

Point Pleasant Beach Open Space and Recreation Plan

Borough of Point Pleasant Beach Ocean County, New Jersey

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*The original of this document has been signed
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1.0 EXECUTIVE SUMMARY

An Open Space and Recreation Plan (OSRP) is defined by the Green Acres Program section (New Jersey Department of Environmental Protection) as “...*a local government’s vision of open space and recreation. It should establish a philosophical and practical justification for the protection and preservation of open space and recreation opportunities. An OSRP provides a framework for implementation.*”

This plan, which has been prepared in accordance with the guidelines and requirements of the New Jersey Green Acres Program, consists of: the guiding concepts of the Point Pleasant Beach Open Space and Recreation Plan; an inventory of existing open space and recreation facilities; a recreational and open space needs analysis to determine the amount of land required; and an action plan focused on conservation of existing open land available for preservation. The primary intent of the OSRP is to maintain lands utilized for recreation and conservation purposes, and preserve existing natural resources, greenways and environmentally sensitive land.

Since the Borough’s 2007 OSRP, Point Pleasant has acquired many of its identified targeted properties. This OSRP update proposes the expansion of existing recreational amenities, identifying potential ocean, lake, and river-front connections and access points, protecting sensitive watershed and beach environments, upgrading public amenities, preserving historic properties, and adding indoor facilities for residents and visitors’ enjoyment to meet their open space and recreation needs.

This OSRP has also been prepared in conformance with the New Jersey State Development and Redevelopment Plan, the New Jersey Open Space and Outdoor Recreation Plan, and all local and County planning requirements. In addition, this Plan has been adopted as an element of the Borough’s Master Plan.

2.0 INTRODUCTION AND BACKGROUND TO PLANNING

Introduction

Point Pleasant Beach, which lies at the top of the Inland Waterway, is a quaint seaside community that provides unique visual and active recreation opportunities to residents and a significant visitor population. It is a place to swim, fish, relax, and get close to nature, regardless of the season. It is also a place that is under significant developmental pressures that could threaten public access and use of its ocean, lake and river-fronts. As such, the community’s philosophy is to preserve its current ambiance, views and wildlife areas; maintain and improve existing access levels, both municipal and private; to recreation areas, beaches and waterways; and promote municipal purchase of for-sale private properties that are suitable for recreation, public access or conservation purposes.

Additionally, the Borough, which lies along the Atlantic flyway, is considered an environmentally sensitive area due to its beach, three coastal lakes, riverfront, waterways, marshes and wetlands. It

is part of the Monmouth and Barnegat Bay Watershed Management Areas. As continued redevelopment and overuse occurs, the Borough risks degradation of its local environment, watersheds, natural resources and wildlife habitat.

This Open Space and Recreation Plan (OSRP) has been prepared to help guide future open space acquisitions and recreational development in Point Pleasant Beach Borough. It has been prepared in conformance with the New Jersey Green Acres requirements for Planning Incentive Grants and other funding programs.

Regional and Local Setting

The Borough of Point Pleasant Beach is a popular beach resort community located along the Central Jersey shore, and comprises 1.72 square miles (or 1,100 acres). The Borough is located at the northeastern tip of Ocean County, and is one of thirty-three municipalities in the county. The Manasquan River and the Atlantic Ocean form the Borough's northern and eastern border respectively; to the west of Point Pleasant Beach is Point Pleasant Borough, and the Borough of Bay Head lies to the south. Major destinations such as Atlantic City, New York City and Philadelphia are approximately a one hour driving distance from the Borough.

Point Pleasant Beach is primarily a seasonal, beach community, with an estimated population of 4,604 residents.¹ The Borough is mainly comprised of low-density single-family residential housing with higher density residential developments such as townhomes and condominiums mixed in between. There is a concentration of marinas and related commercial development along the Manasquan River. Ocean Avenue extends the entire ocean frontage and serves as the main strip for beach goers and visitors. Arnold Avenue and Broadway are the Borough's main commercial corridors lined with neighborhood businesses, services and offices.

State Highway Route 35 extends through the Borough in a north-south direction and provides access to the Garden State Parkway and points north via State Highway Route 34. County Route 604 (Bay Avenue) is a north-south collector road, and County Route 633 (Arnold Avenue) is an east-west arterial road. There is a NJ Transit Station located on Arnold Avenue that provides direct commuter access to Penn Station, New York via the North Jersey Coast Line.

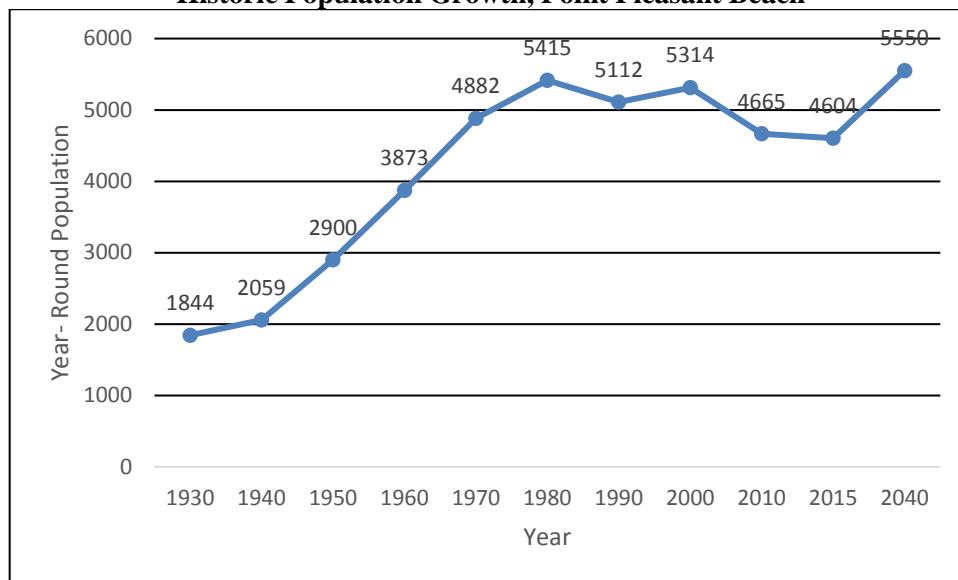
Hurricane Sandy, which struck the Jersey Shore on October 29, 2012, did extensive damage to many homes, the boardwalk, the bathhouse and the public restrooms at the boardwalk and Inlet. Many of the damaged older homes have now been replaced with new taller and larger homes, which are primarily second homes. A significant number of homes have been lifted to conform to FEMA guidelines. The Borough fully replaced the boardwalk in 2013, built a new public restroom at the Inlet in 2016 and restored the heavily damaged bathhouse in 2017. Despite the new home construction, the Borough has not experienced an increase in year-round population. However, summer tourism immediately rebounded in 2013 placing the same historic demands on public amenities and open space.

¹U.S. Census Bureau Annual Population Estimates, 2015.

Population

In 1930, Point Pleasant Beach had a year-round resident population of 1,844 residents. For the next fifty years, the Borough’s resident population continued to grow - more than doubling by 1960, from 1,844 in 1930 to 3,873 in 1960. By 1980, its population peaked at 5,415 people. Following, in 1990, the population dipped to 5,112, and since then has fluctuated, increasing to 5,314 in 2000, and decreasing to 4,665 in 2010. In 2015, the Borough’s estimated population decreased even further to 4,604. However, the North Jersey Transportation Planning Authority (NJTPA) forecasts the population of the Borough to increase to 5,550 by 2040.

Figure 1
Historic Population Growth, Point Pleasant Beach



Although the Borough’s year-round resident population is less than 10,000, the population significantly expands during the summer months when thousands of daily visitors and summer residents frequent Point Pleasant Beach’s boardwalk, beaches, fishing areas, restaurants, hotels/motels, and shops. The summer residential population is estimated at approximately 7,266, which represents a 56 percent increase over the year-round residential population of 4,604.

Exactly how many people visit the Borough during the summer months is difficult to measure, however using methodology detailed in the Point Pleasant Beach Master Plan (1992) the estimated peak day summer seasonal population for Point Pleasant Beach is approximately 32,655 tourists per day. Estimating daily visitors based on existing public parking spaces and an average number of visitors per vehicle, a much lower estimate of 13,500 tourists per day is calculated.

Existing Land Use

The dominant land use in Point Pleasant Beach is single-family residential. While two-family and other multi-family dwellings are mixed in between the single-family homes, they are not as prevalent as single-family residential uses. Recently, the Borough has been experiencing increased development pressure. As a result, the Borough's landscape has been changing, and a trend has emerged to convert smaller and in many instances seasonal homes to larger year- round homes, and an increase in residential density with condominiums and townhouses on larger parcels. Apartments and multi-family buildings are mainly found at the southern tip of the Borough, at the inlet and boardwalk, and on Ocean Avenue between Atlantic and New Jersey Avenues.

From 2000 to 2015, a total of 254 (NJ Department of Community Affairs Construction Reporter) building permits for housing units have been authorized, 235 of those for new construction. Almost all authorized residential building permits have been for one (1) or two (2) family homes, with the exception of two (2) building permits, one issued in 2005 and one in 2013 for residential units as part of a mixed-use development. From 2000- 2012, the number of building permits issued per year fluctuated peaking in 2001 with 28 units and 2005 and 2006 with 18 and 20 units, respectively. However, following Hurricane Sandy the number of building permits for housing units spiked, with 39 authorized in 2013, followed by 25 in 2014, and 20 in 2015.

Commercial uses exist in many forms, including marine commercial, resort commercial, tourist commercial uses, neighborhood commercial, and highway retail. Marine commercial uses specifically serve the commercial fishery industry and are located near the Manasquan Inlet. Resort commercial uses, such as real estate offices, beaches and pavilions, retail shops, and hotels/motels are located along Ocean Avenue and the boardwalk. Commercial uses targeted towards the tourist industry can be found along Broadway, Inlet Drive, and Channel Drive and include marinas, restaurants, hotels/motels, and other non-retail uses. Neighborhood commercial uses are found within the Arnold Avenue business district with hotels/motels near the beach. The Route 35 corridor is lined with mostly retail businesses.

Open space and parks in the Borough include Little Silver Lake, Lake Louise, Lake of the Lillies, Pleasure Park, Liberty Park, and the Arnold Avenue Recreation Fields.

Because there are no specific zoning districts in the Borough to permit manufacturing and industrial uses, those that exist are scattered and few in number, located primarily along the Route 35 highway commercial corridor.

Open Space Tax

In 2005, the Borough voters approved a dedicated open space tax of one cent (\$0.01) per one hundred dollars (\$100.00) assessed value to provide a steady source of funding to acquire

property or easements in the Borough for the purposes of active recreation, passive recreation, conservation, historic, and water quality protection.

3.0 GOALS AND OBJECTIVES

It is the intent of this Plan to serve as a guide for the acquisition and maintenance of land for open space and recreational purposes to increase the Boroughs residents' quality of life and maintain Point Pleasant Beach as a desirable coastal community. The goals of the Open Space and Recreation Plan, developed in accordance with the Borough Open Space Committee, are as follows:

Goals

- Describe the open space, conservation and recreation needs of the Borough.
- Promote public access, including visual access, to open space areas including beaches, waterways and lakes.
- Promote conservation of the Borough's limited open space.
- Promote preservation of the Borough's limited historic sites.
- Promote the upgrade and expansion of existing recreation facilities, and provide new recreation facilities to meet the diverse needs of the Borough residents and visitors.
- Improve pedestrian / bicycle routes within the Borough.

Objectives

The objectives of the Open Space and Recreation Plan are to:

- Create a methodology for the evaluation of acquiring specific properties.
- Develop a list of potential property acquisitions and facility improvements that would meet the goals of the Borough's Open Space and Recreation Plan.
- Identify grants and funding opportunities from local, county, state, federal, non-profit organizations, private gifting and other funding sources.
- Encourage acquisition of land for open space conservation, public access, active and passive recreation and historic preservation using local, county, state, federal, non-profit grants, private gifting and other funding sources.

- Improve existing recreation facilities at municipal parks, inlet fishing areas, the boardwalk and other public properties.
- Develop additional active and passive outdoor recreation opportunities throughout the Borough.
- Encourage walking and bicycling with strategically placed benches, restroom facilities and bike racks as a means of getting around and enjoying destination areas around town.
- Improve public viewing, access and use of natural waterways and lakes.
- Identify future properties and sites for a community center.
- Identify and prioritize historic properties and sites for preservation and future multi-use.
- Pursue opportunities for conservation, recreation and preservation with adjoining communities.

Policies

The following policies are in effect or are soon to be implemented supporting our Open Space and Recreation Plan:

- One Cent (\$.01) tax for Open Space implemented by Ordinance 2005-39;
- Establishment of an Open Space Committee by Ordinance;
- Utilize NJDEP Green Acres Planning Incentive Grant Program to help leverage the town's financial resources with State and County to satisfy the demand for more open space and passive/active recreation.
- Support the acquisition, conservation, and development of ocean, lake, and river-front properties for open space and recreation purposes, which will ensure access to, and viewsheds of the beach and ocean, river, and lakes while protecting natural habitats, and the integrity of their adjacent residential areas.

4.0 OPEN SPACE AND RECREATION INVENTORY

Section 4.0 documents the existing public and private open space and recreational resources in Point Pleasant Beach Borough. The facilities discussed in this section are indicated in the table below, and graphically shown on Map 1 "Point Pleasant Beach Borough Open Space and

Recreation Facilities.” A Recreation and Open Space Inventory (ROSI) is a listing of all parcels held by a municipality for recreation and conservation purposes, and has been included in Appendix A of this Plan.

Existing Parks and Recreation Facilities Summary, 2017
Borough of Point Pleasant Beach, Ocean County, NJ

Jurisdiction	Size (Acres)	Percentage
Federal	2.1	1.0%
State	36.33	19.83%
County	33.86	18.48%
Municipal	45.95	25.08%
Private Beach	42.10	22.98%
School properties	22.9	12.5%
Grand Total	183.24	100%

Federal

The historic U.S. Coast Guard Station “Manasquan Inlet” is located on the south side of the Manasquan Inlet in Point Pleasant Beach Borough. The U.S.C.G. Station was constructed in 1936 to replace the Manasquan, Bay Head, Mantoloking, Chadwick Beach and Toms River Stations. Historic preservation of the building is a priority of the Borough if the property were to be excised by the federal government, and become available to the Borough.

Additionally, the U.S. Army Corps of Engineers maintains a narrow piece of land (Block 80, Lot 4) that extends from Block 180, Lot 2 along the Manasquan Inlet, into the Atlantic Ocean. It serves as a protective barrier/jetty for the beach and inlet.

SUMMARY OF FEDERAL OPEN SPACE / RECREATION HOLDINGS

Name	Location	Block/Lot	Size (Acres)	Amenities	ROSI	Active / Passive
US Coast Guard Station	24 and 61 Inlet Drive	175 / 11; 176 / 21	1.41	n/a	N	n/a
Jetty / US Army Corps of Engineers	Jetty Ct	180 / 4	0.69	n/a	N	n/a
Sub-total	-	-	2.1	-	-	-

State of New Jersey

The State of New Jersey holds approximately 36 acres of land in Point Pleasant Beach. Lake Louise accounts for more than half of the state holdings and is used for boating and kayaking. Lake Louise was dredge in 2009, utilizing municipal funding. Better public access to the lake is also sought. The remaining state-owned land, consisting of 13 acres, includes Rickover Park, an undeveloped park area located at the junction of Routes 35 and 88, an undeveloped area under the Route 35 bridge, which spans over the Manasquan River, and other parcels that are either isolated by roadways, and/or wholly or partially undeveloped, open fields.

SUMMARY OF STATE OPEN SPACE / RECREATION HOLDINGS

Name	Location	Block/Lot	Size (Acres)	Amenities	ROSI	Active / Passive
Rickover Park	100 N. Route 35	114 / 9; 117 / 1	3.17	None	N	P
Lake Louise	--	127 / 1	22.89	Boating, kayaking	N	P
n/a	1606 N. Route 35	13.01 / 8.03	1.5	n/a	N	n/a
n/a	521 Sea Ave.	13.08 / 1	1.3	n/a	N	n/a
n/a	1613 N. Route 35	13.09 / 1	0.96	n/a	N	n/a
n/a	501 Sea Ave.	13.10 / 1	0.06	n/a	N	n/a
n/a	N. Route 35	11.03 / 1	0.25	n/a	N	n/a
Route 35 embankment	N. Route 35	185 / 1; 184 / 1	6.2	n/a	N	n/a
Sub-total	-	-	36.33	-	-	-

Ocean County

Gull Island County Park and Conservation Area is located on the Manasquan River in Point Pleasant Beach and totals approximately 49 acres. Most of Gull Island is only accessible by boat and primarily serves as an island conservation area for animal and plant species. There is a small recreational area (+_1 acre) located on Broadway in Point Pleasant Beach where visitors and residents are permitted to fish and picnic along the river.

SUMMARY OF COUNTY OPEN SPACE / RECREATION HOLDINGS

Name	Location	Block/Lot	Size (Acres)	Amenities	ROSI	Active / Passive
Gull Island County Park and Conservation Area	Wills Hole Thoroughfare	182 / 1	32.17	Undeveloped, no public access	Y	P
	419 Broadway	174 / 10	1.23	Fishing, picnic tables	N	A
Railroad ROW	N Route 35	183 / 1	0.46	n/a	N	n/a
Sub-total	-	-	33.86	-	-	-

Municipal

Point Pleasant Beach owns several active and passive recreation parcels which are described in detail below. Since the Borough's last OSRP in 2007, Point Pleasant Beach has been quite active in acquiring three (3) significant properties, two (2) at the Manasquan Inlet recreation area and one (1) with a bathhouse and parking at the beach front. It has also invested significant funds to upgrade the Little League field, dredge its three (3) lakes and restore one (1) shore line. The following 22 properties have been listed on the Borough's ROSI, and are identified on Map 1.

1. The *Little League Field (Arnold Avenue)*, located on Arnold Avenue, consists of 4.45 acres. It contains four fields of one each- softball, majors baseball, minors baseball, and tee-ball/coach pitch. In 2012, the Borough made significant improvements to the Little League Field including drainage upgrades, playing field reconfiguration and fencing. In 2017, siding and repairs were done to the club house.
2. *Bicentennial Park*, 0.25 acre, is a small neighborhood park located on Arnold Avenue adjacent to the larger Arnold Avenue Recreation and Little League Fields. Liberty Park contains a gazebo.
3. The *Bird Sanctuary* is located on the southeast corner of Lake of the Lillies. It is 0.86-acre parcel that serves as a natural, undisturbed habitat for various bird, animal and plant species.
4. *Delaware Avenue – Open Space*, part of Block 8, Lot 1, exists as a conservation easement and consists of less than one acre of wholly undeveloped open space.
5. *East Avenue – Open Space*, part of Block 9, Lot 2, is a conservation easement. It consists of less than one acre of wholly undeveloped open space, and is adjacent to the Maryland Avenue public beach.
6. *Lake of the Lillies Bank and Water Area* is owned in part by individual homeowners and the Borough. The lake was dredged in 2010/2011. Bank stabilization and re-vegetation was done in 2016 to restore the natural wildlife habitat. Better public access is also sought.
7. *Little Silver Lake and Surrounding Area* contains a Veteran's Memorial, parking lot, and a band shell that is used for summer performances. The lake was partially dredged in 2014 and a full dredge is scheduled for 2017. The lake, like Lake of the Lillies, requires bank stabilization and re-vegetation to restore the natural wildlife habitat. Better public access is also sought.
8. *Maryland Avenue – Open Space*, part of Block 8, Lot 4, exists as a conservation easement, and consists of less than one acre of wholly undeveloped open space.
9. *Maryland Avenue Public Beach*, located near the municipal border of Bay Head, is 1.03 acres.
10. The *Municipal Boardwalk* stretches approximately 1 ½ miles, from Broadway to Carter Avenue along the Atlantic Ocean coast. From Broadway, south to New Jersey Avenue is

a constructed boardwalk, and is approximately 0.86 miles long. From New Jersey Avenue, south to Carter Avenue is an additional one block of the municipal boardwalk, that exists as an undeveloped right-of-way. An additional section of the municipal boardwalk is constructed as a boardwalk easement of approximately 25' wide and 500' long that stretches north from Broadway to the Manasquan Inlet.

11. The *Neighborhood Park (Newark Avenue)* is a small pocket park with playground equipment, 0.14 acres is size, and located where Newark Avenue dead-ends in the southern portion of the Borough.
12. The *Inlet Drive Fishing Observation Platform* is located in the northern part of the Borough, off of Inlet Drive, approximately 1 acre in size, and contains an observation platform, parking lot, and restroom facilities across Inlet Drive.
13. *Pleasure Park*, located just south of Arnold Avenue Recreation Fields and contains three basketball courts, benches, playground equipment, bocce court, and two tennis courts.
14. *Trenton Avenue – Open Space*, located on Trenton Avenue, consists of less than one acre, and is undeveloped open space.
15. The *Loughran Point Fishing Area*, located in the northern portion of the Borough, off of Inlet Drive, consists of less than half an acre, and contains a memorial statue.
16. The *East Avenue beach access lot* (Block 10, Lots 10 and 11) consists of 0.24 acres of wholly undeveloped land, located along the beach on East Avenue, and has approximately a 10-foot wide access easement. Block 10, Lot 11 has been dedicated as open space by the Borough Council.
17. The *East Avenue Beach Lot* (Block 9, Lot 3.01), located at 1806 East Avenue, consists of less than one acre, and is located adjacent to the Maryland Avenue public beach.
18. The *Chicago Avenue Well Site* property is the site of an old well, and is located at the northeastern corner of the Borough's grammar school.
19. *Risden's Property*, In December 2008, the Borough acquired the former Risden property at 1000-1002 Ocean Avenue. The property is 0.64 acres is located on the southeast corner of New Jersey and Ocean Avenue adjacent to the boardwalk. It consists of a historic design bathhouse and 50 car parking lot that provide public amenities, food concession stand and parking for beach goers.
20. *1 Ocean Avenue* (Block 176, Lot 44, 0.19 acres) is located across from the borough's Inlet Drive Fishing Observation Platform and contains a public restroom, benches and water fountain. The Borough acquired this property in June 2014 as a site for a new public restroom at the Inlet. The previous restroom along the Manasquan Inlet waterway had been washed away during Hurricane Sandy in 2012. The new restroom opened summer 2016.
21. *29 Inlet Drive Parcel*, (Block 174, Lot 1), is wholly undeveloped open space of 0.064 acres and lies between the Inlet Drive Fishing Observation Platform and the Loughran Point

Fishing Area. It joins the two larger municipal properties together into one continuous property along the Manasquan Inlet waterway. The property was acquired by the Borough of Point Pleasant Beach in 2007 and the existing building was removed in 2008, opening an unobstructed view of the Manasquan Inlet.

22. The *Jetty Access Easement* runs from Ocean Avenue east to the northern end of the boardwalk, and is approximately 25 feet wide and 650 feet long.

Additional Municipal Properties / Easements

The *Municipal Building* is located at 416 New Jersey Avenue and contains the Borough's administrative offices.

The *Boardwalk Easement* runs from Broadway north to the Manasquan Inlet, and is approximately 25 feet wide and 500 feet long.

SUMMARY OF MUNICIPAL OPEN SPACE / RECREATION HOLDINGS

Name	Location	Block/Lot	Size (Acres)	Amenities	ROSI	Active / Passive
Little League Field (Arnold Avenue)	406 Arnold Ave	78 / 19	4.39	3 softball fields, 1 baseball field	Y	A
Bicentennial Park	432-434 Arnold Ave	78 / 18	0.25	Gazebo	Y	A
Bird sanctuary	Elizabeth Ave / Ocean Ave	18.04 / 8	0.86	Undeveloped	Y	P
Delaware Avenue – Open Space	Delaware Ave	8 / p/o 1	0.007	Wholly undeveloped lot	Y	P
East Avenue – Open Space	East Ave	9 / p/o 2	0.006	Wholly undeveloped lot	Y	P
Lake of the Lillies Bank and Water Area	--	18.04 / 10; 18.05 / 1	21.7275	Benches	Y	A
Little Silver Lake and Surrounding Area	--	84 / 1	7.035	Veteran's Memorial, band shell, benches, parking lot	Y	A
Maryland Avenue – Open Space	Maryland Ave	8 / p/o 4	0.005	Wholly undeveloped	Y	P
Maryland Avenue Public Beach	Beachfront	1.02 / 1	0.35	Beach	Y	P
Municipal Boardwalk (between Broadway and Carter Avenue)	Boardwalk	n/a	2.57 (0.86 miles)	Restroom facilities, benches	Y	A
	ROW	n/a	2.1 (0.56 miles)	Undeveloped	Y	P
Newark Avenue Neighborhood Park	413 Newark Avenue	21 / 7	0.14	Swings, playground equipment	Y	A
Inlet Drive Fishing Observation Platform	1 Inlet Drive	175 / 32	0.92	Observation platform, benches, parking lot	Y	A
Pleasure Park	401 Forman Ave	85 / 1	2.87	3 Basketball courts, 2 tennis courts, playground equipment	Y	A
Trenton Avenue – Open Space	417 Trenton Ave	78 / 9	0.14	Wholly undeveloped	Y	P
Loughran Point Fishing Area	31 Inlet Drive	175 / 26	0.36	Observation platform, fishing area	Y	A
East Avenue Beach Access Lot	1809 East Ave.	10 / 10 & 11	0.24	Undeveloped lot west of and adjacent to Maryland Ave. Public Beach	Y	P
East Avenue- Beach Lot	1806 East Ave.	9 / 3.01	0.28	Undeveloped beach adjacent to Maryland Ave. Public Beach	Y	P
Chicago Avenue Well Site	300 Yale Avenue	116 / 1.01	0.20	Undeveloped well site	Y	P
Risden's	1000 – 10002 Ocean Avenue	45/ 4 & 5	0.64	bath house, parking, public amenities,	Y	A
1 Ocean Avenue	1 Ocean Avenue	175/ 44	0.19	restroom	TBD	A
29 Inlet Drive	29 Inlet Drive	175/ 31	0.06		Y	A
Jetty Access Easement	-	-	Approx. 650' x 25'	Undeveloped	Y	P
Boardwalk Easement	-	-	Approx. 500' x 25'	Constructed boardwalk	Y	P
Sub-total	-	-	56.10	-	-	-

Privately Held Beaches

There is approximately two miles of privately held beachfront property along the Atlantic Ocean. Public accessibility is provided through daily and season badges purchased from private operators. The largest stretch of privately operated beach is adjacent to the boardwalk which extends from the Manasquan Inlet to New Jersey Avenue. Several of the street ends, including New York Avenue, Washington Avenue, Elizabeth Avenue, and Carter Avenue offer additional points of public access, but are also under private ownership. The remaining lands, as shown in blue on Map II are held under private ownership, and offer no public access to the beach.

SUMMARY OF PRIVATE OPEN SPACE / RECREATION HOLDINGS

Name	Location	Block/Lot	Size (Acres)	Amenities	ROSI	Active / Passive
Private beach (with public access)	Beachfront	--	29.99	Beach	N	P
Private beach (without public access)	Beachfront	--	12.11	Beach	N	P
Sub-total			42.10			

School properties

1. The *G. Harold Antrim Elementary School* (K-8) is owned by the Board of Education, and contains the largest amount of active recreational space in the Borough including a ¼ mile track, a football field and bleachers, a baseball field, a softball field, a soccer field, indoor gym, and other play/field areas. These recreational facilities and athletic fields are shared with the Point Pleasant Beach High School students. Scheduling and spacing conflicts between the Board of Education and municipal facilities have been raised as a concern by the Open Space Committee.

2. The *Point Pleasant Beach High School*, owned by the Board of Education, provides education to students in grades 9-12, and is attended by students from Mantoloking, Point Pleasant Beach, Bay Head and Lavallette. The High School contains a limited amount of recreational space including four tennis courts, indoor gym, and an indoor mini-gym. For other sports, these students must share the recreational facilities at the G. Harold Antrim Elementary School.

It should be noted that both these school facilities are used principally for interscholastic sports and, thus, not readily available for the recreation needs of the Borough residents.

SUMMARY OF OPEN SPACE / RECREATION LAND ON SCHOOL PROPERTIES

Name	Location	Block/Lot	Size (Acres)	Amenities	ROSI	Active / Passive
G. Harold Antrim Elementary School / BOE	401 Niblick St	116 / 1	20.8	¼ mile track, football field and bleachers, baseball field, softball field, soccer field, and gym	N	A
Point Pleasant Beach High School	700 Trenton Ave	73 / 2	2.1	4 tennis courts, gym, and indoor mini-gym	N	A
Sub-total	-	-	22.9	-	-	-

5.0 OPEN SPACE AND RECREATION NEEDS ANALYSIS

The Borough of Point Pleasant Beach is in many ways a typical Jersey shore town with a large influx of summer day visitors, second home residents and seasonal rentals. The added visitors dramatically change the population dynamics and recreation needs of the Borough during the summer months. There are few, if any, large tracts of undeveloped land remaining in Point Pleasant Beach. Therefore, traditional open space acquisition of large tracts is not available. As a result, critical strategies for the Borough include: expansion of existing recreation facilities; maintaining public access and viewsheds to its beaches, river and lakes; protecting environmentally sensitive land; preserving historic properties; and adding indoor facilities for its residents and visitors.

Point Pleasant Beach is an important destination community for many state residents seeking a day at the beach, a stroll on the boardwalk or a place to fish. From early spring to late fall, visitors greatly increase the borough’s population, with an estimated 13,500 to 32,655 visitors daily. Current recreation needs are not being met, and the governing body and its residents feel it is important to ensure future public access to natural resources through municipal acquisition of beach access or waterfront properties when offered for sale.

In addition to the outdoor recreation needs, the Borough does not have adequate gym facilities to meet the increase in youth and girls’ team sports. Additionally, there is a need for municipal indoor meeting facilities to meet the cultural and social needs of all aged residents including the projected increase in senior aged population. Although the Borough’s school facilities contain recreational facilities, they are used principally for interscholastic sports and, thus, not readily available for the recreation and meeting needs of the Borough residents.

The New Jersey Department of Environmental Protection (NJDEP) utilizes two sets of standards to quantify the recreation land needs for each level of government. The standards serve as minimum guides for measuring the effectiveness of recreational open space programs being

implemented by the various public sector levels. The recreation lands needs derived from these two sets of standards represent the amount of land that should be dedicated as public open space with the ability to provide direct public recreation use.

It should be noted that the NJDEP standards focus primarily on “recreational” lands and do not factor in open space protected solely for environmental or agricultural purposes that does not provide for direct public use.² Although non-recreation space may protect important resources such as prime farmland, wildlife habitats, and areas with natural, scenic, cultural or historic features, they are not used for estimating the amount of open space required for recreation purposes.

Acres Per Population Method

The first set of standards, “*acres per population method*,” is used to determine the amount of existing recreation open space needed to meet short term and immediate demand based on current population figures. This method generates higher recreation land requirements as the population increases. The population standard for the municipal level of government is as follows:

Acres Per Population Open Space Standards³

Municipal 8 acres per 1,000 population

Balanced Land Use Guidelines

The second set of standards, “*balanced land use guidelines*,” is used to determine ultimate public recreation goals as a percentage of land area. This approach calculates the recreation open space needs that will result from existing and new development and should be viewed as a long-term goal for public land acquisition. The State of New Jersey has established the balanced land use concept as the most appropriate method for calculating public recreation needs in the state. In contrast to the acres per population technique, the balanced land use approach defines land as a finite resource for which there are other legitimate competing uses. It takes into account the fact that the open space demand is generated by the development of land itself.

The balanced land use approach is based on the amount of *developed* and *developable* land relative to the amount of *non-developable* land. It identifies the proportions of the total land area of the state that should be preserved for state and federal open space and the proportion of developed and developable land within a county or municipality that should be preserved as recreation land by those respective levels of government (see below). These standards assume that municipal and county governments are responsible for providing recreational open space on land suitable for development and that the land is capable of being acquired by the county or municipal government.

² 1994 N.J. Outdoor Recreation Plan, p. 97-98.

³ 1977 N.J. SCORP, p. 172; 1984 N.J. Outdoor Recreation Plan, p. 32.

Land is classified as either developed/developable or undevelopable based on NJDEP criteria. Developed/developable areas include existing development, parks and open space, and vacant land; and exclude federal and state-owned lands, the Pinelands Preservation Area and freshwater wetlands, which make up the undevelopable category. The amount of land in the developed/developable category remains constant regardless of future additions of new municipal or county parks.

Balanced Land Use Open Space Guidelines⁴

Municipal 3% of the developed/developable area of the municipality

Short Term Needs Based on Population Standards

The Borough's 2010 U.S. Census Bureau Population of 4,665 residents was used to analyze the present short-term need for open space in Point Pleasant Beach. The total population was multiplied by the acres per population standard.

For example: $4,665 \text{ (Total municipal population/1000)} \times 8 \text{ (Municipal standard)} = 37.32$ acres of recommended municipally-owned active open space. As indicated earlier, the Borough maintains approximately 21.8⁵ acres of developed or partially developed land for recreation and conservation activities. Based upon the 2010 U.S. Census population figure, the Borough is deficient in the amount of municipally-owned active open space.

It should be noted that summer total residents populations numbers are estimated at 7,266 (excluding daily or weekly tourists), requiring a recommended municipally-owned active open space of 58.13 acres, indicating further indicating a further deficient amount of municipally-owned active open space land in the Borough.

Long Term Needs Based on Balanced Land Use Goals

Using the NJDEP formula, it has been determined that of the 849⁶ acres of land in the municipality, a total of 781.63 acres have been or are capable of being developed. The remaining 67.37 acres of non-developed lands includes Federal, State, and wetlands. It should be noted that the NJDEP standards focus primarily on "recreational" lands and do not factor in open space protected solely for environmental or agricultural purpose that does not provide for direct public use.

⁴ 2003-2007 New Jersey Statewide Comprehensive Outdoor Recreation Plan, prepared by NJDEP Green Acres Program, p. 49.

⁵ This figure does not include school facilities or water bodies as these properties are not generally available for use.

⁶ Total land area was calculated using a parcel boundary created by GIS Department of T&M Associates. Total land area does not include water bodies or roads.

The open space need was calculated by subtracting the minimum acreage standard from the current open space acreage.

Point Pleasant Beach Borough
Balanced Land Use Standard

Jurisdiction	Developed and Developable Acres	Balanced Land Use Standard (% of developed or developable acres)	Open Space Goal	Open Space Acres Provided	Surplus or (Deficit) acres
Municipal	781.63	3%	23.45	21.8	(1.65)

Seasonal Demand

At a minimum, and based on the above-calculations, the Borough’s existing recreational facilities sufficiently serve the Borough’s year-round population. However, the Borough’s population swells during the summer months, placing higher demands on all existing infrastructure and services. The Committee believes that the current amount of existing recreational facilities in the Borough, like its parks and playfields, is not sufficient enough to serve its seasonal population that tours, visits and vacations in the Borough especially during the summer months. This influx of daily tourists and seasonal residents place pressure on, and strains the local recreational amenities including its parks, fields and lakes. It is the intent of the Open Space Committee to accurately approximate the seasonal population so to produce a realistic Open Space goal for Point Pleasant Beach.

Point Pleasant Beach is a seasonal shore town with a significant population increase during the months of May through October. What appears to be, according to census data, a very sparsely populated town, is in fact a very crowded place during this five month summer season. The seasonal population increase is due to peak daily visitors, approximately 13,500 to 32,655, as well as an additional 2,601 people, who occupy residential seasonal/second homes. This summer increase in residential occupancy of approximately 2,601 increases the Borough’s resident population by 56 percent, based on the most recent 2015 Census population estimate. This highly fluctuating population places a significant increase in demand for recreation and open space, and must be considered when determining the Borough’s overall recreation and open space capacity needs. The population table below provides several views of the various populations that reside in and visit Point Pleasant Beach, which create additional demand for recreation and open space capacity beyond the needs of the year-round population.

Exactly how many people visit the Borough during the summer months is difficult to measure. The U.S. Census Bureau only produces data addressing the number of seasonal vacant housing units, and does not capture seasonal population numbers.

⁷ See sub-script 5.

- As indicated in the 1992 Point Pleasant Beach Master Plan, the seasonal population is estimated at seven times the year-round population. Utilizing the 2010 U.S. Census Population of 4,665 residents, the estimated peak day summer seasonal population would be 32,655.
- The Borough of Point Pleasant Beach has approximately 4,500 public parking spaces. If on average, three (3) visitors travel in each vehicle to Point Pleasant, there would be an influx of 13,500 people.

Population by Type	Source	Population
Year-Round Residents	2010 Census Figure	4,665
	2040 NJTPA projection	5,550
Seasonal Residents Estimated	Seasonal homes/rentals w/Average HH Size (1,131 units x 2.3 ppr)	2,601 est.
Total Peak Residential Population	Year Round + Seasonal Residents	7,266 est.
Peak Daily Seasonal Visitors	4,500 parking spaces x 3 ppv	13,500 est.
	4,665 x 7 (master plan estimate)	32,655 est.

Implementing the short-term needs analysis for open space in Point Pleasant Beach, 58.13 acres of municipally-owned active open space is recommended for an average seasonal population of 7,266 visitors. As indicated earlier, the Borough maintains approximately 21.8 acres of developed or partially developed for recreation and conservation activities. Based upon the short-term needs analysis, the Borough would have a significant deficient supply of municipally- owned active open space land.

6.0 RESOURCE ASSESSMENT

Point Pleasant Beach has identified several sites and areas, which have potential for providing open space or recreation opportunities on its OSRP System Map (Map 2).

The Borough’s open space and recreation needs center around acquiring properties to be dedicated to open space and recreational use, ensuring public access to the beach, river and lakes, creating more active and passive recreation opportunities and expanding upon existing resources,

protecting sensitive watershed and beach environments, upgrading public amenities, preserving historic properties and adding indoor facilities for residents' and visitors' enjoyment.

Although the Borough is not greatly constrained or limited in development due to the presence of wetlands, flood hazard areas or critical habitat, the Borough considers its waterfront location as a unique environmental resource in which it would like to preserve and expand upon.

7.0 ACTION PLAN

One of the guiding principles the Open Space Committee has followed is to balance the environment with people's needs. In developing these action items, the committee has sought to balance the need to conserve and protect open space for conservation and preservation purposes with the need to ensure public access, in its broadest terms, to beaches and waterways with a minimal amount of environmental impact. These action items are not necessarily in priority order.

Action Item #1 **BEACH ACCESS**

Ensuring public access to the beach, which is almost all privately owned, is one of the Borough's top priorities to improve and expand upon. As shown on Map 2, the entire beachfront has been targeted by the Borough as potential public access areas through acquisitions of for-sale privately-held land.

Action Item #2 **WATERFRONT ACCESS –LAKE LOUISE**

The municipal street ends at Lake Louise, where Boston Avenue dead-ends at the lake, offer prime development opportunities to provide public access to the lake for fishing, viewing, paddle board and kayak launching. A low impact dock could be built for these purposes at one of the street ends.

Action Item #3 **WATERFRONT ACCESS – MANASQUAN RIVER**

Point Pleasant Beach has extensive river frontage along the Manasquan River, which links to the Inland Waterway and Atlantic Ocean. The Borough has targeted the entire waterfront along Channel and Inlet Drive as potential public access areas through municipal acquisitions of for-sale privately-held land. Municipal acquisition of a riverfront marina or property would ensure public access to the river, fishing, and provide opportunities for passive recreation and viewsapes.

Municipal street ends along the riverfront near Lincoln and Cedar Avenues and Channel Drive provide additional, though limited, development opportunities for passive recreation, fishing, wildlife viewing and/or non-motorized boat and kayak launching purposes.

Action Item #4

POTENTIAL BOARDWALK AND WALKWAY EXPANSIONS

The boardwalk is a highly used year-round recreational amenity. It is approximately one mile long. From the inlet to New Jersey Avenue is one mile of constructed boardwalk - with another short block of undeveloped municipal right-of-way where a boardwalk had existed in the past.

The current boardwalk requires some upgrades to better service the public – public toilets at the south end and some shade structures for protection from the sun.

Southern End of Boardwalk

At the southern end of the boardwalk, the short right-of-way could be used to extend foot traffic from this end of the boardwalk on New Jersey Avenue to New York. Any walkway extension into the right-of-way needs to be done in conformance with the highest environmental standards and regulations while considering storm patterns and wildlife habitat that might preclude the advisability and practicality of redeveloping some of this potentially vulnerable area.

Northern End of the Boardwalk

The Borough has targeted a second opportunity to link the northern end of the boardwalk to Ocean Avenue preferably along the Federal Government jetty or the borough's undeveloped easement along the Manasquan Inlet. This linkage will open pedestrian access between the northern end of the boardwalk, and the municipal Manasquan Inlet Fishing Area. Coordination with the Army Corps of Engineers for their capping of the jetty to permit safe pedestrian use will be required along with consideration to environmental and resident impacts when designing such a linkage. This pedestrian walkway will provide a unique opportunity along the Jersey Shore for residents and visitors to enjoy unobstructed views of the ocean and the top on the Inland Waterway.

Action Item #5

POTENTIAL PARK EXPANSIONS

Additionally, Map 2 identifies a potential expansion area that surrounds the borders of the Arnold Avenue Recreation Area and Little League field on Trenton and Saint Louis Avenues. These lots will provide an interconnection between the Little League fields and Pleasure Park and are potential sites for outdoor recreation or parkland.

Action Item #6

HISTORIC PRESERVATION

Because Point Pleasant Beach remains a quaint beach and commercial fishing community, preserving the nautical ambiance along Channel Drive and historic properties are a priority – particularly the historic Coast Guard Station, were it to be excised by the federal government. As a Borough-owned facility, the building could lend itself as the new location for the town museum that is currently located on the first floor of the municipal building, a meeting space for the Historic Society and the Historic Preservation Commission, a maritime / fishing museum and educational facility promoting healthy watersheds and oceans, a community center for meetings and events especially since the Borough does not have such a center in town, or as a facility to be rented out for functions.

As architecturally significant historic properties become available for sale, the Open Space

Committee will evaluate these properties for potential use, acquisition, and preservation, and make appropriate recommendations to the Borough Council.

Action Item #7

IMPROVED AMENITIES FOR WALKING AND BIKING

Maximize connectivity for pedestrians and bicyclists in the Borough by providing improved amenities for walking and biking such as strategically located toilet facilities, bike racks, benches, and roadway markings for bike and/or pedestrian crossings.

Action Item #8

FEDERAL, STATE AND COUNTY OPEN SPACE PROTECTION

In the event, that federal, state or county open space lands are excised, the Open Space Committee will evaluate the desirability of acquiring as many of these properties that are of significant environmental importance and should be protected and retained as open space.

Action Item #9

INTER-JURISDICTION ENVIRONMENTAL PROTECTION

The Open Space Committee will explore opportunities to partner with neighboring municipalities, state, county, federal and the private sector to protect and conserve shared natural environments, wildlife habitats, watersheds, waterways and properties of historic significance.

Action Item #10

VACANT LAND CONSERVATION

The Open Space Committee will evaluate the desirability of acquiring vacant lots for open space, passive recreation and conservation purposes. Vacant lots can serve as tree buffers and quiet places while maintaining pervious coverage for ground water recharge. Appropriate recommendations will be made to the borough council.

Action Item #11

CHARITABLE REMAINDER TRUST EXPLORATION

The Open Space Committee will explore the feasibility of establishing a Charitable Remainder Trust. If established it will complement the Open Space Trust Fund established in 2006 and other funding opportunities. This type of trust gives the donor a large federal and perhaps state income tax saving as well as reducing their real estate taxes for their lifetimes. Charitable Remainder Trusts have been successful in other communities and may be appropriate for Point Pleasant Beach.

8.0 SYSTEM MAP

Map 2 is the Open Space and Recreation Plan (OSRP) System Map. This map shows the location and configuration of all existing recreation and open space sites as well as all potential recreation and open space areas. Map 2 has been created with the Borough Open Space Committee's guidance and involving the general public and various departments within the local municipality.

9.0 CONCLUSION

The Borough's Open Space and Recreation Plan is a multi-faceted approach designed to restore the balance between development, preservation, and addition of open space and recreation opportunities. Through the establishment of the Open Space Tax, the Borough is proactively committed towards open space preservation. The OSRP sets forth an Action Plan designed to expand open space areas for conservation and recreation. By doing so, the residents of Point Pleasant Beach and future generations are ensured an improved quality of life that considers their enjoyment of open space and recreational opportunities.

10.0 ADDITIONAL PARCEL DATA REQUIREMENTS

ArcGIS data has been provided in accordance with the Green Acres Program requirements.

11.0 PUBLIC PARTICIPATION

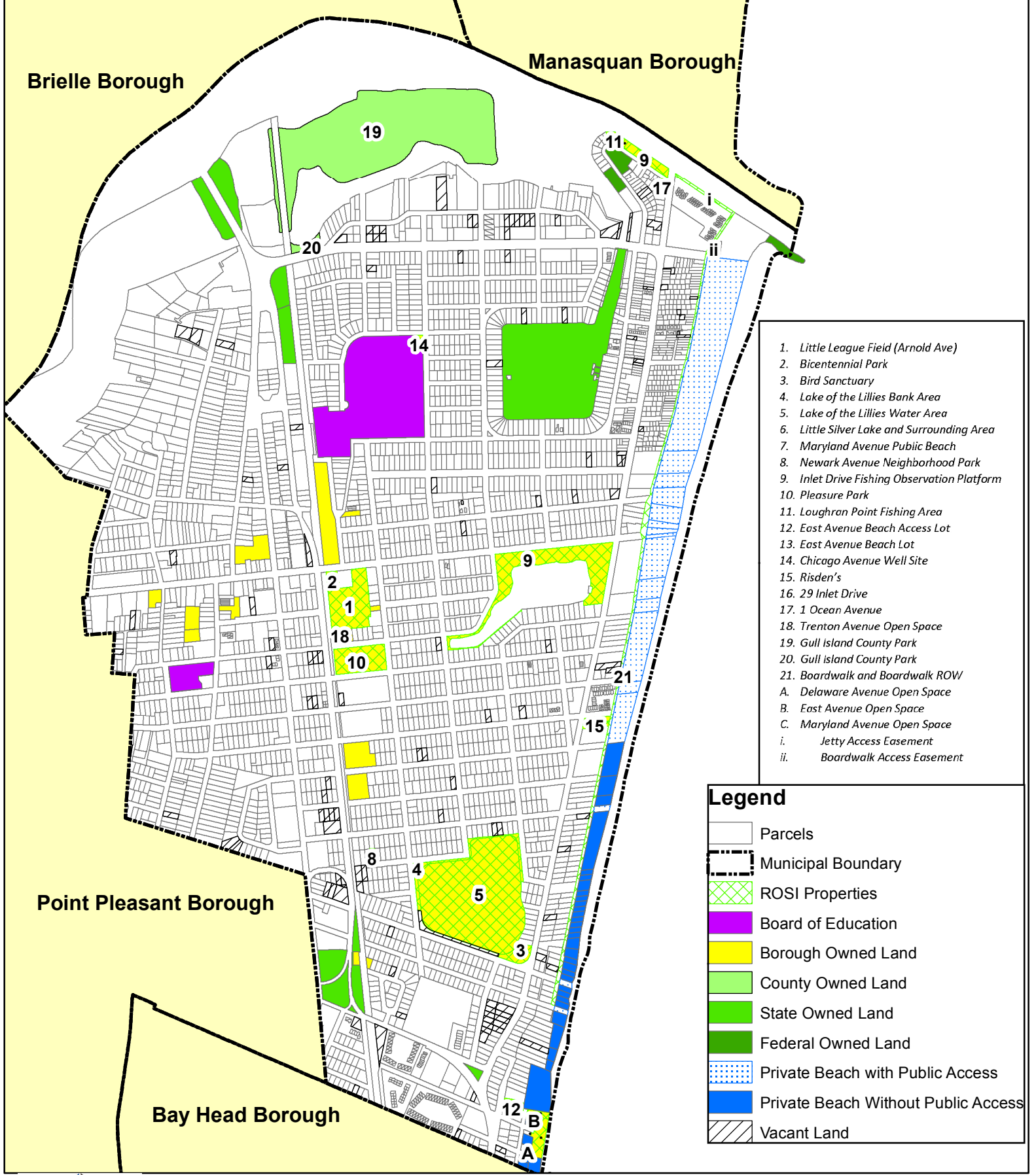
Prior to the adoption of the Borough's Open Space and Recreation Plan, the Plan was posted on the Borough's website, and hard copies were made available at the Point Pleasant Beach Borough public library and borough hall. Two noticed public hearings were scheduled in June and August of 2017 to gather citizen input, and to further assess the community's open space and recreation needs.

In addition, the OSRP was completed with the help and guidance of the Borough Open Space Committee (OSC), whose membership is representative of the Borough Planning Board, Environmental Commission, Recreation Committee, Historic Preservation Committee, students, and the community.

12.0 PLAN ADOPTION

The Planning Board adopted the OSRP as an element of its Master Plan in XXXXX, and presented the Plan to the Mayor and Council in the same month.

MAPS



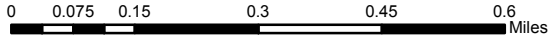
1. Little League Field (Arnold Ave)
2. Bicentennial Park
3. Bird Sanctuary
4. Lake of the Lillies Bank Area
5. Lake of the Lillies Water Area
6. Little Silver Lake and Surrounding Area
7. Maryland Avenue Public Beach
8. Newark Avenue Neighborhood Park
9. Inlet Drive Fishing Observation Platform
10. Pleasure Park
11. Loughran Point Fishing Area
12. East Avenue Beach Access Lot
13. East Avenue Beach Lot
14. Chicago Avenue Well Site
15. Ridsen's
16. 29 Inlet Drive
17. 1 Ocean Avenue
18. Trenton Avenue Open Space
19. Gull Island County Park
20. Gull Island County Park
21. Boardwalk and Boardwalk ROV
- A. Delaware Avenue Open Space
- B. East Avenue Open Space
- C. Maryland Avenue Open Space
- i. Jetty Access Easement
- ii. Boardwalk Access Easement

Legend

- Parcels
- Municipal Boundary
- ROSI Properties
- Board of Education
- Borough Owned Land
- County Owned Land
- State Owned Land
- Federal Owned Land
- Private Beach with Public Access
- Private Beach Without Public Access
- Vacant Land



T&M Associates
 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
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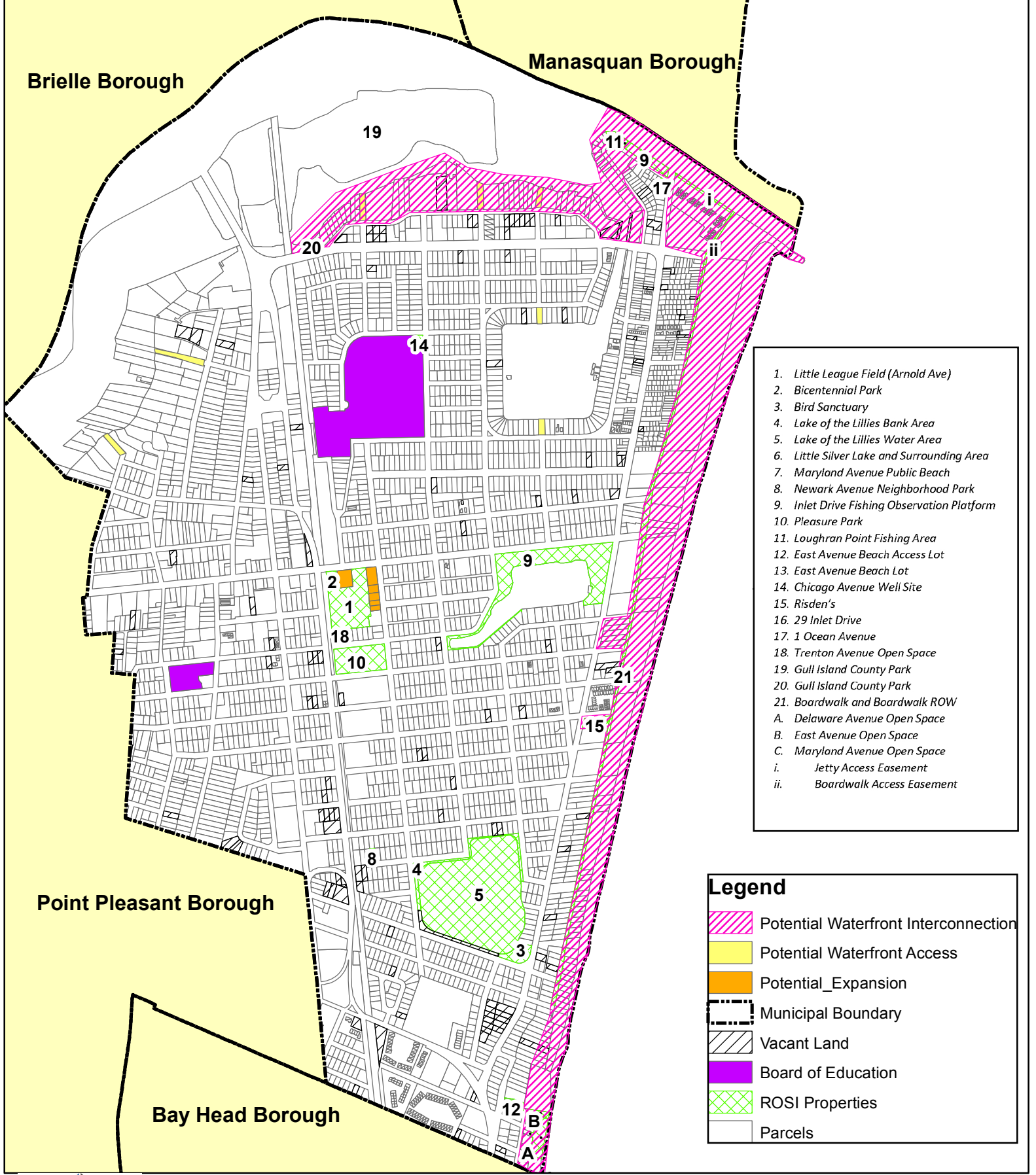


Prepared by: CLB, 6/1/2017
 Source: FEMA; NJDEP; NJDOT; NJGIN; Ocean County
 C:\Users\cbell\Documents\ArcGIS\Package\OSRP_EEF032EC-A744-460A-BAAE-EC77B4F6095A\103\OSRP.mxd

**Open Space and Recreation Facilities
 Borough of Point Pleasant Beach
 Ocean County, New Jersey**



NOTE: 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.



1. Little League Field (Arnold Ave)
2. Bicentennial Park
3. Bird Sanctuary
4. Lake of the Lillies Bank Area
5. Lake of the Lillies Water Area
6. Little Silver Lake and Surrounding Area
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18. Trenton Avenue Open Space
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20. Gull Island County Park
21. Boardwalk and Boardwalk ROW
- A. Delaware Avenue Open Space
- B. East Avenue Open Space
- C. Maryland Avenue Open Space
- i. Jetty Access Easement
- ii. Boardwalk Access Easement

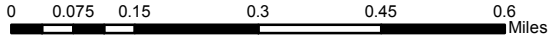
Legend

- Potential Waterfront Interconnection
- Potential Waterfront Access
- Potential_Expansion
- Municipal Boundary
- Vacant Land
- Board of Education
- ROSI Properties
- Parcels



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**Open Space and Recreation Plan Systems Map
 Borough of Point Pleasant Beach
 Ocean County, New Jersey**



Prepared by: CLB, 6/2/2017
 Source: FEMA; NJDEP; NJDOT; NJGIN; Ocean County
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NOTE: 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.

APPENDIX A
ROSI

**EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

The Recreation and Open Space Inventory (ROSI) is a document compiled by a local government unit as a master list of its Green Acres-restricted lands (known as "parkland" under the Green Acres rules *N.J.A.C. 7:36*). Lands that are subject to Green Acres restrictions cannot be disposed of, or diverted to a use other than recreation or conservation purposes, without the approval of the DEP Commissioner and the State House Commission. The Declaration of Encumbrance, including the ROSI, is recorded with the appropriate county clerk as a condition of the Green Acres funding contract in order to provide notice of the Green Acres restrictions on these lands to title searchers and the general public.

LANDS THAT SHOULD BE LISTED ON THE ROSI

Green Acres-restricted lands fall into two categories: funded parkland (lands included in the acquisition or park development projects funded by the Green Acres Program) and unfunded parkland (other lands held by the local government unit for recreation or conservation purposes at the time it received Green Acres funding). All funded and unfunded parkland parcels must be listed on the ROSI.

Lands owned by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities should not be inventoried unless they are also held for recreation and conservation purposes by the Local Government Unit. (e.g., through a lease, easement, use agreement or other agreement to which the Local Government Unit is a grantee.)

The ROSI should be compiled by a staff person who is knowledgeable about the local government unit's land holdings, uses of the land holdings and local land use regulations. The Local Government Units' planning board, environmental commission and other boards or commissions are encouraged to participate in the preparation and review of the ROSI.

The ROSI form is divided into three sections: Page 4, for land held in fee simple for recreation and conservation purposes; Page 5, for land held under a conservation restriction; and Page 6, for leases or use agreements held by the Local Government Unit for recreation and conservation purposes. Please review the Sample ROSI Sheets tab before completing the ROSI.

WHEN PREPARING AND SUBMITTING THE ROSI, please take note of the following:

The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page. **All pages, excluding the Sample ROSI Sheet, must be submitted.** Facility Names should be typed in all capital letters when filling out the three sections. All fields in each section should be filled in - including the acreage for each individual lot (do not submit the total acreage for the park). If there have been block and lot changes (consolidation / renumbering) since the last ROSI submission, please complete the last page of this document.

ROSI TAX MAPS

As an attachment to the ROSI, the local government unit should submit a copy of each appropriate municipal tax map (current as of the date of the Green Acres application) showing the parcels of parkland listed on the ROSI, with the approximate boundaries of each parcel clearly marked in colored ink. (See *N.J.A.C. 7:36-6.4(a)3ii* or *12.4(a)4ii*). If only a portion of a current tax lot is encumbered, the Green Acres-encumbered portion of the parcel should be clearly delineated, to scale, on the tax map. The Green Acres Program encourages local government units with Geographic Information System ("GIS") capability to utilize aerial maps (overlaid with digitized tax map lines) instead of photocopies of the tax map. If aerial maps are used, the local government unit should submit paper copies of the GIS-based maps to the Green Acres Program and should include with its submission a disk containing the mapping information in a **shapefile** format.

Form Specific Instructions

For parcels held in fee simple or in conservation restriction (easement), please provide the following: (1) location (as listed in the municipality's tax records), (2) name of park/facility, (3) block and lot identification numbers as shown on the current, official tax map, (4) the acreage for each individual lot, (5) whether the interest held by the local government unit for recreation or conservation covers the full or only a portion of the tax lot, (6) if partial lots are involved, the Green Acres encumbered acreage, (7) if the property is co-owned with other partners, (8) a notation of whether the property is subject to a conservation easement funded by the Environmental Infrastructure Funding Program (EIFP), and (9) a notation about whether the parcel is funded or unfunded parkland.

For parcels held through a lease or use agreement, please provide the following: (1) location (as listed in the municipality's tax records), (2) name of park/facility, (3) block and lot identification numbers as shown on the current, official tax map, (4) the acreage for each individual lot, (5) whether the interest held by the local government unit for recreation or conservation covers the full or only a portion of the tax lot, (6) if partial lots are involved, the Green Acres encumbered acreage, (7) the expiration date for the lease or use agreement, (8) the name of the underlying landowner, and (9) a notation about whether any of the recreation and conservation facilities on the encumbered property were funded by Green Acres or whether the leasehold interest is considered unfunded parkland.

Certification

If the local government unit is a municipality, the completed ROSI must be reviewed and duly executed and certified by the chief executive officer and the planning board chairperson. If the local unit is a county, the completed ROSI must be reviewed and duly executed and certified by the chief executive officer and one of the following: the parks director, or the director of the open space program. (See N.J.A.C. 7:36-6.5(a)2) *If the Local Unit's form of government does not allow for the Mayor to sign without a resolution from the governing body, please include the number and date of the resolution along with a copy of the passed resolution.*

Special Notes

1. This ROSI, as completed and duly executed, shall be incorporated into both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.
2. The Local Government Units' governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan. However, failure to do so shall have no effect on the validity of the ROSI.
3. If lands held by the Local Government Unit for recreation and conservation purposes are omitted from the ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. Deletion or omission of lands listed on previously submitted ROSI's is prohibited without prior written approval of the Green Acres Program, and may require a public hearing. See N.J.A.C. 7:36-25.3.

Please check the Green Acres web site at <http://www.nj.gov/dep/greenacres/pdflaunch.html> for an updated version of this ROSI form prior to completion.

All pages of the ROSI must be electronically submitted with the completed original Certification page (page 7) mailed to the Project Manager's attention. Only pages 1 through 3, page 7, and those pages containing property information need to be included in the Declaration of Encumbrance that is sent for recording.

RECREATION AND OPEN SPACE INVENTORY**Definitions (as found at N.J.A.C. 7:36-2)**

For the purposes of this ROSI, the following definitions shall apply whenever a form of the word is used:

“Conservation restriction”: an interest in land less than fee simple, stated in the form of a right, restriction, easement, covenant, or condition, in any deed, will, or other instrument, other than a lease, executed by or on behalf of the owner of the land, appropriate to retaining land or water areas predominantly in their natural, scenic, open, or wooded condition; appropriate for conservation of soil or wildlife; appropriate for outdoor recreation or park use; or appropriate as suitable habitat for flora or fauna. Often known as a "Conservation Easement".

“Declaration”: the recordable, written instrument executed by a local government unit that declares that all of the local government unit's funded and unfunded parklands are subject to the Green Acres restrictions. Such written instrument shall include the local government unit's Recreation and Open Space Inventory and is a component of the Project Agreement.

“Development”: any improvement to a land or water area of a parkland that is designed to expand or enhance its utilization for outdoor recreation and conservation purposes, and shall include the construction, renovation, or repair of any such improvement, but shall not mean shore protection or beach renourishment or replenishment activities, except as provided at N.J.A.C. 7:36-10.3(a)5 and 21.3(a)5. This term may include any of the following types of ancillary improvements to a parkland: roadways, parking, landscaping, fencing, lighting, utilities, structures, and any other improvement that expands or enhances the use of parkland for outdoor recreation and conservation purposes.

“Fee simple”: absolute ownership in land, unencumbered by any other interest or estate.

“Funded parkland”: parkland that a local government unit has acquired or developed with Green Acres funding.

“Held,” when used in the ROSI with reference to land: owned, leased, or otherwise controlled for recreation/conservation purposes.

“Historic preservation restriction”: an interest in land less than fee simple, stated in the form of a right, restriction, easement, covenant, or condition, in any deed, will or other instrument, other than a lease, executed by or on behalf of the owner of the land, appropriate to preserving a structure or site that is historically significant for its architecture, archaeology or associations.

“Land” or **“Lands”**: real property, including any improvement, right-of-way, water, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

“Local government unit”: a county, municipality, or other political subdivision of the State, or any agency, authority, or other entity thereof the primary purpose of which is to administer, protect, acquire, develop, or maintain lands for recreation and conservation purposes.

“Parkland”: land acquired, developed, and/or used for recreation and conservation purposes, including funded and unfunded parkland.

“Recreation and conservation purposes”: the use of lands for beaches, biological or ecological study, boating, camping, fishing, forests, greenways, hunting, natural areas, parks, playgrounds, protecting historic properties, water reserves, watershed protection, wildlife preserves, active sports, or a similar use for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres laws. This term includes the use of historic areas pursuant to P.L. 1974, c.102; P.L. 1978, c.118; P.L. 1983, c.354; P.L. 1987, c.265; P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204; and the use of historic buildings and structures pursuant to P.L. 1992, c.88, and P.L. 1995, c.204.

“Recreation and Open Space Inventory” or **“ROSI”**: the listing of all of a local government unit's funded and unfunded parkland, including a description sufficient to identify each such parcel.

“Time of receipt of Green Acres funding”: for a development project, the period from the earlier of the dates listed at 1 and 2 below until the date of the first transmittal of Green Acres funding. For an acquisition project, this term shall mean the period from the earlier of the dates listed at 1 and 2 below until the date of the first transmittal of Green Acres funding for each parcel acquired as part of the project:

1. The date of the letter from the Department notifying the local government unit of the Green Acres funding award; or
2. The date of the at-risk authorization provided by Green Acres under N.J.A.C. 7:36-6.3 or 12.3.

“Unfunded parkland”: parkland, other than funded parkland, that is held by a local government unit for recreation and conservation purposes at the time of receipt of Green Acres funding.

Legislative & Regulatory References

Green Acres enabling legislation: *N.J.S.A. 13:8A-1 et seq.*; *N.J.S.A. 13:8A-19 et seq.*; *N.J.S.A. 8:A-35 et seq.*, *N.J.S.A. 13:8C-1 et seq.*; Green Acres Rules: *N.J.A.C. 7:36*; Federal Land and Water Conservation Fund Act, 16 U.S.C. s. 460; and New Jersey Conservation Restriction and Historic Preservation Restriction Act *N.J.S.A. 13:8B-1 et seq.*

Questions? Please call (609) 984-0631

RECREATION AND OPEN SPACE INVENTORY

Local Unit: Point Pleasant Beach

County: Ocean

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named _____ and is dated _____, 20____. Please refer to page 1 of this document for more detailed instructions.

Lands Held in Fee Simple for Recreation and Conservation Purposes

(Use Page 4A ~Fee Simple cont'd as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	EIFP Funded? (Y / N) Note 5	Notes
1	406 Arnold Ave.	Little League Field (Arnold Avenue)	78	19	4.39	N	4.39				
2	432- 434 Arnold Ave.	Bicentennial Park	78	18	0.25	N	0.25				
3	Elizabeth & Ocean Aves.	Bird Sanctuary	18.04	8	0.86	N	0.86				
4	Newark & St. Louis Aves.	Lake of the Lillies Bank Area	18.04	10	1.144	N	1.144				
5	Lake of the Lillies	Lake of the Lillies Water Area	18.05	1	20.584	N	20.5835				
6	Silver Lake Parking	Little Silver Lake and Surroundi	84	1	7.0354	N	7.03544				
7	Beach Front	Maryland Ave Public Beach	1.02	1	0.35	N	0.35				
8	413 Newark Ave.	Newark Ave Neighborhood Par	21	7	0.14	N	0.14				
9	1 Inlet Dr.	Inlet Drive Fishing Observation	175	32	0.92	N	0.92				
10	401 Forman Ave	Pleasure Park	85	1	2.8696	N	2.86962				
11	31 Inlet Dr.	Loughran Point Fishing Area	175	26	0.3576	N	0.357585				
12	1809 East Ave.	East Avenue Beach Access Lot	10	10 & 11	0.237	N	0.237				
13	1806 East Ave.	Eas Avenue Beach Lot	9	3.01	0.279	N	0.279				
14	300 Yale Ave.	Chicago Avenue Well Site	116	1.01	0.2	N	0.2				
15	1000- 1002 Ocean Avenue	Risden's	45	4 & 5	0.64	N	0.64				
16	29 Inlet Drive	29 Inlet Drive	175	31	0.064	N	0.064				
17	1 Ocean Ave.	1 Ocean Avenue	175	44	0.19	N	0.19				
18	417 Trenton Ave.	Trenton Ave Open Space	78	9	0.14	N	0.14				

Total of all fee simple Green Acres-encumbered acres on this page only:	40.65
Total of all fee simple Green Acres-encumbered acres from all pages of this ROSI:	78.72
Total of all Green Acres-encumbered acres from all pages of this ROSI:	79.35

- Note 1:** For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the recreation/conservation area.
- Note 2:** For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
- Note 3:** Does any other entity have an undivided interest in this property? List co-owner in Notes column.
- Note 4:** F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)
- Note 5:** Were Environmental Infrastructure Trust Program funds used to acquire all or part of this property?

RECREATION AND OPEN SPACE INVENTORY

Local Unit: Point Pleasant Beach

County: Ocean

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named _____ and is dated _____, 20____. Please refer to page 1 of this document for more detailed instructions.

Lands Subject to Conservation Restriction for Recreation and Conservation Purposes (Use Page 5A ~ Cons. Rest. cont'd. as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) <i>Note 1</i>	GA Encumbered Acres <i>Note 2</i>	Co-Owners? (Y / N) <i>Note 3</i>	Green Acres Funded? (F / U) <i>Note 4</i>	Notes
A.	Delaware Ave	Delaware Ave Open Space	8	1		Y	0.01			
B.	East Ave	East Ave Open Space	9	2		Y	0.01			
C.	Maryland Ave	Maryland Ave Open Space	8	4		Y	0.01			
D.										
E.										
F.										
G.										
H.										
I.										
J.										
K.										
L.										
M.										
N.										
O.										
P.										
Q.										
R.										

Total of all conservation easement Green Acres-encumbered acres on this page only: **0.02**

Total of all conservation easement Green Acres-encumbered acres from all pages of this ROSI: **0.02**

Note 1: For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the area held for recreation/conservation purposes.

Note 2: For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.

Note 3: Does any other entity have an undivided interest in this property? List co-owner in Notes column.

Note 4: F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)

Local Unit: Point Pleasant Beach

County: Ocean

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named _____ and is dated _____, 20____. Please refer to page 1 of this document for more detailed instructions.

Lands Held through a Lease or Use Agreement for Recreation and Conservation Purposes

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Lease Includes Entire Property? (Y / N) <i>Note 1</i>	GA Encumbered Acres <i>Note 2</i>	Lease / Use Agreement Expiration Date	Underlying Landowner	Green Acres Funded? (F / U) <i>Note 3</i>	Notes
I.		Jetty Access Easement	180	2		Y	0.38				
II.	Broadway to the Inlet	Boardwalk Access Easement	180	2		Y	0.23				
III.											
IV.											
V.											
VI.											
VII.											
VIII.											
IX.											
X.											
XI.											
XII.											
XIII.											
XIV.											
XV.											
XVI.											
XVII.											
XVIII.											
XIX.											
XX.											

Total of all leased Green Acres-encumbered acres: 0.61

Note 1: For properties that are only partially held for recreation/conservation, please supply a survey or tax map with the park boundaries to scale, showing the area held for recreation/conservation purposes.
Note 2: For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
Note 3: F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)

CERTIFICATION:

I HEREBY CERTIFY that this Recreation and Open Space Inventory, comprising _____ total pages, is a complete and accurate listing of all lands held by the Local Government Unit, as of this _____ day of _____, 20____, for recreation and conservation purposes at the time of receipt of Green Acres funding.

This ROSI is being submitted to Green Acres as part of project number: _____ and entitled: _____

Chief Executive Officer of Local Government Unit

Planning Board Chairperson (or equivalent)

Date: _____

Date: _____

This Certification is to be signed only on this page, Page 7, of the Recreation and Open Space Inventory.

If required by local ordinance, number and date of governing body resolution authorizing Mayor to sign the ROSI:

Resolution Number

Date of Resolution

(Resoultion attached)