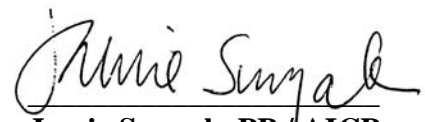


Prepared For:

Borough of Point Pleasant Beach
416 New Jersey Avenue
Point Pleasant Beach, 08742-3330

Prepared By:

Schoor DePalma, Inc.
200 State Highway Route 9
P.O. Box 900
Manalapan, New Jersey 07726-0900


Jamie Sunyak, PP / AICP
N.J. License No. 05746

The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3(b) and is on file with the Point Pleasant Beach Borough Planning Board.

Point Pleasant Beach Borough Open Space Committee

William Ammirata
Philip Bailey
Gregory Cox
Michael DiCicco
Jeffrey Dyer
Max Gagnon
Anne Lightburn, *Vice-Chairman*
Thomas Migut, *Recording Secretary*
Sal Pepe, *Chairman*
Griffin Maxwell, *Student Representative*
Ania Wilton, *Student Representative*

•

Point Pleasant Beach Borough Planning Board

William Ammirata, *Chairman*
James Harper, Jr., *Vice Chairman*
Stephen Ferguson
Michael Brodeur
Michael Loughran
Thomas Neumaier
Elaine Koscinski
Robert Hugus
James DeBenedett, Esq., *Attorney*

•

Point Pleasant Beach Borough Council

Thomas Vogel, *Mayor*
James Liotta, *Council President*
Michael Corbally
Michael DiCicco
Daniel DiCorcia
Jeffrey Dyer
Michael Loughran

•

Christine Riehl, *Administrator*
Maryann Ellsworth, *Municipal Clerk*

• TABLE OF CONTENTS •

1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION AND BACKGROUND TO PLANNING	1
Introduction	1
Regional and Local Setting.....	2
Population.....	3
Existing Land Use	4
Open Space Tax.....	4
3.0 GOALS AND OBJECTIVES.....	5
Goals.....	5
Objectives	5
Policies.....	6
4.0 OPEN SPACE AND RECREATION INVENTORY	6
Federal	7
State of New Jersey	8
Ocean County	8
Municipal.....	9
Additional Municipal Properties / Easements	11
Privately Held Beaches.....	13
School properties	13
5.0 OPEN SPACE AND RECREATION NEEDS ANALYSIS.....	14
Acres Per Population Method.....	15
Balanced Land Use Guidelines.....	15
Short Term Needs Based on Population Standards	16
Long Term Needs Based on Balanced Land Use Goals.....	16
Seasonal Demand	17
6.0 RESOURCE ASSESSMENT.....	18
7.0 ACTION PLAN.....	19
Action Item #1	19
Action Item #2.....	19
Action Item #3	20
Action Item #4	20
Action Item #5	20
Action Item #6.....	21
Action Item #7.....	21
Action Item #8.....	21
Action Item #9.....	21
Action Item #10.....	22
Action Item #11	22
Action Item #12.....	22
Action Item #13	22
8.0 SYSTEM MAP.....	23
9.0 CONCLUSION	23
10.0 ADDITIONAL PARCEL DATA REQUIREMENTS.....	23
11.0 PUBLIC PARTICIPATION.....	23
12.0 PLAN ADOPTION	24

MAPS:

Map 1: Open Space and Recreation Facilities

Map 2: Open Space and Recreation Plan (OSRP) System Map

APPENDIX A:

Recreation and Open Space Inventory (ROSI)

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.

The inventory of existing open space and recreation facilities found that the Borough of Point Pleasant Beach has a deficient amount of lands devoted to recreation and conservation purposes due to a demand warranted for the existing year-round and seasonal populations. As a result, the Borough has utilized the NJDEP Green Acres Planning Incentive Grant Program as a way to leverage the town’s financial resources with the State and County to satisfy the demand for more open space and passive and active recreation.

The OSRP 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.

As a result, 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 5,397 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 business, services and offices.

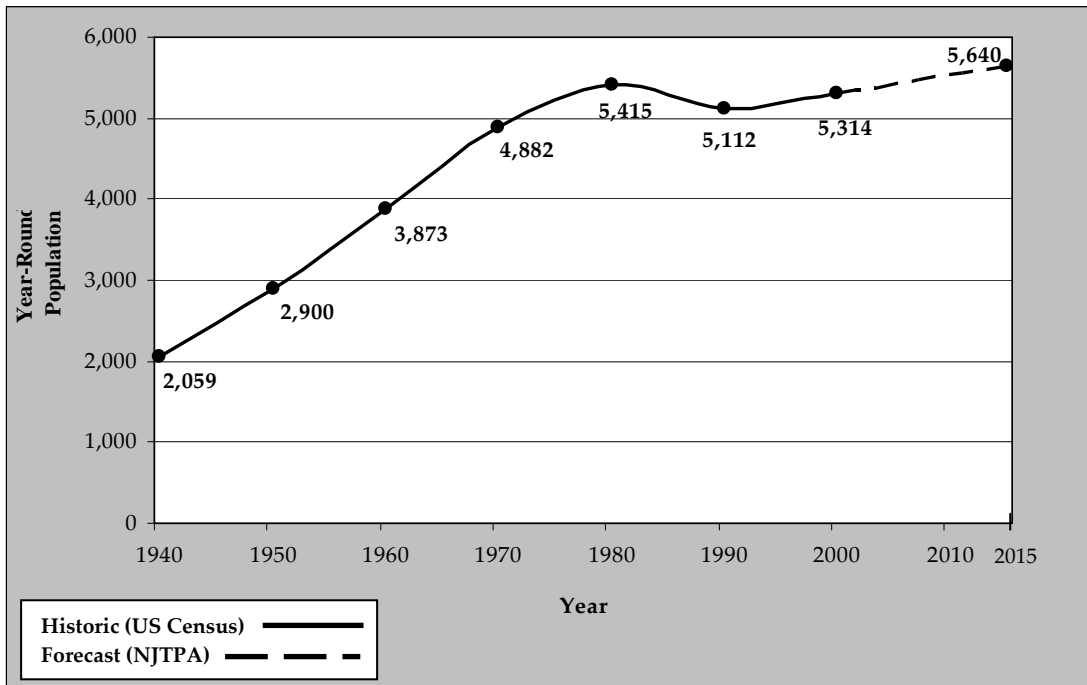
State Highway Route 35 extends through the Borough in a north-south direction and provides access to the Garden State Parkway and points north via Route 34. County Route 604 (Bay Avenue) is a north-south collector road, and County Route 633 (Arnold Avenue) is an east-west arterial road. There is a NJ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

¹ U.S. Census Bureau Annual Population Estimates, 2005.

Population

In 1940, Point Pleasant Beach had a year-round resident population of 2,059 residents. For the next forty years, the Borough's resident population continued to grow - more than doubling by 1970, from 2,059 in 1940 to 4,882 in 1970. By 1980, its population peaked at 5,415 people. Following, in 1990, the population dipped to 5,112, and since then has steadily rose. It was only in 2005 that the Borough's estimated population of 5,397 came close to its 1980 peak population figure of 5,415. The North Jersey Transportation Planning Authority (NJTPA) forecasts continued growth in the Borough reaching a population of 5,640 by 2015.

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 2,500, which represents a 47 percent increase over the year-round residential population of 5,415.

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) and the Ocean County Master Plan (1988), the estimated peak day summer seasonal population for Point

Pleasant Beach ranges between 37,000 and 53,000 - 10 times the year-round resident population thus creating a great demand for additional open space and use of recreation facilities.

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.

Since the mid 1990s, trends towards new construction of larger homes (and additions to older homes) have accelerated, and are occurring on small or non-conforming lots. For example, since 2000, 61 homes have been enlarged, and another 61 new housing units were constructed. These 122 homes represent a 7% increase in the Borough's occupied housing stock, which was last recorded at 2,317 homes during the 2000 Census. More commercial space is also being converted to residential use. Since 2000, 17 subdivisions of commercial and large lot residences have been approved.

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 through the use of 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 recreation opportunities throughout the Borough.
- Encourage the development of scattered small pocket parks.
- 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, 2006
Borough of Point Pleasant Beach, Ocean County, NJ

Jurisdiction	Size (Acres)	Percentage
Federal	2.1	1.0%
State	36.33	17.5%
County	49.89	24.0%
Municipal	54.57	26.2%
Private Beach	42.10	20.3%
School properties	22.9	11.0%
Grand Total	207.89	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. The Borough is currently involved in obtaining regulatory approvals from the State and Federal governments to dredge the lake. 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. The majority 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 (\pm 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	48.2	Undeveloped, no public access	N	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	-	-	49.89	-	-	-

Municipal

Point Pleasant Beach owns several active and passive recreation parcels which are described in detail below. The following 18 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 three softball fields and a baseball field.
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 requires bank stabilization and re-vegetation 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, 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 0.56 miles of the municipal boardwalk, but 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 in 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.
13. *Pleasure Park*, located just south of Arnold Avenue Recreation Fields and contains three basketball courts, benches, playground equipment, 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 an observation platform and 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.

Additional Municipal Properties / Easements

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

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.

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	4.45	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	19.91	Benches	Y	A
Little Silver Lake and Surrounding Area	--	84 / 1	18.14	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	1.03	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	2.98	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	0.26	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
Jetty Access Easement	-	-	Approx. 650' x 25'	Undeveloped	Y	P
Boardwalk Easement	-	-	Approx. 500' x 25'	Constructed boardwalk	Y	P
Sub-total	-	-	54.57	-	-	-

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 11 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. Like other seaside communities, it too has experienced recent rapid redevelopment and has nearly reached its maximum land use. 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 which fluctuates between 37,000 and 53,000. 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 2000 U.S. Census Bureau Population of 5,314 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: $5,314 \text{ (Total municipal population/1000)} \times 8 \text{ (Municipal standard)} = 43$ acres of recommended municipally-owned active open space. As indicated earlier, the Borough maintains approximately 16.52⁵ acres of developed or partially developed for recreation and conservation activities. Based upon the 2000 U.S. Census population figure, the Borough is deficient in the amount of municipally-owned active open space.

It should be noted that based upon the North Jersey Transportation Planning Authority (NJTPA) 2015 population projection of 5,640, the recommended municipally-owned active open space would be 45 acres 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 946⁶ acres of land in the municipality, a total of 861 acres have been or are capable of being developed. The remaining 145 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 Schoor DePalma. Total land area does not include water bodies.

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	861	3%	25.83	16.52 ⁷	(9.31)

Seasonal Demand

At a minimum, and based on the above-calculations, the Borough's existing recreational facilities do not sufficiently serve the Borough's year-round population. The Committee concurs, and further 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 35,000, as well as an additional 2,500 people, who occupy residential seasonal/second homes and hotel/motel units. This summer increase in residential occupancy of approximately 2,500 increases the Borough's resident population by 47 percent. 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 2000 U.S. Census Population of 5,314 residents, the estimated peak day summer seasonal population would be 37,198.
- As estimated by seasonal certificates of occupancy and the number of hotel/motel units, the residential population increases 47 percent to 7,803 persons.

The Ocean County Master Plan, prepared in 1988, establishes a Ratio of Seasonal to Permanent Population of 10:1 for coastal beach communities. Utilizing a ratio of 10:1, the estimated peak day summer seasonal population in Point Pleasant Beach would be 53,140.

Population by Type	Source	Population
Year Round Residents	2000 Census Figure	5,314
	2015 NJTPA projection	5,640
Seasonal Residents Estimated	Seasonal homes/rentals w/Average HH Size (485 units x 2.25 ppr)	1,091 est.
	Hotel/Motel Population 699 rooms x 2 ppr	1,398 est.
Total Seasonal Residents		2,489 est.
Total Peak Residential Population	Year Round + Seasonal Residents	7,803 est.
Peak Daily Seasonal Visitors	2000 Census	37,198 - 53,140
	2015 NJTPA projection	39,480 - 56,400
	Average	+/-45,000

Implementing the short-term needs analysis for open space in Point Pleasant Beach, 360 acres of municipally-owned active open space is recommended for an average seasonal population of 45,000 visitors. As indicated earlier, the Borough maintains approximately 16.52 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 is one of the Borough's main 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 – MANASQUAN RIVER AND LAKE LOUISE

Point Pleasant Beach has extensive river frontage along the Manasquan River, which links to the Inland Waterway and Atlantic Ocean. Currently, there is no public access or facilities for launching a boat or kayak along the riverfront. As a result, 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.

Municipal street ends where Boston Avenue dead-ends at Lake Louise, which connects to the Manasquan River, are also targeted as potential development areas for fishing, viewing and kayak launching.

Action Item #3

POTENTIAL BOARDWALK AND WALKWAY EXPANSIONS

The boardwalk is the most highly used year-round recreational amenity. It is approximately 1 ½ miles long. From the inlet to New Jersey Avenue is one mile of constructed boardwalk - with another half mile of undeveloped municipal right-of-way where a boardwalk had existed in the past. The right-of-way could be used to extend the boardwalk or develop a low impact walkway. This potential expansion would serve the visitors and residents in the southern end of town and could provide additional sitting, walking or jogging space for the thousands that use the boardwalk annually. Any boardwalk or walkway extension into this right-of way needs to be done in conformance with the highest environmental standards and regulations while taking into account storm patterns and wildlife habitat that might preclude the advisability and practicality of redeveloping some of this potentially vulnerable area.

Additionally, the current boardwalk requires some upgrades to better service the public – specifically bike racks, public toilets at the south end, and some shade structures for protection from the sun.

The Borough has targeted a second opportunity to link the northern tip of the boardwalk to Ocean Avenue along its current 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. Consideration to environmental and resident impacts would be required when designing such a linkage.

Action Item #4

POTENTIAL PARK EXPANSION

Additionally, Map 2 identifies a potential expansion area that surrounds the borders of the Arnold Avenue Recreation Area and Little League field. It will provide an interconnection between the little league fields and Pleasure Park, and potential site / building opportunities for a community center.

Action Item #5

NEIGHBORHOOD POCKET PARKS

In addition to waterfront expansions and interconnections, the Borough seeks to target contiguous vacant lots for potential neighborhood pocket parks within each district neighborhood. These pocket parks would provide Borough residents and visitors with additional recreational opportunities and scattered tot lots for small children.

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

INDOOR RECREATIONAL FACILITIES

The existing gym facilities in the Borough are not adequate 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.

Action Item #8

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 #9

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 #10

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 #11

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 #12

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.

Action Item #13

PROPOSED ROSI PROPERTIES

There are several properties that the Borough would like to place on its ROSI including:

Lake of the Lillies Water Area (Block 18.05, Lot 1) – The inclusion of the Lake of the Lillies will build upon the adjacent bird sanctuary that is listed on the Borough’s ROSI.

East Avenue Beach Access Lot (Block 10, Lots 10 and 11) and *East Avenue Beach Lot* (Block 9, Lot 3.01) if taken together could be used to further the Borough’s priority for improved beach access, and protect sensitive dune structures and wildlife habitats.

Chicago Avenue Well Site (Block 116, Lot 1.01) is located at the northeastern corner of the Borough’s grammar school and the site of an old well.

The *Loughran Point Fishing Area* (Block 175, Lot 26) contains an observation platform and memorial statue.

The *Jetty Access Easement and Boardwalk Easement* (part of Block 180, Lot 3) – The inclusion of both of these easements will create a seamless connection for public access between the municipal boardwalk and Ocean Avenue.

Block 175 Lot 31 is privately-held, and contains a restaurant/café. Should this property become available through municipal acquisition, it should be placed on the ROSI to link Loughran's Fishing Point Area and the Manasquan Inlet Fishing Area / Observation Platform.

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 October and November of 2006 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 December 2006, and presented the Plan to the Mayor and Council in the same month.

MAPS

Insert Map 1

Insert Map 2

APPENDIX A
ROSI

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

A Local Unit which receives a loan or grant from the State of New Jersey, Office of Green Acres shall not dispose of, or divert to a use for other than recreation and conservation purposes, any lands (1) acquired or developed with Green Acres or Federal Land and Water Conservation Fund assistance or (2) held by the Local Unit for recreation and conservation purposes at the “time of receipt of Green Acres funds” (the restricted lands) N.J.S.A. 13:8A-47. The primary purposes of this recreation and open space inventory (ROSI) are to document all restricted lands and to provide notice of the restrictions to title searchers.

Instructions

All restricted lands must be described on the completed ROSI by their block and lot identification numbers as shown on the current, official tax map and specify whether or not each parcel is funded or unfunded parkland. The Local Unit shall submit a tax map current as of the date of Green Acres application showing each parcel of parkland listed on the ROSI, with the approximate boundaries of each such parcel clearly marked in colored ink. Staff knowledgeable of the Local Unit’s land use regulations and the uses of its land holdings must complete this ROSI. If only a portion of a current tax lot is to be restricted, the phrase *part of* or *portion of* shall be used on the ROSI. Deletion or omission of lands listed on previously submitted ROSI’s is prohibited without prior written approval of the Office of Green Acres (See N.J.A.C. 7:36-20.3).

The completed ROSI must be duly executed and certified by the Local Unit’s Chief Executive Officer and planning board chairperson (or equivalent). 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, including this Page 1 and the following Page 2, of the ROSI must be submitted.

Special Notes

Lands held 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 Unit.

If lands held by the Local Unit for recreation and conservation purposes are omitted from this 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. This ROSI, as completed and duly executed, shall be incorporated into, and be a part of, both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.

Recommendations

The Local Unit’s planning board, and other boards or commissions, are encouraged to participate in the preparation and review of this ROSI. When preparing the ROSI, the listed parcels of parkland should be confirmed by reference to the tax maps that are required to be submitted as part of the Green Acres application (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii).

The Local Unit’s 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.

The Local Unit’s governing body should officially and permanently dedicate all lands held for recreation and conservation purposes. However, failure to do so shall have no effect on the validity of the Declaration.

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Definitions

For the purposes of this ROSI, the following definitions shall apply whenever the quoted words, or a form of the word are used:

“Declaration” means the recordable, written instrument executed by the Local Unit which declares that all of the Local Unit’s funded and unfunded parklands are subject to Green Acres restrictions.

“Development” means any improvement or physical alteration designed to expand or enhance the use of parkland for recreation and conservation purposes.

“Funded parkland” means parkland that a Local Unit has acquired or that a Local Unit has developed with Green Acres funding.

“Held” means owned, leased, or otherwise controlled (by the Local Unit for recreation and conservation purposes).

“Lands” means real property, including improvements, rights-of-way, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

“Local Unit” means a municipality or county, or other local political subdivision of this State, or any agency thereof whose primary purpose is to acquire, administer, protect, develop, and maintain lands for recreation and conservation purposes.

“Parkland” means land acquired, developed, and/or used for recreation and conservation purposes.

“Recreation and conservation purposes” means the use of lands for parks, natural areas, forests, camping, fishing, reservoirs, water reserves, wildlife preserves, hunting, boating, winter sports and similar uses for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres Bond Acts. This term also 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; and the use of ecological and biological study areas pursuant to P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204.

“ROSI” mean the listing of all parcels of land held by a Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds, including a description sufficient to identify each such parcel.

“Time of receipt of Green Acres funds” means at all times beginning on the date of the letter from the Department under N.J.A.C. 7:36-6.7 or 12.5 notifying the Local Unit of the amount of the Green Acres funding award and ending on the date of receipt of the first transmittal of Green Acres funds.

“Unfunded parkland” means parkland, other than funded parkland, that is held by the Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds.

Legislative References

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. (as amended and supplemented); N.J.A.C. 7:36-1 et seq.; 16 U.S.C. 460 s.1 et seq.

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

Local Unit: Borough of Point Pleasant Beach County: Ocean

NOTE: 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 Unit and current tax map of Local Unit. The official map used for this ROSI is named Open Space and Recreation Plan (OSRP) System Map, Borough of Point Pleasant Beach and is dated November 2006, last revised May 2007.

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes
(*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/ Unfunded
1.	Borough of Pt. Pleasant Beach	Little League Field (Arnold Ave.)	78	19	4.45	✓
2.	Borough of Pt. Pleasant Beach	Bicentennial Park	78	18	± 1	✓
3.	Borough of Pt. Pleasant Beach	Inlet Drive Fishing Observation Platform	175	32	1	✓
4.	Borough of Pt. Pleasant Beach	Municipal Boardwalk (between Broadway and New Jersey Avenue)	± 1 ½ mile north-south		± 1	✓
		Municipal Boardwalk Right-of-Way (between New Jersey and Carter Avenues)				
5.	Borough of Pt. Pleasant Beach	Bird Sanctuary	18.04	8	± 1	✓
6.	Borough of Pt. Pleasant Beach	Neighborhood Park (Newark Ave.)	21	7	0.14	✓
7.	Borough of Pt. Pleasant Beach	Public Beach (Maryland Ave.)	1.02	1	± 1.05	✓
8.	Borough of Pt. Pleasant Beach	Lake of the Lillies Bank Area	18.04	10	0.99	✓
9.	Borough of Pt. Pleasant Beach	Little Silver Lake and Surrounding Area	84	1	18.14	✓
10.	Borough of Pt. Pleasant Beach	Pleasure Park	85	1	2.87	
11.	Borough of Pt. Pleasant Beach	Lake of the Lillies Water Area	18.05	1	21.52	✓
12.	Borough of Pt. Pleasant Beach	East Ave. Beach Access Lot	10	10, 11	0.24	✓
13.	Borough of Pt. Pleasant Beach	East Ave. Beach Lot	9	3.01	0.26	✓
14.	Borough of Pt. Pleasant Beach	Chicago Ave. Well Site	116	1.01	0.20	
15.	Borough of Pt. Pleasant Beach	Loughran Point Fishing Area	175	26	0.39	✓
16.	Borough of Pt. Pleasant Beach	Jetty Access Easement	p/o 180	1	0.38+	✓
17.	Borough of Pt. Pleasant Beach	Boardwalk Easement (from Broadway to the Inlet)	p/o 180	1	0.23+	✓

Subtotal of Acres on this page 54.86

Total Acres of developed and partially developed lands from all pages of this ROSI... 54.86

EXHIBIT I to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Borough of Point Pleasant Beach County: Ocean

NOTE: 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 Unit and current tax map of Local Unit. The official map used for this ROSI is named Open Space and Recreation Plan (OSRP) System Map, Borough of Point Pleasant Beach and is dated November 2006, last revised May 2007.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes


(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
A.	Borough of Pt. Pleasant Beach	Trenton Ave.	78	9	0.14	
B.	Borough of Pt. Pleasant Beach	East Ave.	9	p/o 2	0.006	No
C.	Borough of Pt. Pleasant Beach	Delaware Ave.	8	p/o 1	0.007	No
D.	Borough of Pt. Pleasant Beach	Maryland Ave.	8	p/o 4	0.005	No
E.						

Subtotal of Acres on this page 0.158

Total Acres of wholly undeveloped lands from all pages of this ROSI..... 0.158

CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 4 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this day of 2007, for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled Point Pleasant Beach Borough Open Space and Recreation Plan.


Chief Executive Officer of Local Unit
Date: 5/30/07


Planning Board Chairperson (or equivalent)
Date: 5-30-07

This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.