branchport Avenue Bridge sustained the most damage since flood waters overtopped the bridge. Pleasure Bay and Gooseneck Bridges, while traversable, were closed for security purposes – to prevent motorists from entering Oceanport while streets were flooded and dangerous to traverse.



Gooseneck Bridge

Notwithstanding the closing of bridges and streets with barricades and signs, motorists circumnavigated these warnings to access closed streets and bridges. Gates that lock, or otherwise prevent motorists from going through them, should be installed on these bridges in order for emergency management personnel to adequately prevent motorists from accessing the bridges and putting themselves in harm's way.

Library

The Oceanport Public Library, located on Iroquois Avenue within the Community Center, is a temporary location after Superstorm Sandy flooded the previous location within Borough Hall. The Oceanport branch is part of the Monmouth County Library system which boasts a healthy resource collection, including 2 million books and 1.5 million non-print resources including eBooks, DVDs, audiobooks, CDs, MP-3s, videos and music. Circulation within the Oceanport branch remained steady at approximately 30,000 items per year until 2012 when Superstorm Sandy forced the closure of the branch until July 2013. The circulation for 2013 declined to approximately 19,000 items.

The County library facility employs approximately 101 full time staff members and 46 part time and 70 part-time seasonal staff.



The Oceanport library branch currently occupies space within the 2,000 square foot Borough Community Center. The Borough is in the process of securing a future location for Borough Hall and the library will part of the new municipal complex within the former Fort Monmouth property. Once the library moves to the new municipal complex, the Community Center will provide space for Boy/Girl Scout meetings, Action Camp in July, senior's crafting projects and for private rental use on the weekends.

Municipal Recreation Facilities And Senior Center

Oceanport Borough offers a host of recreational amenities, which are discussed in more detail in the Open Space and Recreation Plan Element. Presently, the Borough owns and operates ten parks, totaling 76 acres, which provide a variety of recreational opportunities to the public. Additional opportunities exist for water oriented recreation through the many public access points to the local waterways which can be improved to provide a more aesthetically pleasing and functional public space to increase public use and enhance the recreational experience.



View of Blackberry Bay from Blackberry Bay Park: Courtesy of Kyle Mickey McKenna



The Borough owned recreational amenities are further supplemented by parkland owned by Monmouth County including a 95-acre tract adjacent to the Monmouth Park Race Track known as Wolf Hill Recreation Area. While, there are future plans for improvements to this park, it generally operates as a passive park with a large dog park, two baseball fields, open fields and a trail system. Oceanport recognizes that there may be an increasing demand for indoor recreational amenities which should be the subject of an indoor recreation needs study.

The Blackberry Bay Park Pavilion was rebuilt recently due to fire damage. The seniors have been meeting there while the Old Wharf building is being utilized by the Borough. The Old Wharf building will revert back to the Senior Center once the municipal offices move to the new municipal complex at Fort Monmouth. The building is approximately 2,400 square feet and is used for monthly meetings, luncheons, card playing and committee meetings.

Despite the many public facilities, community input in Oceanport indicates a desire to provide for additional recreational options in the form of linear trails and paths providing connections to community public and private destinations.



SECTION 4-C

Emergency Services

First Aid and Rescue Squad

Emergency services in the Borough of Oceanport are provided by The Oceanport Volunteer First Aid and Rescue Squad, which are made up of volunteers that provide 24 hour 7 days a week service. Located on 2 Pemberton Avenue, the First Aid and Rescue Squad provides service to Oceanport's 3.2 square miles and its approximately 6,000 residents as well as providing mutual aid to First Aid and EMS squads in neighboring towns.

The Squad is composed of 30 volunteer members, of which 8 are in leadership positions. Each squad member carries an oxygen unit and first aid kit in their car which increases the response time and provides for immediate action for each incident. During significant weather events squad members sleep at the squad building to ensure a timely response and making the more than 600 calls each year more manageable.



Oceanport Volunteer First Aid and Rescue Squad Vehicles

The Oceanport Borough Emergency Services Division operates on an annual budget of \$110,000 of which approximately 63% come from donations received during the annual Fund Drive and \$40,000 comes from the Borough. The Rescue Squad has three ambulances, a general response vehicle and a boat to service the entire Borough and to provide mutual aid to surrounding municipalities. The redevelopment of Fort Monmouth and the recent flooding from Superstorm Sandy has the First Aid and Rescue Squad assessing its facility needs and location. The Squad building, located on Pemberton Avenue, is located within the special flood hazard area.



Fire Safety Services

Oceanport Borough is protected by two volunteer fire companies, the Oceanport Hook & Ladder Volunteer Fire Company and the Port-Au-Peck Chemical Hose Company. The Oceanport Hook & Ladder Company, which was established in 1895 consists of volunteer firefighters including 10 officers, which includes the Department Chief. The Port-Au-Peck Chemical Hose Company, established in 1916 is the second fire company located in the Borough and consists of 24 volunteer firefighters.



Oceanport Hook & Ladder Company Building and Vehicles

While volunteers provide 24-hour service and the Borough has a long history of a volunteer-based fire safety unit, the Fire Companies have noticed a decline in new volunteer numbers – a trend observed throughout the state.

Each of the members of the Fire Department is certified by the New Jersey Division of Fire Safety and new recruits are required to attend an NJDFS certified training program at the Monmouth County Fire Academy.

Currently, the Oceanport Hook & Ladder Fire Department's fleet of apparatus consists of one ladder truck, one salvage rescue vehicle and a pick-up truck. Port-Au-Peck Fire Department's fleet of apparatus consists of a LaFrance Pumper and a Mack Pumper, which are combination trucks that also carry hoses.

The redevelopment of Fort Monmouth and the recent flooding from Superstorm Sandy has the Fire Companies assessing its facility needs and locations. The Port-Au-Peck Chemical Hose Company building, located on Myrtle Avenue, is located within the special flood hazard area and the Oceanport Hook & Ladder Volunteer Fire Company is located in an area that may be impacted by sea level rise flooding by 2050.

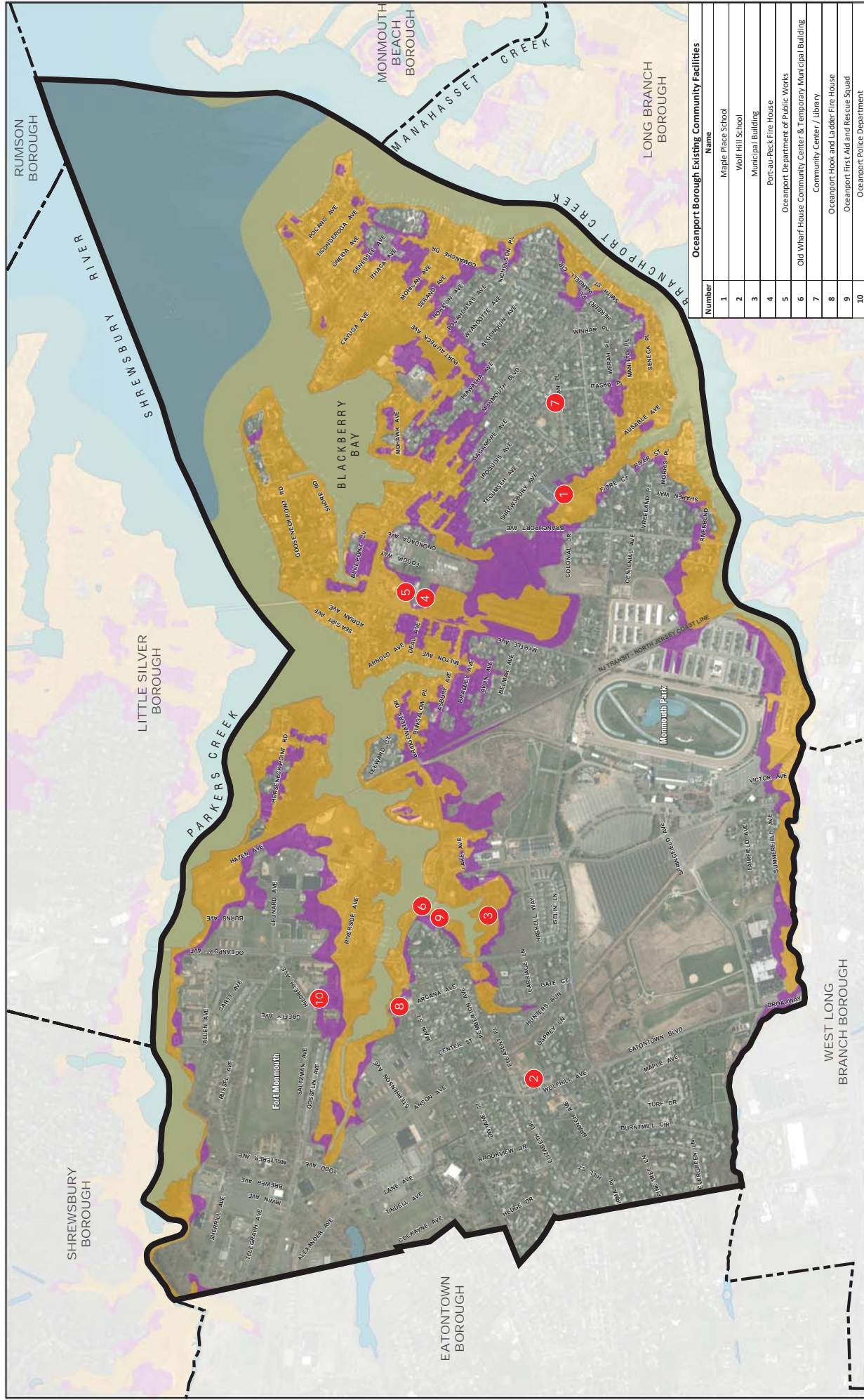


SECTION 5-C

Implementation Plan

The Borough has employed an incremental approach to the provision of municipal services as the population has grown and changed over several decades. This is a fiscally prudent course and provides the services as they are needed. Subsequently, the facilities operated by the municipality, except in a few instances, are sufficient for the needs of residents. Several recommendations, however, are included for future planning efforts by the municipality.

- Elevate, relocate or flood proof key municipal facilities above the Borough Base Flood Elevation and ensure that the facilities are well integrated, easily accessible and attain a visible connection with the community.
- Work closely with the Emergency Service organizations including the Oceanport First Aid and Rescue Squad, the Oceanport Hook and Ladder Company and the Port-Au-Peck Chemical Hose Company to examine options for relocation of the facilities out of the flood hazard area or the implementation of flood resiliency measures.
- Update and follow a yearly Capital Improvement Plan that identifies needed capital improvements in critical public facilities that focuses on improving resiliency.
- Encourage the Borough to prepare an Operations and Maintenance manual for all Borough owned land, structures and facilities.
- Institute a Borough survey of indoor recreational facilities, their capacity, and current and future demand for alternative amenities. This might be accomplished through the Township's newsletter or website.
- Bolster energy infrastructure through the purchase and placement of emergency generators for all critical facilities and emergency shelters.
- Install gates at bridge locations so as to prevent through traffic during flood events or other hazardous conditions.
- Capital improvements to public water access areas are necessary to encourage additional community use of this amenity including parking for vehicles and bicycles, Kayak launch facility and seating areas.
- Provide capital improvements to Maria Gatta Park including shade tree and general plantings, improved soccer fields, seating areas and an exercise trail.



FEMA 2013 ADVISORY BFE

Existing Community Facilities

LOCATION: Oceanport Borough, Monmouth County, NJ
DATE: 2016

Study Area

1

Critical Facilities

Special Flood Hazard Area

0.2% Annual Flood Chance

0 1,920 Ft

Clarke Cation Hintz

Architecture

Planning

Landscape Architecture

LEGEND

Study Area

Special Flood Hazard Area

Number	Name
1	Maple Place School
2	Wolf Hill School
3	Municipal Building
4	Port-au-Peck Fire House
5	Oceanport Department of Public Works
6	Old Wharf House Community Center & Temporary Municipal Building
7	Community Center / Library
8	Oceanport Hook and Ladder Fire House
9	Oceanport First Aid and Rescue Squad
10	Oceanport Police Department



APPENDICES

COMMUNITY INPUT RESULTS

MASTER PLAN POLICY RECOMMENDATIONS SCHEDULE

Top 3 Reasons Why Oceanport is "A Great Place to Live"

Beautiful

Small, tight knit community.

Close to beach

Proximity to water (3)

Great school system

Monmouth Park

Good place for boating

Good place to raise kids

Small town feel (4)

Good geographical location
Convenient to other areas/
communities

Close to mass transit
• Trains
• Ferries
• Buses

BOROUGH OF OCEANPORT

Top 3 Issues/Challenges

COMMERCIAL DISTRICTS	LAND USE	TRANSPORTATION	COMMUNITY FACILITIES	FLOOD MITIGATION	ENVIRONMENTAL/ CULTURAL RESOURCES	RESIDENTIAL NEIGHBORHOODS
Loss of Ft. Monmouth employees to support business	Redevelopment of Fort Monmouth	Not very walkable - Pedestrian Access-to Community Facilities	Borough Hall Location that has good access for bikes and pedestrian	Flood gates are appropriate (3)	Protect public access to water (continue to make more of a focus)	Elevated homes should have/be aesthetically pleasing
Walkways/ Pedestrian friendly	Traffic congestion	Bike lanes on Monmouth Blvd. from Myrtle to Bridge	Better maintenance of Marka Gatt to soccer fields.	Shoreline protection (3) • No Buildings	No duck hunting in residential areas	Age Restricted Affordable Housing for seniors
Aesthetics	Coffee shop	More info on Transit Services	Borough Hall central access is preferable	Need more higher ground parking during the storm	Clean up Mazza Site and Foglia Forest site	
Mixed-use is good if filled.	Lake Park	More pedestrian and bike friendly	Borough Hall make sure it has visibility and easy access. No fencing feel like part of the community	Generators are important • Public • Private	More public access to water • Parks/parking • Bike facilities • Kayak	Single-family homes
Coffee shop	Lundcheonette	Vehicular Circulation Congestion Safety (Speed Limit)	No new schools, renovate existing	Green Infrastructure • Rain Gardens • Reduced Impervious Coverage • Berms		
Adult Recreation Room	Bike path on Oceanport Ave. and Ft Monmouth (531) tie into other towns.	Need curbs Streets redone Borough Roads	Facility for larger meetings	Land Swap	More character for parks- Marka Gatt to park • Benches • Plantings	Increased Age Restricted as to not impact schools.
Pontoon Causes	Convert Gatt to Park into a shaded community park	Mass transit available -year round with stops at Monmouth Park	Temporary Emergency Shelter (5) • Showers • Pet Facilities			
Jitney Route	Train station Ft Monmouth/ or Seasonal Shop	Public transit- None available electric buses to other train station.				
No 3 story buildings.	Compost Area	Regional Trail • Seniors • Locals	New School K-8 (New School Facilities)	More natural shorelines Reduce bulkheads structures		
Art and Craft Center/Business		More bike lanes (3)	Cultural Center	Protection of wetlands for flood storage	Exercise Track	Cluster Housing (Max 2 BR)
Business Offices/ Lawyers	Band shell/ Outdoor Theater	Traffic on Main & Monmouth during truck days rush hour	Looking for sports- Indoor Complex			
Medical Offices (St Barabaras) Dental/Optical	Walking track	Bike path through woods & bike access to school/Beach	Library can be improved facility	Buyout Flood hazared property (Blue Acres)	Toxicity of Fort Monmouth- Underground H2O contamination.	
Waterfront Enrichment	Bike path from Myrtle to Shrewsbury	Get rid of curb slow down at Comanche & Port Au Peck	Elevate or relocate Borough Hall out of the Flood Hazared Area.	Shrewsbury Run dredging	Pay attention stormwater runoff • Pay attention to stream habitat	Larger lot sizes (Min acre)
Tax Incentive to owners so they decrease rent.	Protected bike lanes on Monmouth Blvd. to Patten Ave.					
Development tax after building 90% complete, increased each year stores are vacant.	Open Space • Parks • Public Access • Green Infrastructure	Traffic congestion from residential development on Monmouth.				

BOROUGH OF OCEANPORT

Monmouth Park

PARKING STRUCTURE Multi-Family Residential STREETSCAPE

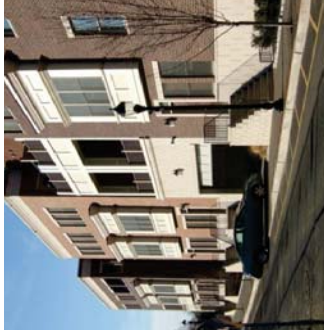


CAN YOU IMAGINE PARKING AS ANOTHER USE? IF SO, WHAT?	
Horse Racing	12 Votes
Concert Venue	14 Votes
Hotel	11 Votes
Water Park	8 Votes
Imax Theater	9 Votes
Ice Rink Complex	8 Votes
Wedding Chapel	9 Votes
Residential Uses	0 Votes
Retail	5 Votes
Other	<div><div><ul style="list-style-type: none">Vet SchoolCasino GamingWedding CateringGre-U-LikeMinor League Baseball</div><div><ul style="list-style-type: none">Sports Recreation Complex4-H EquestrianEquine AgricultureUrgent Care</div></div>



ARE YOU COMFORTABLE WITH HAVING A PARKING STRUCTURE IN LIEU OF SURFACE PARKING?

Yes



ARE YOU COMFORTABLE WITH HAVING MULTI-FAMILY RESIDENCES OR TOWNHOUSES?

No



ARE YOU SATISFIED WITH THE STREET CHARACTER?

Yes: 8 votes
No: 6 votes







ARE YOU SATISFIED WITH THE STREET CHARACTER?

Yes: 6 votes
No: 8 votes

TOP 3 ISSUES/CHALLENGES				
Continued traffic management needed (2)	Should be a year round venue (3)	Encourage Enterprise	Veterinary School Connection to Monmouth University	
OP Avenue Realignment - Cut off from downtown	Ag/Equestrian Entertainment (Realigning Airport example)	Concern about future sale & reuse. Would racing & entertainment continue?	Entertainment	
Noise Control (Route 36)	Use a standard OEM Model for local OEM operations.	OEM has no use for track	Gambling should be permitted sports betting & casino support other uses	
Retail	Aesthetically pleasing limited impact (visual) on adjacent residents and motorists	Connect to waterfront & downtown (3)	Concern about racing industry (increased parking) Concern about regional casinos & change in market	

BOROUGH OF OCEANPORT

East Main Street

East Main Street				
FLOOD GATE	BERM	ELEVATED STRUCTURE	4 STORY	MIXED USE
				
WHAT USES WOULD YOU LIKE TO SEE LOCATED ON EAST MAIN STREET?	HOW WOULD YOU LIKE TO SEE RESILIENCY MEASURES INCORPORATED INTO BUILDING DESIGN?			
<ul style="list-style-type: none">• Rain Gardens• Bar• Maintain Collectors & Storm Drains• Coffee/Bagel Shop• Dry Cleaner• Ice Cream Shop• Jitney Bus between community destinations• Restaurants• Open Space on Bridgewater St. (or everywhere)	No	Yes	No	Yes
			WOULD YOU BE COMFORTABLE WITH 4 STORY BUILDING HEIGHT?	WOULD YOU BE COMFORTABLE WITH MIXED-USE DEVELOPMENT HAVING COMMERCIAL ON THE 1ST FLOOR AND RESIDENTIAL/OFFICE ON THE UPPER FLOORS?

TOP 3 ISSUES/CHALLENGES							
Vacancies (2)	No public space	Too much commercial over saturated	Nicer buildings	Medical Facilities <ul style="list-style-type: none">• Dentist• Optical• Walk-in	Safe bike routes	Flooding	
Rents too high need incentives	Promote independent businesses instead of franchises.	Parking in the back	Roads may not accommodate additional businesses.	Low insurance, accounting, travel agency, real estate, etc.	Move first aid squad	Flood plain (move everything 2)	

2016 Master Plan Recommended Plans and Policies			
Master Plan Element	Recommended Policy	Principle Category	Priority
Land Use Plan	Diversify the tax base structure and encourage vibrant businesses through the adoption of zoning and/or redevelopment plans that expand the variety of non-residential permitted uses.	Economy & Society	HIGH
	Provide residential infill development and redevelopment that is sensitive to the scale and character of the surrounding residential homes in order to prevent a visual intrusion in the neighborhood through appropriate zoning regulations and design standards specifically addressing the impact of elevating buildings within the flood hazard areas.	Economy & Society	
	Consider undertaking an investigation of the East Main Street/Village Center District to determine if this area meets the Area in Need of Rehabilitation or Redevelopment criteria as provided in the NJ Local Redevelopment and Housing Law.	Economy & Society	
	Provide for a diverse network of medical and educational uses through zoning.	Health & Well Being	
	Coordinate with other government agencies regarding land use decisions including the Fort Monmouth Economic Revitalization Authority and New Jersey Sports and Exposition Authority.	Leadership & Strategy	
	Provide for a range of employment opportunities through zoning techniques that attracts dynamic small, medium and large businesses.	Health & Well Being	
	Support education opportunities and uses that provide skills training, business support and personal/business finance through the adoption of zoning that permits educational and business support uses in appropriate non-residential districts. Partnerships with Brookdale Community College's satellite facility in Long Branch and with the Monmouth County Vocational School District may provide additional advantageous opportunities.	Health & Well Being	
	Incorporate Crime Prevention through Environmental Design (CPTED) principles into the Borough's land use regulations.	Economy & Society	
	Evaluate zoning and design standards for the East Main Street Area to promote a more efficient use of land and diversify businesses within the Village Center.	Economy & Society	
	Provide flexibility of bulk standards for properties within the flood hazard areas. An example would be permitting a reduction in lot width and lot setback where it is appropriate to elevate a structure to permit parking beneath.	Infrastructure & Environment	
	Consider resiliency measures such as flood barriers for use in all districts.	Infrastructure & Environment	

Master Plan Element	Recommended Policy	Principle Category	Priority
Land Use Plan	Conserve, recapture and revitalize environmental assets through the adoption of regulations that protect natural shorelines such as a Shoreline Buffer Conservation Zone and regulations and the creation of incentives for the conversion of hardened flood protection structures to living shorelines.	Infrastructure & Environment	HIGH
	Density reallocation: Explore retreat strategies such as acquisition and non-contiguous cluster zoning as mechanisms to preserve open space in the flood hazard area and areas susceptible to sea level rise.	Infrastructure & Environment	
	Adopt/Install man-made flood storage, reduction and protection standards including green infrastructure techniques into design guidelines and create an incentive program to promote the installation of green infrastructure such as downspout disconnection, rain gardens, bioswales, permeable pavers, green roofs, tree cover, living shorelines.	Infrastructure & Environment	
	Examine existing design guidelines to ensure any barriers to green infrastructure and low impact development are removed.	Infrastructure & Environment	
Housing Plan	Provide a variety of housing types and unit sizes, affordable to households with a ranging of incomes, including workforce housing, particularly within walking and biking distance of transit, service centers and employment centers.	Health & Well Being	HIGH
Circulation Plan	Prepare a Circulation Element that emphasizes multi-modal connections to provide opportunities for active lifestyles and connections to important community public and private elements.	Economy & Society	HIGH
	Provide a mass transportation network providing connections between people, community facilities and services.	Infrastructure & Environment	
	Determine the feasibility of providing a community shuttle bus/jitney route within the Borough to serve the needs of the community and research funding options for a community shuttle bus/jitney transportation option.	Infrastructure & Environment	
Utility Plan	Identify basic services such as roads and bridges and sewer and water utilities which may be at risk during natural disasters and plan for its protection, resilience and adaptation through relocation or other means within a Utilities Element of the Master Plan.	Health & Well Being	MEDIUM
Communities Facilities Plan	Provide gates that lock on all bridges for use during declared emergencies.	Health & Well Being	HIGH
	Ensure emergency shelter locations are resilient to flooding through elevation, relocation or other flood proof measures.	Health & Well Being	

Master Plan Element		Recommended Policy		Principle Category	Priority
Communities Facilities Plan		Identify capital improvements for all public facilities including providing back-flow preventers on all stormwater outlets to improve local resiliency.		Infrastructure & Environment	HIGH
		Encourage the Borough to prepare an Operations and Maintenance Plan for all public structures and facilities.		Infrastructure & Environment	
Recreation Plan		Prepare a Municipal Public Access Plan as a mechanism to protect public access to community waterways.		Economy & Society	MEDIUM
		Prepare a comprehensive plan which will address the wide variety of recreation needs of the Oceanport residents.		Economy & Society	
		Evaluate the conditions of existing park and open space facilities and prepare an analysis to inform the capital improvement plan.		Economy & Society	
Historic Preservation Plan		Preserve, celebrate and create links between the cultural and historic heritage assets including Fort Monmouth and Monmouth Park with the creation and adoption of a Historic Preservation Element of the Master Plan.		Economy & Society	MEDIUM
Stormwater Management Plan		Implement recommendations from the 2009 Stormwater Management Plan.		Infrastructure & Environment	MEDIUM
		Advocate and coordinate for Monmouth County to develop enhanced regional stormwater management and flood strategies for implementation across all jurisdictions.		Leadership & Strategy	
Recovery Plan/Ordinances		Prepare a Recovery Ordinance that provides mechanisms to establish lines of responsibility, post-disaster rebuilding building and land use regulations, permitting process, value thresholds for rebuilding and temporary housing placement and design criteria.		Health & Well Being	HIGH
Management Policy		Create a streamlined development review process to remove barriers to economic development.		Economy & Society	HIGH
		Participate in regional planning efforts to reduce storm surge from the Shrewsbury River.		Leadership & Strategy	ON-GOING
		Ensure efficient delivery of public services through interlocal agreements and regionalized services.		Leadership & Strategy	ON-GOING
		Encourage municipal efforts and initiatives in FEMA's Community Rating System (CRS) to improve Oceanport's rating and achieve greater insurance rate reductions including the adoption of ordinance and policy updates.		Leadership & Strategy	ON-GOING

Master Plan Element		Recommended Policy		Principle Category	Priority
Management Policy		Promote innovative public outreach mechanisms on a regular basis to provide information on important community issues and receive valuable input.		Leadership & Strategy	MEDIUM
		Educate residents and businesses about the impacts of flooding and sea level rise, such as identifying interactive flood and sea level rise mapping for community use.		Leadership & Strategy	MEDIUM
		Implement a municipally led green infrastructure education and incentive program.		Leadership & Strategy	MEDIUM
		Implement a GIS-based system to track permits, approvals, determination of substantial damage, etc. in order to best track flood mitigation, resilience and adaptation efforts.		Leadership & Strategy	MEDIUM
		Analyze the Borough's enforcement procedures to ensure construction is consistent with land use, zoning and construction code regulations.		Leadership & Strategy	MEDIUM
		Perform a yearly review of zoning and design regulations and variance decisions from the Planning/Zoning Unified Board.		Leadership & Strategy	ON-GOING
		Perform a yearly review of the Master Plan to guide the Borough's strategic and capital improvement planning process and identify any needed zoning changes.		Leadership & Strategy	ON-GOING
Emergency Operations Plan		Increase opportunities for communication modes for emergency preparedness with an emphasis on social media platforms.		Infrastructure & Environment	MEDIUM
Capital Facilities Plan		Create an updated five-year Capital Facilities Plan to identify municipal capital investments necessary to implement the recommendations from the Master Plan including those that will enhance the Borough's flood infrastructure.		Leadership & Strategy	HIGH