



Master Plan Reexamination Report and Master Plan Amendments

Point Pleasant Beach Borough
Ocean County, New Jersey

the 1990s, the number of people with a mental health problem has increased in the UK, and the number of people with a mental health problem who are in contact with mental health services has also increased (Mental Health Act 1983, 1990, 1994, 1997, 2003, 2007, 2010, 2013, 2017, 2020).

The 1990s saw the introduction of the Mental Health Act 1990, which replaced the Mental Health Act 1983. The 1990 Act introduced a new system of compulsory treatment orders (CTOs) and a new system of community treatment orders (CTOs). The 1990 Act also introduced a new system of mental health review tribunals (MHRTs).

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Master Plan Reexamination Report and Master Plan Amendments

September 2015

Prepared for:
Point Pleasant Beach Borough
Ocean County, New Jersey

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Adopted on November 4, 2015 by the Point Pleasant Beach Planning Board.

*The original of this document was signed
and sealed in accordance with New Jersey Law*

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Executive Summary

Introduction

The New Jersey Municipal Land Use Law (MLUL) requires that each municipality in New Jersey undertake a periodic review and reexamination of its local master plan. The purpose of the Reexamination Report is to review and evaluate the master plan and municipal development regulations on a regular basis in order to determine the need for updates and revisions. The Reexamination Report also reviews the progress of the borough in achieving its planning objectives, and to consider the need for changes in order to ensure that the municipal plan is current and meets the needs of the borough. The municipal planning board is responsible for completing the reexamination, and preparing and adopting by resolution a report on the findings of the reexamination.

Point Pleasant Beach Borough originally adopted its comprehensive master plan in 1978. In 1988, the borough adopted a housing element, and, in 1990, it adopted a land use element, which it subsequently updated in 1992. The borough adopted reexamination reports in 1982, 1988, 1992, 1999 and 2007. The current document (hereinafter referred to as the 2015 Master Plan Reexamination Report) serves as a reexamination of the 1978 Master Plan, as supplemented by the 1992 land use element update and the 2007 Master Plan Reexamination Report, and informed by the experience of Hurricane Sandy.

The 2015 Master Plan Reexamination Report provides opportunities for examining community resiliency, and is the borough's response to Hurricane Sandy's impacts. It, therefore, places special emphasis on facilitating recovery from Hurricane Sandy, as well as promoting resiliency to future storm impacts and other potential natural hazards. To achieve this, the 2015 Master Plan Reexamination Report recommends a number of updates and revisions to the 1999 Master Plan, which have the combined effect of promoting resilience in the Borough. These changes have been compiled and incorporated into master plan amendments, which update and add to the master plan objectives, and also updates the borough's Land Use Element, Traffic Circulation Plan, and Community Facilities Plan.

Impacts of Hurricane Sandy

Hurricane Sandy struck the coast of New Jersey on October 29, 2012, and caused extensive damage to Point Pleasant Beach Borough from high winds, storm surge, and

floodwaters of up to seven feet. The New Jersey Department of Community Affairs reported that 968 households within the Borough were affected with major or severe damage. Fire Station No. 1, which is located on Arnold Avenue, was flooded, and a downed tree caused damage to the borough's variable message board. Also, police and emergency vehicles were exposed to saltwater, and several roadways and sections of pavement were washed-out. Extensive portions of the Point Pleasant Beach Boardwalk were damaged from wave and sand action, and floating debris. Various facilities in municipal parks were also damaged from falling trees and storm surge. There were also localized disruptions to water and sewer service, and electrical service was interrupted throughout the borough for several days. Additionally, Hurricane Sandy weakened bulkheads, caused shoreline erosion, and resulted in extensive damage to dunes.

With the impacts so great, Point Pleasant Beach Borough has significant concern and reason for promoting not only recovery from Hurricane Sandy, but also building resiliency to future storm impacts and other potential natural hazards. While the current 2015 Master Plan Reexamination Report is broad in scope, the experience of Hurricane Sandy and the need to build resiliency has influenced and informed its preparation.

The Local and Regional Reaction to Hurricane Sandy

Strategic Recovery Planning Report

As a response to Hurricane Sandy, Point Pleasant Beach Borough adopted a Strategic Recovery Planning Report in 2014. The purpose of the Strategic Recovery Planning Report is to outline a recommended set of actions to guide the Borough in promoting recovery from the impacts of Hurricane Sandy and resiliency to future storms. The actions recommended by the Strategic Recovery Planning Report have been incorporated and described in detail in the 2015 Master Plan Reexamination Report.

Floodplain Management Plan

Concurrent with the development of the 2015 Master Plan Reexamination Report, Point Pleasant Beach Borough was in the process of preparing a new floodplain management plan. The purpose of this plan is to identify and assess flood hazards within the Borough, establish goals and objectives for floodplain management, and present a series of actions designed to minimize flooding and mitigate the impacts from flooding in the future. The 2015 Master Plan Reexamination Report recommends the adoption of an updated floodplain management plan, which will facilitate the adoption and implementation of the actual updated floodplain management plan.

Ocean County Multi-Jurisdictional All Hazard Mitigation Plan

Ocean County adopted its Multi-Jurisdictional All Hazard Mitigation Plan (HMP) in 2014. The Plan identifies natural hazards that could affect the county's jurisdictions, evaluates the risks associated with these hazards, and identifies the mitigation actions to lessen the impacts of a disaster on Ocean County communities. Ocean County employed a multi-jurisdictional approach to develop the plan, and every municipality in the county was invited to participate as an equal partner with the county. The HMP outlines a number of countywide and local actions to reduce risk exposure. These have been summarized in the 2015 Master Plan Reexamination Report and, where relevant, have been incorporated in the accompanying master plan amendment.

Specific Changes Recommended for the Master Plan and Development Regulations

To promote recovery from Hurricane Sandy and resiliency to future storms and other hazards over the long-term, the 2015 Master Plan Reexamination Report recommends a number of changes to the Borough's municipal master plan and development regulations. These are outlined in the following subsections.

Changes to the Master Plan

The 2015 Master Plan Reexamination Report recommends that the existing goals and objectives be restated to promote clarity and centrality of information. The 2015 Master Plan Amendment also adds new objectives that are intended to promote recovery and resiliency, help resolve the borough's parking issues, and minimize the occurrence of local flooding in the borough. These new objectives, many of which help to facilitate the local-level implementation of the 2014 Ocean County Multi-Jurisdictional All Hazard Mitigation Plan and implement the recommendations made in the borough's 2014 Strategic Recovery Planning Report, are outlined below:

- Automate, update and expedite the Borough's system for processing zoning and construction permits.
- Promote efficiency within and streamline the development review process.
- Prepare a Green Buildings and Environmental Sustainability Element.
- Adopt an updated Floodplain Management Plan.
- Install new generators at the municipal building and other locations, as necessary; new generators should be equipped with a natural gas backup facility.

- Explore opportunities and establish agreements for shared services and mutual aid, in particular with adjoining communities, to improve emergency response for a greater number of residents.
- Create a borough Debris Management Plan including such components as allocating debris removal sites, collection strategies, and debris reduction methods.
- Provide the Department of Public Works with an emergency staging facility.
- Provide temporary housing for emergency personnel.
- Develop recovery information resources (e.g., guidebooks, pamphlets, and websites) and a training program for borough staff.
- Continue and, where possible, expand outreach through local radio stations and school programs.
- Maintain and improve emergency warning systems (e.g., Nixle and Reverse 911).
- Reinforce existing and, where needed, provide new bulkheads.
- To the greatest extent possible, provide dunes along the beachfront through participation in United States Army Corps of Engineers beach replenishment and dune restoration projects and other means.
- Continue participation in the Community Rating System Program of the Federal Emergency Management Agency.
- Continue participation in the National Flood Insurance Program.
- Develop a GIS database and user interface to catalog and inventory all infrastructure owned by the Borough, including roadways, its stormwater collection system, its sanitary sewer collection system, and residential and commercial property information.
- Continue to vigilantly enforce building codes.
- Work with the state and county to improve year-round emergency evacuation capability.
- Where feasible, elevate residential properties above the Advisory Base Flood Elevation.
- Encourage the use of green building and infrastructure techniques.
- To the greatest extent possible, expand the supply of parking spaces in the downtown area of the borough.
- Where possible, increase the turnover of parking spaces in the borough.
- Strictly enforce parking regulations.
- Promote pedestrian circulation and reduced dependence on motor vehicle transportation by upgrading and expanding the availability of pedestrian facilities, such as sidewalks and pedestrian crossings.
- Protect life and property from present and foreseeable flood risks.

- Promote the development and use of both active and passive flood hazard mitigation techniques.
- Approach the issue of flood hazard mitigation from multiple perspectives, including land use, engineering, and design.

To reflect the recommendations of the 2015 Master Plan Reexamination Report, the 2015 Master Plan Amendment also contains the following components:

- A Land Use Element update that: facilitates increased sustainability and promotes resilience through the use of green building and infrastructure techniques; provides updated existing land use and flood hazard area mapping; and, facilitates changes to development regulations that are recommended in the report.
- An update to the traffic circulation plan to promote the development of bicycle and pedestrian connections.
- An update to the open space and recreation plan to promote park maintenance and modernization.
- An update to the community facilities plan to provide current mapping of public facilities and other critical infrastructure within the borough, including the relation of these features to mapped flood hazard areas and recommendations to increase their resiliency.

Please note that in addition to the recommended changes that are outlined above, the 2015 Master Plan Reexamination Report recommends that Point Pleasant Beach Borough prepare: a green building and sustainability element as a new element of the master plan; and, an economic development master plan element that is based on a study to evaluate the borough's strengths, ways to attract investment, and the type of investment (i.e., businesses) that should be sought.

Changes to Development Regulations

In an effort to promote resiliency in Point Pleasant Beach Borough, the 2015 Master Plan Reexamination Report recommends a number of changes to the borough's development regulations. These are outlined below:

- For corner lots, the required front yard setback should be reduced on the functional side yard of the building.
- Setback standards for stairs in elevated structures should be reviewed and revised as necessary to ensure safety and high-quality aesthetics.
- To promote the elevation of buildings above the advisory base flood elevation, it is recommended that the zoning ordinance be amended to allow building height to be

measured from the base flood elevation as shown on the preliminary Flood Insurance Rate Map dated January 30, 2015, or its subsequent revisions.

- Improve the clarity of definitions provided in the development ordinance. In addition, update definitions where appropriate and eliminate any conflicts caused by definitions that are provided within the development ordinance.
- Review lists of permitted, accessory and conditional uses for all zones and update where appropriate.
- Review the development ordinance for unclear points and revise as necessary to provide increased precision and specificity.
- Review the development ordinance for conflicting provisions and eliminate such provisions, as necessary.
- Review the development ordinance for consideration of amendments that allow for improved aesthetics. Such architectural elements as side projections (e.g., bay windows) and limited height projections (e.g., turrets) should be encouraged. Limited encroachment of architectural features that do not have foundations (e.g., bay windows, awnings) into required setback areas should be permitted.
- Update sign regulations to ensure compatibility with and effective regulation of digital display signs. The sign regulations should also include enhanced provisions for temporary and portable signs.
- Review the definition for “Trailer, Camper or Mobile Home” that is provided in the borough’s development regulations, and modify as necessary to increase clarity.
- Review regulations related to trailers, campers, and mobile homes, and modify as necessary to increase and efficacy.
- Review standards for nonconforming buildings and uses (incl., the restoration thereof). Revise as necessary and appropriate to ensure efficient implementation of the zoning ordinance and high-quality aesthetics.
- Add a provision to recognize single-family dwellings that existed in the MC (Marine Commercial) zone on February 7, 2006 as principal permitted uses (n.b., February 7, 2006 was the date of adoption of Ordinance 2006-02, which removed single-family dwellings as permitted uses from the aforementioned zone district).
- Promote the use of pervious pavement and other pervious surfaces within off-street parking lots and loading areas. Doing so will help to decrease stormwater runoff.
- The need for off-street parking should be tempered by limiting parking areas in the front yard to normal driveways, and parking in the entire front yard should be discouraged.
- Reference NJAC 5:21 (Residential Site Improvement Standards) when specifying residential parking requirements.

- Limit the area of the front yard that can be used for driveways and parking.
- Require that accessory buildings be anchored in such a manner that it will be resistant to toppling from wind and flotation within floodwaters.
- Permit fences and walls as accessory uses within the LC (Limited Commercial) zone.

Please note that the 2015 Master Plan Reexamination Report recommends that the impervious coverage limitations, as currently outlined in the borough's development regulations, not be increased and remain unchanged.

In addition to the above, the 2015 Master Plan Reexamination Report recommends that the borough execute the recommendations previously made in the 2005 and 2007 master plan reexamination reports, with the exception of the recommendation to split the existing Marine Commercial (MC) Zone into the MC-1 and MC-2 zones. It is noted that during the preparation of the 2015 Master Plan Reexamination Report, the Planning Board indicated its comfort with the current status of the Marine Commercial (MC) Zone and the Marine Commercial 2 (MC-2) Overlay Zone. The Planning Board also affirmed the importance of the marine- and fishing-related industries to the local economy and character of the borough, and indicated that their continued presence should be supported.

Summary

Hurricane Sandy caused extensive damage in Point Pleasant Beach Borough and exposed many vulnerabilities. While much has been done to promote recovery, additional work is needed. Furthermore, it is important to ensure that the master plan helps the Borough to promote sustainable development and build resiliency to future storms. The 2015 Master Plan Reexamination Report and accompanying master plan amendments will help the Borough to meet these needs.

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Master Plan Reexamination Report

Introduction

New Jersey's Municipal Land Use Law requires that each municipality in the state undertake a periodic review and reexamination of its local Master Plan. The purpose of the Reexamination Report is to review and evaluate the master plan and municipal development regulations on a regular basis in order to determine the need for updates and revisions. In addition, the preparation of a statutorily compliant Reexamination Report provides a legal presumption of validity of the municipal zoning ordinance. This report constitutes the Master Plan Reexamination Report for Point Pleasant Beach Borough as required by the Municipal Land Use Law at NJSA 40:55D-89.

Point Pleasant Beach Borough originally adopted its comprehensive master plan in 1978. In 1988, the borough adopted a housing element. In 1990, it adopted a land use element, which it subsequently updated in 1992. The Borough adopted reexamination reports in 1982, 1988, 1992, 1999 and 2007. The current document (hereinafter referred to as the 2015 Master Plan Reexamination Report) serves as a reexamination of the 1978 Master Plan, as supplemented by the 1992 land use element update and the 2007 Master Plan Reexamination Report.

While the 2015 Master Plan Reexamination Report is broad in scope, it has been prepared in light of the experience of Hurricane Sandy, which struck the coast of New Jersey on October 29, 2012 and brought extensive damage to Point Pleasant Beach. It, therefore, places special emphasis on facilitating recovery from Hurricane Sandy's impacts, as well as promoting resiliency to future storm impacts and other potential natural hazards. To achieve this, the 2015 Master Plan Reexamination Report recommends a number of updates and revisions to the municipal master plan. These changes have been compiled into master plan amendments, which is appended to this document.

Requirements of the Reexamination Report

The Municipal Land Use Law requires that Point Pleasant Beach Borough provide for the reexamination of the municipal master plan and development regulations at least once every ten years. The purpose of the reexamination is to review the progress of the borough in achieving its planning objectives, and to consider the need for changes in order to ensure that the municipal plan is current and meets the needs of the borough.

The municipal planning board is responsible for completing the reexamination, and preparing and adopting by resolution a report on the findings of the reexamination.

The Municipal Land Use Law requires that the reexamination report state the following:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The 2015 Master Plan Reexamination Report addresses each of these statutory requirements.

Major Problems and Objectives in 2007

The following subsections describe the major problems and objectives of Point Pleasant Beach Borough at the time of the 2007 Master Plan Reexamination Report.

General Objectives

The 2007 Master Plan Reexamination Report noted that the 1999 Master Plan Reexamination Report identified the following general objectives:

- Strive to foster an aesthetically pleasing downtown commercial district for the ease and safety of pedestrians.
- The Land Use Plan and Development Ordinance should be a simple, straightforward set of regulations.
- Continue developing at prevailing land use intensities.

- Recognize the inherent incompatibility of certain land uses and strive to segregate those that are potentially incompatible.
- Foster a diversity of housing.
- Regulate the unique and valuable resources in the community—the beach, ocean vista, and river frontage—and strengthen the borough’s resort economy and tax base.

The 2007 Master Plan Reexamination Report affirmed these general objectives, but, relative to the objective to “[f]oster a diversity of housing”, indicated that the Point Pleasant Beach Borough Planning Board wishes to encourage a lower proportion of renter-occupied housing in order to support a stable population base. The 2007 Master Plan Reexamination Report also noted that rooming housing does not pose a negative land use concern, and recommended the expansion of bed-and-breakfast uses in the borough’s commercial and resort residential districts.

Land Use Element Goals and Objectives

The 2007 Master Plan Reexamination Report reaffirmed the goals and objectives of the 1992 Land Use Element. These goals and objectives are listed below:

- To recognize the importance of protecting and stabilizing established residential and commercial areas of the borough.
- To separate those land uses, which are inherently incompatible, and in those transition areas between zoning districts to encourage adequate traffic separation, buffering and screening.
- To provide appropriate land use regulations to preserve the pedestrian scale of the central business district along Arnold Avenue.
- To relate land use decisions to the established land use pattern of the borough, with new development taking place at essentially the same scale and intensity as nearby existing development patterns.
- To adequately relate planning in the borough to adjoining municipalities, Ocean County, and the State of New Jersey to assure full recognition of regional planning issues.
- To protect and preserve areas of environmental sensitivity, such as wetlands.
- To restrict impervious surface coverage through the development regulations ordinance as a way of controlling stormwater runoff.
- To regulate development in recognition of the importance of retaining the borough’s valuable natural resources, including the beach, views of the ocean, and relationship to the Manasquan River.

- To recognize the continuing role of Point Pleasant Beach as a family resort, while addressing its increasing attractiveness as a year-round community.

Recommended Land Use Changes

The 2007 Master Plan Reexamination Report listed and commented on a number of land use change recommendations that were made in a master plan review that was prepared by the Point Pleasant Beach Borough Master Plan Committee in 2005. These recommendations are provided below (*2007 commentary in italics*):

- The westernmost portion of the Highway Commercial (HC) Zone along Arnold Avenue between Woodland Avenue and Lincoln Avenue is proposed to change to a General Commercial Zone (GC) Zone. A new use in this zone would allow 3-story mixed-use buildings in limited areas with residential on 2nd and 3rd floors. (*The Planning Board supports this recommendation with the exception that further study and evaluation with appropriate community input is needed to determine whether three stories are appropriate in all or any location within the GC Zone. In addition, the Planning Board recommends that the five residential lots that front on Lincoln Avenue south of Arnold Avenue and extend into Point Pleasant Borough be rezoned from the HC to SF-5 Zone, which is more consistent with their current use and actual lot size and configuration.*)
- The HC Zone along Route 35 should have a unique identity different from the downtown. No new residential uses would be permitted. The northernmost portion north of McLean Avenue would be rezoned to an HC-1 Zone. The HC-1 would continue to permit existing residential uses to be conforming. The southernmost portions of the HC District (south of the GC District) would be rezoned to an HC-2 District. The HC-2 District would exclude residential uses as a permitted use, with existing residential considered a pre-existing, non-conforming use. (*The Planning Board recommends changing the HC Zone into an HC-1 and an HC-2 Zone to implement this recommended change. In the HC-1 zone residential uses should be considered a conforming use. In both the HC-1 and HC-2 consideration should be given to creating standards in the ordinance that would allow reasonable expansions to these uses to prevent a need for variance relief.*)
- A boundary line change is recommended in the HC District, with the portion of district along Central Avenue bordering Jaeger Lumber proposed to be changed from HC to SF-5. The HC Zone would run along the eastern edge of the railroad tracks. (*The Planning Board supports this recommendation.*)
- Eliminate the Limited Commercial (LC) Zone along the south side of Broadway from the ROS District east to Boston Avenue and include this area in the SF-5 zone. East of Boston Avenue, the existing land uses and commercial district would

continue over to the Beach. The existing 7-11 convenience store would be located in a new MC 1 Zone. Allow existing hotels and motels currently in the LC Zone to remain as a conditional use. *(The Planning Board supports these recommended changes to create greater flexibility to enhance these areas. However, the Planning Board disagrees with the recommendation regarding the 7-11 property. The Board recognizes that this site may not be appropriate for residential uses due to the proximity of the active rail line and Route 35 and Broadway intersections. Therefore, the Board recommends that the 7-11 property remain in the LC District. In addition, the Planning Board recommends that the LC District east of Boston Avenue remain to reflect the existing land use characteristics in this area pending a more comprehensive evaluation and recommendations that may result from the Broadway Avenue Corridor Study that is currently being undertaken by the borough.)*

- Split the existing Marine Commercial (MC) Zone into the MC-1 and MC-2 zones.
 - The MC 1 Zone would be located on the north side of Channel Drive to the Manasquan Inlet. Uses should be limited to those promoting fishing, boating, and marine industries. No residential uses would be permitted. *(The Planning Board supports these recommendations with the inclusion of appropriate waterfront commercial activities such as restaurants as being permitted conditional uses consistent with the purpose of the marine commercial zone.)*
 - The MC-2 Zone would be located between Broadway and Channel Drive. This zone would allow mixed uses, but no single family residential. Hotels and motels would be permitted uses. Multi-family residential will be permitted at a density to be determined by a professional planner. *(The Planning Board supports these recommended changes. However, any future planning for this area should be undertaken in a comprehensive manner taking into consideration land use, traffic and pedestrian circulation, and parking issues. Currently, the borough is undertaking a comprehensive planning study evaluating these issues. The impacts of any proposed changes should be carefully evaluated and closely monitored by the borough to ensure that land use changes occur in a desirable manner. The Borough recently created an MC-2 Overlay District at Baltimore Avenue between Broadway Avenue and Channel Drive. The Borough Council has introduced an ordinance to expand the existing MC-2 overlay zone, which permits townhouse development as an option in selected portions of the MC-1 area for those properties with frontage along the Baltimore and Chicago Avenues between Broadway Avenue and Channel Drive. The Council referred the ordinance to the Planning Board pursuant to the requirements of the Municipal Land Use Law (MLUL) for discussion and input for the Council's consideration. At its July 9, 2007 meeting, the Planning Board discussed the proposed ordinance, including conditions and standards regulating townhouse uses and agreed with the suggested revisions. Therefore, the Board*

recommends adoption of the proposed ordinance as presented to the Planning Board. The Planning Board finds that this approach would provide a transition between the residential areas to the south and the more intensive marine commercial uses to the north and a more pedestrian friendly linkage between these areas. The Board also recognizes that the new overlay zone is a first phase of a more comprehensive land use planning strategy for the revitalization of the Broadway Avenue corridor including Channel Drive.)

- MC-1 and MC-2 also can be primary areas for open space and active and passive recreational use. The Committee recommended a footbridge to Gull Island and expanded use of Gull Island. *(While recognizing that the primary purpose of the MC-1 and MC-2 Districts is to promote the development of other uses in accordance with a comprehensive plan, the Board supports the inclusion of open space and recreation uses as part of the plan for this area as appropriate and recognizes the need to form a partnership with the County to encourage the completion of any improvements and linkages to Gull Island.)*
- Resort Residential (RR-1, RR-2 and RR-3 zones)
 - In the RR-2 Zone, make hotels and motels conforming again. Change the north side of Arnold Avenue from RR-2 to SF-5. *(The Planning Board supports this recommendation but further recommends that an overlay district be established for properties fronting on Arnold Avenue that would permit Bed and Breakfast uses as a conditional use).*
 - In the RR-3 Zone, move the two northernmost lots east of Ocean Avenue to the RC Zone. Hotels and motels should be permitted in the RR-3 Zone. The Zone would be extended to the west to include the White Sands Motel (by Philadelphia Avenue). Allow new hotels and motels as conditional uses. *(The Planning Board supports this recommendation, as this change would create a land use plan that is more consistent with existing conditions. While the Planning Board generally supports this recommendation, it also is suggested that further study of this area be undertaken to evaluate other changes that may be appropriate to recognize the existing land use pattern in this area.)*
 - Create an RR-1 East and RR-1 West Zone. The RR-1 West Zone would include properties west of Ocean Avenue currently in the RR-1 Zone. Use standards should be approximate to the SF-5 Zone. Encourage garages and adjust bulk requirements if needed to achieve this. Two stories may be permitted, but the maximum height should be limited to 32 feet. *(The Planning Board supports this recommendation. However, the Planning Board acknowledges that a number of homes have been built to 35 feet.)* The RR-1 East Zone would include the “bungalow area”

east of Ocean Avenue. The area would have smaller lot size standards. Adjust building height and standards commensurate with existing lot size. *(The Planning Board supports the intent to preserve the existing character of the bungalow area on existing small lots and discourage lot consolidation that often results in the teardown of existing structures and its replacement with a structure that is greater in square footage and height. Recent development has resulted in impacts on the air and light available to existing structures. The 16-foot height limit often resulted in requests for height variances. As a result, the Borough Council adopted an ordinance in 2015, which increased the height limit to 25 feet.)*

- The Resort Commercial (RC) Zone should be expanded to include two lots from the RR- 3 Zone as discussed above. No changes to the zone standards are proposed. The Committee agreed that there is a need for more parking. Options include: deck parking at the eastern portion of Silver Lake, deck parking at the Inlet, designated off site and off street parking for boardwalk employees, and/or parking as permitted/conditional use on the West side of Ocean Avenue. The parking issue needs to be studied in more detail. *(The Planning Board supports the recommendation of investigating ways to provide additional parking in these areas of the borough. However, the Board does not agree with parking decks as an option to provide parking. The Borough has applied for a Smart Futures Grant through the New Jersey Department of Community Affairs, Office of Smart Growth to investigate this issue in more detail.)*
- SF and LR Residential zones. No changes except as noted above. *(The Borough adopted Ordinance 2007-2 that added a tenth zoning district to the Point Pleasant Beach Borough Zoning Map. The new SF-2 zone covers the area from Oak Terrace to Walnut Avenue west of Woodland Road. The zone change established a 75-foot by 100-foot lot minimum as a conforming lot. The Planning Board recognizes that the SF-2 District covers a limited area and residents supported the concept to help protect the integrity of the neighborhood.)*
- Open Space/Community Facilities/Recreation–Encourage preservation and acquisition of open space, particularly in the MC and waterfront. The Borough recently commissioned a Recreation and Open Space Report that identifies existing deficiencies and future needs. *(The Planning Board recommends that the Council investigate all funding sources available to preserve existing open space and vacant lands and to investigate opportunities to provide additional recreation and open space in the borough as may be needed in accordance with the borough’s Open Space and Recreation Plan.)*
- The Committee endorsed the recommendations of the Historic Preservation Commission, which recommended participation of the HPC in preservation and

restoration, reasonable alternatives to renovations that are out of character with existing historic structures, promotion of the re-use and restoration of buildings rather than demolition, encourage the participation to preserve the historic integrity of existing neighborhoods in Point Pleasant Beach. *(The Planning Board supports investigating options to retain the historic character of the borough.)*

- The High Density (HD) Zone should be studied to come up with “ideal densities” for future multi-family development where permitted. The Council has initiated the process to further study this issue by a professional planner. *(The Planning Board states its intent to be involved in the identification of appropriate densities and the development of any new zoning approaches within these areas. To date, no study has been prepared. However, the Planning Board has expressed a desire to prepare such a study.)*

In addition to the above, and with specific regard to the bungalow area on Loughran Point, the 2007 Master Plan Reexamination Report noted that the development requirements for said area should provide flexibility to encourage reinvestment, but also provide a degree of protection against teardowns of existing dwellings and conversions to larger residences that are inconsistent with the character of the area and may have air and light impacts on smaller bungalows. The 2007 Master Plan Reexamination Report also noted that the MC District on Loughran Point should be evaluated, and that appropriate recommendations be development for zoning and land use regulations on the peninsula.

Other Recommended Changes

In addition to the recommended land use changes that have been described in the previous section of this master plan reexamination report, the 2007 Master Plan Reexamination Report made the following recommendations:

- Revise the zoning ordinance and zoning map to incorporate the land use changes as described in the prior sections of this report and depicted on Attachment C, Proposed Zoning Changes and Land Use Map. Collectively, these constitute the amendments to the Land Use Plan Element of the borough’s Master Plan.
- Develop a form-based code that uses graphics to clearly illustrate ordinance requirements to ease the interpretation of complex regulations. This will facilitate and regulate design practices in the borough.
- Evaluate stormwater management planning and mitigation measures to stay current with the latest technologies and best management practices.

- Revise the zoning ordinance as appropriate to incorporate land use and design concepts along the Broadway Avenue and Channel Drive Corridor in accordance with the Broadway Avenue Plan currently being prepared by the borough.
- Prepare the applications for plan endorsement or Coastal Center designation that effectively maintain the permitted impervious lot coverage standards as contained in the Local Development Ordinance.
- Closely work with State and County agencies, and adjacent municipalities to foster cooperative and collaborative planned growth that sustains and improves the quality of life in the borough.

Parking

As noted in the 2007 Master Plan Reexamination Report, Point Pleasant Beach Borough suffers from an extreme shortage of parking during the summer months (i.e., from June through September), especially when school is out and on the weekends. The parking shortage is most critical along the oceanfront by the amusement area, and the existing parking areas that service the area are often overcrowded. The shortage is also evident along Arnold Avenue.

The 2007 Master Plan Reexamination Report further noted that day-trippers extend hours of traffic congestion and create a severe shortage of parking, and that the existing infrastructure of the borough is unable to handle the current parking demand.

The Extent to Which Major Problems and Objectives in 2007 Have Been Reduced or Increased

The extent to which the major problems and objectives identified in the 2007 Master Plan Reexamination Report have been reduced or increased is discussed in the following subsections.

General Objectives

This section evaluates the validity of the borough's general objectives. Each objective is listed below; commentary on the current validity is provided in italics after each objective.

- Strive to foster an aesthetically pleasing downtown commercial district for the ease and safety of pedestrians. *This objective remains valid.*
- The Land Use Plan and Development Ordinance should be a simple, straightforward set of regulations. *This objective remains valid.*
- Continue developing at prevailing land use intensities. *This objective remains valid.*

- Recognize the inherent incompatibility of certain land uses and strive to segregate those that are potentially incompatible. *This objective remains valid.*
- Foster a diversity of housing. *This objective remains valid. However, it should be revised to reflect the fact that the Planning Board wishes to encourage: a lower proportion of renter-occupied housing in order to support a stable population base; and, the expansion of bed-and-breakfast uses in the borough's commercial and resort residential districts. These wishes were expressed in the 2007 Master Plan Reexamination Report and have been affirmed during the preparation of the 2015 Master Plan Reexamination Report.*
- Regulate the unique and valuable resources in the community—the beach, ocean vista, and river frontage—and strengthen the borough's resort economy and tax base. *This objective remains valid.*

Land Use Element Goals and Objectives

This section evaluates the validity of the borough's land use goals and objectives. Each objective is listed below; commentary on the current validity is provided in italics after each objective.

- To recognize the importance of protecting and stabilizing established residential and commercial areas of the borough. *This remains valid.*
- To separate those land uses, which are inherently incompatible, and in those transition areas between zoning districts to encourage adequate traffic separation, buffering and screening. *This remains valid.*
- To provide appropriate land use regulations to preserve the pedestrian scale of the central business district along Arnold Avenue. *This remains valid.*
- To relate land use decisions to the established land use pattern of the borough, with new development taking place at essentially the same scale and intensity as nearby existing development patterns. *This remains valid.*
- To adequately relate planning in the borough to adjoining municipalities, Ocean County, and the State of New Jersey to assure full recognition of regional planning issues. *This remains valid.*
- To protect and preserve areas of environmental sensitivity, such as wetlands. *This remains valid.*
- To restrict impervious surface coverage through the development regulations ordinance as a way of controlling stormwater runoff. *This remains valid.*
- To regulate development in recognition of the importance of retaining the borough's valuable natural resources, including the beach, views of the ocean, and relationship to the Manasquan River. *This remains valid.*

- To recognize the continuing role of Point Pleasant Beach as a family resort, while addressing its increasing attractiveness as a year-round community. *This remains valid.*

Recommended Land Use Changes

None of the recommended land use changes that were outlined in the 2005 and 2007 master plan reexamination reports have been executed. The Planning Board finds that the recommendations remain valid, with the following exceptions:

- Split the existing Marine Commercial (MC) Zone into the MC-1 and MC-2 zones. *During the preparation of the 2015 Master Plan Reexamination Report, the Planning Board indicated its comfort with the current status of the Marine Commercial (MC) Zone and the Marine Commercial 2 (MC-2) Overlay Zone. The Planning Board also affirmed the importance of the marine- and fishing-related industries to the local economy and character of the borough, and indicated that their continued presence should be supported. The importance of these industries is demonstrated by the fact that, as indicated by the latest information of the US Census Bureau's American Community Survey, the percentage of Point Pleasant Beach residents that is employed in fishing and similarly-classified industries (viz., "Agriculture forestry, fishing and hunting, and mining") is approximately 25 times higher than the percentage of those employed in the county and state. Additionally, it is noted that Point Pleasant Beach Borough is one of the most important commercial fishing ports of New Jersey. The latest data from the New Jersey Department of Agriculture indicates that the 2006 catch was 22.6 million pounds and valued at approximately \$25.8 million. The catch is distributed in restaurants and supermarkets throughout the region and further afield.*

With regard to the recommendation of the 2007 Master Plan Reexamination Report to study the Marine Commercial (MC) district on Loughran Point, and to develop appropriate recommendations for zoning and land use regulations on the peninsula, it is noted that the Planning Board indicated that while there is a current need to protect viewsheds on Loughran Point, there is no need for land use revisions at this time.

Other Recommended Changes

This section evaluates the validity of the other recommended land use changes that were outlined in the 2007 Master Plan Reexamination Report. Each of these recommendations is listed below; commentary on the current validity is provided in italics after each objective.

- Revise the zoning ordinance and zoning map to incorporate the land use changes as described in the prior sections of this report and depicted on Attachment C, Proposed Zoning Changes and Land Use Map. Collectively, these constitute the amendments to the Land Use Plan Element of the borough's Master Plan. *The 2015 Master Plan Reexamination Report outlines all recommended changes to the borough's master plan and development regulations. Consequently, this recommendation of the 2007 Master Plan Reexamination Report is no longer valid.*
- Evaluate the appropriateness of establishing FAR (floor area ratio) standards in the borough. *This recommendation is deleted.*
- Develop a form-based code that uses graphics to clearly illustrate ordinance requirements to ease the interpretation of complex regulations. This will facilitate and regulate design practices in the borough. *This remains valid.*
- Evaluate stormwater management planning and mitigation measures to stay current with the latest technologies and best management practices. *In 2009 the borough adopted an updated stormwater management plan, which is discussed later in this master plan reexamination report. In addition, the current master plan reexamination report makes several recommendations that are directly relevant to improving stormwater management in the borough.*
- Revise the zoning ordinance as appropriate to incorporate land use and design concepts along the Broadway Avenue and Channel Drive Corridor in accordance with the Broadway Avenue Plan currently being prepared by the borough. *This recommendation is deleted.*
- Prepare the applications for plan endorsement or Coastal Center designation that effectively maintain the permitted impervious lot coverage standards as contained in the Local Development Ordinance. *As discussed later in this master plan reexamination report, the current state plan is in the process of being updated. The borough has not filed a petition for plan endorsement with the state. Given the fact that the state plan is in the process of being updated, it is recommended that the borough delay any further action on plan endorsement.*
- Closely work with State and County agencies, and adjacent municipalities to foster cooperative and collaborative planned growth that sustains and improves the quality of life in the borough. *This remains valid.*

Parking

Parking continues to be a major issue during the summer months in Point Pleasant Beach. This is especially true when school is out and on the weekends, and the parking shortage continues to be most critical along the oceanfront by the amusement area, and

the existing parking areas that service the areas continue to suffer from overcrowding. Parking also continues to be a problem along Arnold Avenue and along other streets in the downtown area of the borough. As in 2007, day-trippers exacerbate the borough's parking issues, and the borough's existing parking infrastructure remains unable to accommodate demand.

It is recommended that the borough quantify the existing public and private, fee-based parking areas near the boardwalk, and attempt to maximize parking options while buffering residential neighborhoods.

In addition to the above, it is noted that the reconstruction and elevation of houses have sometimes led to multiple garages on individual lots. While curb cuts have been limited by the Borough Council, the Planning Board finds that there is a tendency to have excessive portions of the front yard dedicated to parking, and recommends that an ordinance providing for the reasonable limitation of same be considered.

It is also recommended that the borough prepare a parking study for the downtown area. Such a study would provide an opportunity to fully assess the borough's parking problem, as well as explore potential remedies and investigate the costs thereof.

The Extent to Which There Have Been Significant Changes in the Assumptions, Policies and Objectives

The following changes in the assumptions, policies and objectives relating to land use and development in Point Pleasant Beach Borough are noted:

Changes at the Local Level

As indicated in the following subsections, there have been considerable changes at the local level since the adoption of the 2007 Master Plan Reexamination Report.

Hurricane Sandy

Hurricane Sandy struck the coast of New Jersey on October 29, 2012, and brought extensive damage to Point Pleasant Beach Borough from high winds, storm surge, and floodwaters of up to seven feet. The New Jersey Department of Community Affairs reported that 968 households within the borough were affected with major or severe damage. Fire Station No. 1,



which is located on Arnold Avenue, was flooded, and a downed tree caused damage to the borough's variable message board. Also, police and emergency vehicles were exposed to saltwater, and several roadways and sections of pavement were washed-out. Extensive portions of the Point Pleasant Beach Boardwalk were damaged from wave and sand action, and floating debris. Various facilities in municipal parks were also damaged from falling trees and storm surge. There were also localized disruptions to water and sewer service, and electrical service was interrupted throughout the borough for several days.

In addition to the above, it is noted that the hurricane weakened bulkheads and caused shoreline erosion. This made the borough particularly vulnerable to flooding and wave action. Extensive damage to dunes also increased the borough's vulnerability to flooding and wave action.

With the impacts of Hurricane Sandy so great and the vulnerabilities so significant, Point Pleasant Beach Borough has serious concern and reason for promoting not only recovery from Sandy, but also building resiliency to future storm impacts and other potential natural hazards. While the current 2015 Master Plan Reexamination Report is broad in scope, the experience of Hurricane Sandy and the need to build resiliency has influenced and informed its development.



Strategic Recovery Planning Report

As a response to Hurricane Sandy, Point Pleasant Beach Borough adopted a Strategic Recovery Planning Report in 2014. The purpose of the Strategic Recovery Planning Report is to outline a recommended set of actions to guide the borough in promoting recovery from the impacts of Hurricane Sandy and resiliency to future storms.

The actions recommended by the Strategic Recovery Planning Report are as follows:

- Incorporate the principals of Ocean County’s 2014 Multi-Jurisdictional All Hazard Mitigation Plan (discussed in a subsequent section of this reexamination report) into the Point Pleasant Beach Borough Master Plan.
- Investigate opportunities for shared services and mutual aid, in particular with adjoining communities, to improve emergency response for a greater number of residents.
- Consider providing a new generator at the municipal building.
- Provide natural gas backup service for generators.
- Provide the Department of Public Works with an emergency staging facility.
- Provide temporary housing for emergency personnel.
- Update the 2007 Floodplain Management Plan (discussed in a subsequent section of this reexamination report).
- Automate and expedite processing of building and zoning permits.
- Reexamine the borough’s Master Plan Elements and prepare a sustainability element to address post-Sandy strategies and policies related to hazard mitigation, community resiliency, and forecasted sea level rise and its impacts.
- Prepare and adopt a debris management plan.
- Revise the borough’s zoning ordinance in accordance with the updates of the master plan and floodplain management plan.
- Streamline the development review process.
- Develop a GIS database and user interface to catalog and inventory all infrastructure owned by the borough, including roadways and its stormwater and sanitary sewer collection systems.
- Reinforce existing and provide new bulkheads at various locations.
- Investigate feasibility of providing dunes along entire beachfront.
- Develop recovery information resources (e.g., guidebooks, pamphlets, and websites) and a training program for borough staff.
- Continue to participate in the National Flood Insurance Program.

Implementation of the recommendations that have been listed above will promote recovery from Hurricane Sandy, and increased resiliency to future storms.

Demographic Changes

Since the adoption of the 2007 Master Plan Reexamination Report, 2010 US Census information has been released. This information demonstrates that Point Pleasant Beach Borough’s population has declined by 12.2 percent in the period from 2000 and 2010. By comparison, the populations of Ocean County and the State of New Jersey grew by 12.8 percent and 4.5 percent, respectively. While it is too early to reliably tell if the population decrease that the borough experienced between 2000 and 2010 is the start of a long-term trend, it is important to note that the borough’s population declined by 5.6 percent in the period from 1980 and 1990; the borough experienced growth in all other decades since at least 1930. Table 1 depicts historical population development of Point Pleasant Beach Borough, Ocean County, and the State of New Jersey from 1930 onwards.

Table 1: Population 1930–2010

	Point Pleasant Beach Borough		Ocean County		New Jersey	
	Population	Change	Population	Change	Population	Change
1930	1,844	—	33069	—	4,041,334	—
1940	2,059	11.7%	37,675	13.9%	4,160,165	2.9%
1950	2,900	40.8%	56,609	50.3%	4,835,329	16.2%
1960	3,873	33.6%	108,240	91.2%	6,066,782	25.5%
1970	4,882	26.1%	208,470	92.6%	7,171,112	18.2%
1980	5,415	10.9%	346,038	66.0%	7,365,011	2.7%
1990	5,112	-5.6%	433,203	25.2%	7,730,188	5.0%
2000	5,314	4.0%	510,916	17.9%	8,414,350	8.9%
2010	4,665	-12.2%	576,567	12.8%	8,791,894	4.5%
Average	—	13.6%	—	28.4%	—	10.4%

Source: US Census Bureau

In the period from 2000 to 2010, the borough’s population has aged. The median age in the borough (45.7 in 2010) increased by 3.1 years between 2000 and 2010, while the median age in the county (42.6 in 2010) increased by only slightly more, by one and one-half year, during the same time period. This development is supported by the fact that, from 2000 to 2010, the borough saw a significant increase of 7.0 percent in the percentage of the population aged between 45 and 64. For comparison, the percentage of population aged between 45 and 64 grew by only 4.0 percent in Ocean County. There were declines of -5.4 percent and -2.9 percent in the under-45 age cohorts between 2000

and 2010 in Point Pleasant Beach Borough and Ocean County, respectively. The percentage of 2000 and 2010 populations by age cohort are listed for Point Pleasant Beach Borough and Ocean County in Table 2.

Population trends within Point Pleasant Beach Borough are influenced by a variety of factors including national, state, and regional economic conditions, social changes, and government policy. Changing birth rates, changing employment trends and consumer preferences, the availability of land, flood insurance rates, and other factors can affect future development within the borough. The Planning Board should monitor population growth and composition and review its planning program to determine how the needs and desires of present and future residents of Point Pleasant Beach Borough may be changing.

Table 2: Population Distribution 2000 and 2010

	2000 Population		2010 Population		Change (2000–2010)	
	Borough	County	Borough	County	Borough	County
Under 5	4.4%	6.3%	3.5%	6.7%	-0.9%	0.4%
5-14	11.1%	13.3%	11.4%	12.8%	0.3%	-0.5%
15-24	10.2%	10.2%	11.3%	11.3%	1.1%	1.1%
25-34	12.1%	11.2%	11.3%	10.6%	-0.8%	-0.6%
35-44	16.5%	14.9%	11.4%	11.6%	-5.1%	-3.3%
45-54	15.8%	12.4%	18.4%	13.6%	2.6%	1.2%
55-64	10.8%	9.5%	15.2%	12.3%	4.4%	2.8%
65 and Over	19.1%	22.1%	17.5%	21.0%	-1.6%	-1.1%
Total	100.0%	100.0%	100.0%	100.0%	0.0%	0.0%
Median Age	42.6	41.0	45.7	42.6	3.1	1.6

Source: US Census Bureau

With regard to household size, it is noted that the average household size in Point Pleasant Beach Borough at the time of the 2010 US Census was 2.30 persons, which is lower than the average household size of 2.58 persons in Ocean County. A potential explanation for this is the higher median age in the borough. Aging populations tend to live in smaller households due to a lower number of children present. The US Census Bureau defines a household as one or more persons, whether related or not, living together in a dwelling unit.

With regard to the number of households in Point Pleasant Beach Borough it is noted that there were a total of 1,985 in 2010. This is a 14.3 percent decrease over the 2,317 households that existed in 2000. The number of households in a particular area is synonymous with the number of occupied housing units. Thus, in 2010, there were

1,985 occupied housing units in Point Pleasant Beach Borough. In 2010, there were also 1,388 vacant housing units in the borough, which results in a total of 3,373 housing units in Point Pleasant Beach Borough at the time of the 2010 US Census. By comparison, there were 3,558 housing units in 2000, including 2,317 occupied housing units and 1,241 vacant housing units. Thus, the number of housing units has decreased by 185 units and the number of vacant units has increased by 147 units in the period from 2000 to 2010. The rise in the number of vacant units appears to be related to an increase in the number of seasonal units (n.b., seasonal units are counted as vacant units by the US Census Bureau). In 2000, there were 947 seasonal units, which amounted to 76.3 percent of all vacant units. In 2010, there were 1,131 seasonal units, which amounted to 81.5 percent of all vacant units.

With regard to the number of housing units that have been developed in the period since the time of the 2010 US Census, it is noted that the New Jersey Construction Reporter indicates that a total of 37 certificates of occupancy and 141 demolition permits have been issued from April 1, 2010 through June 2014. This results in a net loss of 104 new residential housing units. When added to the number of housing units reported by the 2010 US Census, it is estimated that there were 3,269 housing units in June 2014.

2007 Floodplain Management Plan

Shortly after the adoption of the 2007 Master Plan Reexamination Report, the borough adopted the Floodplain Management Plan. The Floodplain Management Plan outlines the strategy that Point Pleasant Beach Borough will employ to appropriately and comprehensively manage floodplain areas. It sets the following goals:

- Reduce flooding by preventing tidal backflow.
- Facilitate and upgrade stormwater facilities for proper drainage.
- Decrease wave wash over by maintaining beach and dune programs.
- Review the latest technology for flood reduction.
- Reduce losses by promoting retrofitting or elevating flood prone structures.
- Promote public education on all measures for flood safety and loss reduction.
- Reduce impermeable surface area to facilitate drainage.
- Reduce losses by continuing to develop and improve the existing warning system and maintain it, as well as hold drills and exercises to test the plan.
- Update evacuation plan and other hazard plans.
- Acquire open space property located in the floodplain to prevent development.

2015 Floodplain Management Plan

Concurrent to the preparation of the 2015 Master Plan Reexamination Report, the borough prepared a new floodplain management plan. As part of the development of this new floodplain management plan (hereinafter referred to as the 2015 Floodplain Management Plan), the borough reviewed the goals of the 2007 Floodplain Management Plan and evaluated potential new goals to increase resiliency to and mitigate damage from future storm events. The following is a list of the goals of the 2015 Floodplain Management Plan:

- Reduce flooding by preventing tidal backflow.
- Facilitate and upgrade stormwater facilities for proper drainage.
- Support natural resource development and protection through government funded programs and local initiatives.
- Review latest technology for flood reduction.
- Reduce losses by promoting retrofitting or elevating flood-prone structures.
- Promote public education on flood hazards, measures for flood safety, and loss reduction.
- Reduce runoff potential from development.
- Reduce losses by continuing to develop and improve the existing warning system and maintain it as well as hold drills and tabletop exercises to test the plan.
- Update Evacuation Plan and other Hazard Plans.
- Improve critical facility resiliency.
- Preserve open space throughout the borough.

The 2015 Floodplain Management Plan was adopted in July 2015. Implementation of the 2015 Floodplain Management Plan will promote increased resiliency to future storms.

2008 Housing Element and Fair Share Plan

The borough adopted a third round housing element and fair share plan in 2008. The 2008 Housing Element and Fair Share Plan outlined the means by which Point Pleasant Beach intended to meet its fair share affordable housing obligation. Since the adoption of the 2008 Housing Element and Fair Share Plan, however, there have been numerous legal challenges to the COAH process. As a result, the borough will need to eventually adopt a new housing element and fair share plan when these legal issues are resolved. Please see the section “Affordable Housing (COAH)” of this report for an expanded discussion of the challenges to the COAH process and the impacts they have on the borough.

2009 Stormwater Management Plan

In 2009, the borough adopted a stormwater management plan. The Stormwater Management Plan outlines the strategy that Point Pleasant Beach Borough will employ to address stormwater-related impacts. It sets the following goals:

- Reduce flood damage, including damage to life and property.
- Minimize, to the extent practical, any increase in stormwater runoff from any new development.
- Reduce soil erosion from any development or construction project.
- Assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures.
- Maintain groundwater recharge.
- Prevent, to the greatest extent feasible, an increase in non-point pollution.
- Maintain the integrity of stream channels for their biological functions, as well as for drainage.
- Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water.
- Protect public safety through the proper design and operation of stormwater basins.

Implementation of the stormwater management goals that have been listed above will promote increased resiliency to future storms.

Zoning Board of Adjustment Annual Reports

The Point Pleasant Beach Borough Zoning Board of Adjustment releases an annual report that covers the Board's actions in each calendar year. The board works with applicants to develop improved designs and reduce the intensity and quantity of variances, often reducing the number requested. Summaries of the Board's actions in 2009, 2011, 2012, 2013 and 2014 can be found in the following table (n.b., a summary of the board's actions in 2010 was not available).

Table 3: Zoning Board of Adjustment Annual Report Data

Year	Total Variance Requests	Approved	Denied	Withdrawn	Interpretation	Most Frequent Variance Approved	Number	Zone with Most Variances Requested	Number
2009	22	18	2	1	2	Bulk Variance	16	N/A	N/A
2011	36	30	3	2	1	Bulk Variance	25	SF- 5	19
2012	26	4	1	2	1	Bulk Variance	18	SF-5	9
2013	63	60	3	0	0	Sandy demo & rebuild	28	SF- 5	42
2014	41	40	1	0	0	Sandy demo & rebuild	20	SF-5	31

Source: Point Pleasant Beach Borough Zoning Board of Adjustment Annual Reports

Note: An annual report is not available for 2010

Changes at the County Level

Since the adoption of the 2007 Master Plan Reexamination Report, there have been several changes at county level, including the adoption of the 2011 Ocean County Comprehensive Master Plan and the 2014 Ocean County Multi-Jurisdictional All Hazard Mitigation Plan.

2011 Ocean County Comprehensive Master Plan

The Ocean County Planning Board adopted a comprehensive master plan in 2011. The Comprehensive Master Plan serves as a county policy statement about the future development of Ocean County. While it makes no statements that are explicitly relevant to future land use planning within Point Pleasant Beach Borough, it does make a number of recommendations that are relevant to the recovery from Hurricane Sandy and the promotion of resiliency to future storm impacts and other potential natural hazards. These include (*commentary in italics*):

- Continue to work with the North Jersey Transportation Planning Authority to gather high crash location data and assess where safety improvements are needed. *Addressing high crash locations will improve roadway safety and efficiency, which, in turn, will facilitate the evacuation of Point Pleasant Beach Borough in times of crisis.*
- Encourage the New Jersey Department of Transportation to modernize and upgrade state highways throughout Ocean County, including US Route 9, NJ Route 35, NJ Route 37, NJ Route 70, NJ Route 72, NJ Route 88 and NJ Route 166. *Modernizing and*

upgrading Ocean County's highways will improve mobility and facilitate the evacuation of Point Pleasant Beach Borough in times of crisis, including during future storms. This is particularly true for New Jersey Route 35, which provides a north-south connection through Point Pleasant Beach Borough, and intersects with numerous state highways and other roadways that provide connections to the west.

- Encourage the retention of established residential neighborhoods and the rehabilitation of the county's older housing stock. Facilitate participation in home rehabilitation and historical preservation grant programs, where applicable. *Home rehabilitation may help to improve the structural integrity of existing housing stock. This, in turn, provides extra security and protection during extreme weather events, such as hurricanes and storms.*
- Encourage low-impact design techniques to minimize the disturbance of natural areas and maximize the recharge of stormwater on-site. *Maximizing the recharge of stormwater on-site may help to decrease the incidence of flooding.*
- Support the tourism amenities and needs of shore towns and continue to facilitate the protection and replenishment of county's beaches and shoreline areas. *Protection and replenishment of the county's beaches and shoreline areas will help the county to cope with future hurricanes and storms, and mitigate their impacts.*
- Explore and assess best management practices used by other areas in the country to address stormwater management. *Effectively addressing stormwater management helps to minimize flooding and promotes resiliency to future hurricanes and storms.*
- Continue to assess structural and nonstructural options for stormwater management to increase infiltration, remove debris and reduce nutrient and pollution loads. *Increasing infiltration will help to reduce flooding. Additionally, removing debris will help to increase the efficiency of existing stormwater management facilities.*
- Encourage compliance with new legislation that requires the New Jersey Department of Transportation to address stormwater management issues on state highways, including US Route 9, NJ Route 35, NJ Route 37, NJ Route 70, NJ Route 72, NJ Route 88 and NJ Route 166. *Addressing stormwater management issues along highways will help to minimize stormwater impacts and increase highway safety. This is particularly important as highways generate stormwater runoff, and may serve as evacuation routes during emergencies.*

If implemented, the recommendations that have been listed above will promote recovery from the impacts of Hurricane Sandy and build resiliency to future storm impacts and other potential natural hazards in Point Pleasant Beach Borough and the county at large.

2014 Ocean County Multi-Jurisdictional All Hazard Mitigation Plan

The 2014 Multi-Jurisdictional All Hazard Mitigation Plan is intended to provide a blueprint for saving lives and reducing property damage from the effects of natural and man-made disasters in Ocean County, as well as to improve community resiliency following disastrous events. The Multi-Jurisdictional All Hazard Mitigation Plan is also intended to fulfill state and federal legislative requirements related to local hazard mitigation planning, and facilitate access to pre- and post-disaster grant funding.

The Multi-Jurisdictional All Hazard Mitigation Plan is comprehensive in scope, and outlines a mitigation strategy that is centered on the following countywide goals and objectives:

- Encourage sustainable development to protect people, property, community resource and the environment from natural and human-made disasters.
 - Meet and exceed minimum standards of the National Flood Insurance Program.
 - Manage building code, land use code, ordinance and other planning mechanisms to prevent and mitigate the impact of disasters on people and property.
 - Improve information available for mitigation planning.
 - Coordinate and increase applications for federal and state grant programs.
 - Integrate and leverage other planning mechanisms from: neighboring jurisdictions; local, county and regional organizations; and, state partnerships to implement the plan.
 - Improve shelter management.
- Build and rebuild structures and infrastructure to protect people, and to reduce impacts of future disasters.
 - Increase the number of residential properties protected from hazards.
 - Increase the number of community resources and amount of infrastructure protected from hazards.
 - Improve the ability of critical facilities and infrastructure to safely operate during storms and utility interruptions.
 - Improve evacuation capability.
- Protect and restore the natural environment to support disaster resiliency.
 - Improve the health of natural systems to safely and naturally accommodate flooding and wildfire.
 - Improve the health of natural systems used to protect residential properties and other community resources.
 - Plan for increased open space in the most vulnerable areas.
- Promote education, awareness and outreach before, during and after disaster.

- Improve and expand information and opportunities for input available by television, radio, websites, social media, newsletters, and meetings.
- Increase participation in mitigation programs, including the Community Rating System, StormReady, and FireWise programs.
- Tailor timely messages for audiences, including children, parents, community groups, universities, seniors and other groups.
- Improve alert and warning systems.

In addition to the above, the 2014 Multi-Jurisdictional All Hazard Mitigation Plan identifies the following Point Pleasant Beach Borough-specific actions to mitigate hazards (*commentary in italics*):

- Continue outreach through local radio station. *Radio broadcasts reach a broad cross section of the local population and are a reliable means of communication during emergency periods.*
- Continue police and fire outreach programs in schools. *Outreach in schools and other venues helps to increase public awareness and leads to improved operational efficiency in times of emergency.*
- Continue to enforce building codes. *Enforcing building codes will help to ensure safety and promote resiliency.*
- Continue to participate in the National Flood Insurance Program. *Participation in the National Flood Insurance Program provides property owners with needed protection.*
- Elevate residential properties. *Elevating residential properties will prevent flood damage.*
- Continue participation in the Community Rating System Program. *Participation in the Community Rating System Program will help to improve flood protection and mitigation efforts. Property owners on a municipal-wide basis will receive discounts of flood insurance premiums.*
- Maintain and improve warning-related systems (e.g., Nixle and Reverse 911). *Improved communication can help to save lives and property during times of emergency.*
- Participate in United States Army Corps of Engineers beach replenishment and dune restoration projects. *Beach replenishment and dune restoration will help to increase resiliency by enhancing and protecting natural defense mechanisms.*

Ocean County Comprehensive Farmland Management Plan

The overall goal of the Comprehensive Farmland Management Plan is to support the promotion and retention of Ocean County's agricultural industry through farmland preservation. This is primarily done through a variety of techniques, including

purchasing of development easements, donation of development easements, fee-simple acquisition of farmland, and other techniques.

Point Pleasant Beach Borough does not contain farmland-assessed property, and no portion of the borough is located within an Agricultural Development Area. Agricultural Development Areas are areas where agricultural uses are preferred. The Ocean County Comprehensive Farmland Management Plan indicates that future farmland preservation efforts will focus on designated Agricultural Development Areas.

Changes at the State Level

As indicated in the following subsections, there have been considerable changes at the state level since the adoption of the 2007 Master Plan Reexamination Report.

State Development and Redevelopment Plan/State Strategic Plan

The Office of Planning Advocacy, which is located within the Department of State, now staffs the State Planning Commission. The Office of Planning Advocacy has released a draft State Strategic Plan to supersede the current State Development and Redevelopment Plan. Public Hearings were held in February, March, and September of 2012. The draft State Strategic Plan is based upon a criteria-based system rather than a geographic planning area. The draft State Strategic Plan has not been adopted by the State Planning Commission at this time and was put on hold following Hurricane Sandy. Point Pleasant Beach Borough should continue to monitor the progress of the new plan and its implication for future planning in the borough.

The 2001 State Development and Redevelopment Plan remains current.

Affordable Housing (COAH)

COAH originally adopted affordable housing rules for the third round period in 2004. However, an Appellate Division decision in 2007 stayed COAH from reviewing any plans as part of a petition for substantive certification, and resulted in a remand of the 2004 rules back to COAH to revise them consistent with the Appellate Division decision. COAH subsequently adopted revised third round rules in 2008.

In 2010, the Appellate Division invalidated COAH's 2008 third round rules, and the "growth share" methodology upon which they were based. In 2013, the New Jersey Supreme Court upheld and modified the Appellate Division's 2010 decision that invalidated COAH's third round rules. As a result, COAH was then charged with the task of adopting new affordable housing rules.

COAH has since failed twice to adopt new affordable housing rules for the third round period. Due to COAH's failure to adopt such rules, the New Jersey Supreme Court concluded on March 10, 2015 that there no longer exists a legitimate basis to block access to the courts, which was the original intent of the COAH process. The New Jersey Supreme Court's March 10 decision notes that: "parties concerned about municipal compliance with constitutional affordable housing obligations are [now] entitled to such access, and municipalities that believe they are constitutionally compliant[,] or that are ready and willing to demonstrate ... compliance [with such obligations,] should be able to secure declarations that their housing plans and implementing ordinances are presumptively valid in the event they ... must defend [themselves] against exclusionary zoning litigation."

In its March 10 decision, the New Jersey Supreme Court established a transitional process to not immediately allow exclusionary zoning actions to proceed in court. The decision notes that: "[d]uring the first thirty days following [June 8, 2015] ..., the only actions that will be entertained by the courts will be declaratory judgment actions filed by any [municipality] ... that either (1) had achieved substantive certification from COAH under prior iterations of Third Round Rules before they were invalidated, or (2) had "participating" status before COAH. Assuming [that] any such [municipality] ... waits and does not file a declaratory judgment action during [the] ... thirty-day period, an action may thereafter be brought by a party against [the municipality] ..., provided the action's sole focus is on whether the [municipality's] ... housing plan meets its Mount Laurel obligations (a constitutional compliance challenge). The court's evaluation of a [municipality's] ... plan that had received substantive certification, or that will be submitted to the court as proof of constitutional compliance, may result in the [municipality's] ... receipt of the judicial equivalent of substantive certification and accompanying protection as provided under the [Fair Housing Act]"

Point Pleasant Beach has filed a plan with COAH, but the plan was not been certified. Therefore, Point Pleasant Beach fulfills Criterion 2 as outlined in the transitional process that has been described above. The borough will, as a result, be able to file a declaratory action judgment immediately upon the March 10 decision becoming effective on June 8, 2015.

Complete Streets

In late 2009, the New Jersey Department of Transportation (NJDOT) adopted a Complete Streets Policy. A "complete street" is defined by the NJDOT as a "means to provide safe access for all users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options." Seven (7)

counties and 104 municipalities (as of July 2014) have adopted complete streets policies. The intent of the policy is to provide streets to meet the needs of all types of users and all modes of circulation- walking, bikes, cars, trucks, and buses.

Point Pleasant Beach Borough passed Resolution 2013-0730/1A to establish and adopt a Complete Street Policy. The resolution provides that all public street projects, both new construction and reconstruction (excluding maintenance), that are undertaken by the borough shall be designed as complete streets whenever feasible.

Coastal Area Review Act (CAFRA)

CAFRA regulations apply to development projects near coastal waters. Generally, the closer the project is to the water, the more likely it will be regulated. The entirety of Point Pleasant Beach Borough is in the CAFRA zone.

CAFRA divides the CAFRA zone into subzones where development is regulated by varying degrees. CAFRA regulates almost all development activities involved in residential, commercial, or industrial development, including construction, relocation and enlargement of buildings, excavation, grading, shore protection structures, and site preparation.

Time of Decision

On May 5, 2010, Governor Christie signed P.L. 2010 c.9 into law, effectively nullifying the “time of decision” rule, which had previously allowed municipalities the ability to alter zoning requirements even after an application for development had been filed but before a formal decision on the application had been rendered. P.L. 2010 c.9 provides that the development regulations applicable to a property at the time an application for development is filed will govern the review of the application and any decision made pertaining to it. P.L. 2010 c.9 was effective on May 5, 2011.

Solar and Wind Facilities as Permitted Uses in Industrial Zones

The Municipal Land Use Law was amended in 2008 to provide that solar and wind facilities on parcels of 20 acres or more shall be deemed as permitted uses in industrial zone districts. In addition, the definition of “inherently beneficial use” in the Municipal Land Use Law now includes a wind, solar, or photovoltaic energy facility or structure.

Stormwater Management

In 2004, the New Jersey Department of Environmental Protection (NJDEP) adopted municipal stormwater regulations that required preparation and adoption of a stormwater management plan and ordinance by the borough to address the need for

promoting groundwater recharge and controlling the impacts of stormwater runoff from development.

As has been previously noted, Point Pleasant Beach Borough initially adopted a municipal stormwater management plan in 2005, and last revised it in 2009.

Green Buildings and Environmental Sustainability Element

Many New Jersey municipalities have endorsed efforts to reduce their carbon footprint, decrease greenhouse gas emissions, encourage the use of renewable energy sources, conserve energy, and minimize the use of natural resources. Federal and state programs have been established to assist municipalities to address these goals. In the private sector, the US Green Building Council, a private organization, has established the Leadership for Energy and Environmental Design (LEED) certification programs to encourage and standardize the certification of buildings, which are energy efficient and incorporate sustainable environmental design concepts.

Recognizing the importance of green building and sustainability, the Legislature amended the Municipal Land Use Law (MLUL) in 2008 to add the “Green Building and Environmental Sustainability Plan Element” to the list of optional elements of municipal master plans. The scope of the new element is as follows: “A green buildings and environmental sustainability plan element, which shall provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional, and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design.”

Redevelopment Case Law

There have been a number of recent court decisions concerning the use of the criteria for determining an area “in need of redevelopment” pursuant to the Local Redevelopment and Housing Law. The most significant of these decisions is the New Jersey Supreme Court’s decision in *Gallenthin vs. Paulsboro*, which reevaluated and set guidelines for the use of the statutory criteria for determining an area in need of redevelopment. The New Jersey Legislature also held hearings in 2010 on legislation to update the New Jersey Redevelopment and Housing Law. In 2013, the legislation (Assembly Bill 3615) became law, and is intended to protect property owners by limiting the redevelopment powers of municipalities under the Local Redevelopment and Housing Law. This amendment raises the standard for a blight finding to one in which the property must be unproductive.

Changes at the Federal Level

Changes at the federal level include revised flood insurance mapping and advancement of a shore protection project of the US Army Corps of Engineers. Each is discussed in the following subsections.

Revised Flood Insurance Mapping

Revised flood insurance mapping was made available for public review by FEMA on March 27, 2014. The revised mapping is in the process of being finalized, and is expected to become the official (i.e., regulatory) mapping of the National Flood Insurance Program at some point in the future. The revised mapping increases the flood zone and base flood elevations for some coastal areas of the borough.

New Jersey Shore Protection Project

The Water Resources Development Act of 2007, authorized a shore protection project of the US Army Corps of Engineers, which is called the “New Jersey Shore Protection Project, Manasquan Inlet to Barnegat Inlet” (hereinafter referred to as the NJSPP). The NJSPP project area is located on the Atlantic Coast of Ocean County, and extends approximately 14 miles from Point Pleasant Beach Borough to Island Beach State Park.

The purpose of this project is to minimize damage from hurricanes and coastal storms. It calls for the construction of a beach fill with a berm and dune throughout the entire project area, and is expected to be completed over the course of approximately 50 years. Currently, the New Jersey Department of Environmental Protection is in the process of acquiring the necessary real estate as plans and specification for the construction contract are being completed. The total estimated cost of the project is \$521 million.

Specific Changes Recommended for the Master Plan and Development Regulations

Given the extent to which there have been significant changes in assumptions, policies and objectives at the local, county, and state levels, the 2015 Master Plan Reexamination Report recommends a number of changes to the borough’s municipal master plan and development regulations. These are discussed in the following subsections.

Please note that in addition to the recommended changes that are outlined in the following subsections, it is recommended that Point Pleasant Beach Borough prepare: a green building and sustainability element as a new element of the master plan; and, an economic development master plan element that is based on a study to evaluate the borough’s strengths, ways to attract investment, and the type of investment (i.e., businesses) that should be sought.

Changes to the Master Plan

The following subsections outline recommended changes to the municipal master plan.

Update Master Plan Objectives

All general objectives should be restated in the master plan amendment to promote clarity and centrality of information. It is, however, noted that the objective to “foster a diversity of housing” should be revised to reflect the fact that the Planning Board wishes to encourage: a lower proportion of renter-occupied housing in order to support a stable population base; and, the expansion of bed-and-breakfast uses in the borough’s commercial and resort residential districts. These wishes, as has been previously noted, were expressed in the 2007 Master Plan Reexamination Report and are affirmed by the 2015 Master Plan Reexamination Report.

To promote sustainability and resiliency, as well as the local-level implementation of the 2014 Ocean County Multi-Jurisdictional All Hazard Mitigation Plan, it is also recommended that the borough incorporate the following additional objectives into the master plan:

- Automate, update and expedite the borough’s system for processing zoning and construction permits.
- Promote efficiency within and streamline the development review process.
- Prepare a Green Buildings and Environmental Sustainability Element.
- Adopt an updated Floodplain Management Plan.
- Install new generators at the municipal building and other locations, as necessary; new generators should be equipped with a natural gas backup facility.
- Explore opportunities and establish agreements for shared services and mutual aid, in particular with adjoining communities, to improve emergency response for a greater number of residents.
- Create a borough Debris Management Plan including such components as allocating debris removal sites, collection strategies, and debris reduction methods.
- Provide the Department of Public Works with an emergency staging facility.
- Provide temporary housing for emergency personnel.
- Develop recovery information resources (e.g., guidebooks, pamphlets, and websites) and a training program for borough staff.
- Continue and, where possible, expand outreach through local radio stations and school programs.
- Maintain and improve emergency warning systems (e.g., Nixle and Reverse 911).
- Reinforce existing and, where needed, provide new bulkheads.

- To the greatest extent possible, provide dunes along the beachfront through participation in United States Army Corps of Engineers beach replenishment and dune restoration projects and other means.
- Continue participation in the Community Rating System Program of the Federal Emergency Management Agency.
- Continue participation in the National Flood Insurance Program.
- Develop a GIS database and user interface to catalog and inventory all infrastructure owned by the borough, including roadways, its stormwater collection system, its sanitary sewer collection system, and residential and commercial property information.
- Continue to vigilantly enforce building codes.
- Work with the state and county to improve year-round emergency evacuation capability.
- Where feasible, elevate residential properties above the Advisory Base Flood Elevation.
- Encourage the use of green building and infrastructure techniques.

To help to resolve the severe parking issues that the borough experiences in the summer months, the master plan should also be revised to include the following additional, parking- and transportation-relevant goals:

- To the greatest extent possible, expand the supply of parking spaces in the downtown area of the borough.
- Where possible, increase the turnover of parking spaces in the borough.
- Strictly enforce parking regulations.
- Promote pedestrian circulation and reduced dependence on motor vehicle transportation by upgrading and expanding the availability of bicycle and pedestrian facilities, such as sidewalks, pedestrian crossings (incl., signage thereof), and bike racks at key locations.
- Maximize parking options near the beach and boardwalk while buffering adjoining residential neighborhoods.

In addition to the above, and to minimize the occurrence of localized flooding in borough, it is recommended that the master plan be revised to include the following additional goals:

- Protect life and property from present and foreseeable flood risks.
- Promote the development and use of both active and passive flood hazard mitigation techniques.

- Approach the issue of flood hazard mitigation from multiple perspectives, including land use, engineering, and design.

Land Use Plan Amendments

The borough's land use plan should be amended to: facilitate increased sustainability and promote resilience through the use of green building and infrastructure techniques; and, provide updated existing land use and flood hazard area mapping.

In addition to the above, the borough's land use plan should also be amended to facilitate the changes to development regulations that are outlined in the section of this master plan reexamination report that is entitled "Changes to Development Regulations" (below).

Miscellaneous Changes

The following miscellaneous changes are recommended for the Master Plan:

- An update to the traffic circulation plan to promote the development of bicycle and pedestrian connections.
- An update to the open space and recreation plan to promote park maintenance and modernization.
- An update to the community facilities plan to provide current mapping of public facilities and other critical infrastructure within the borough, including the relation of these features to mapped flood hazard areas and recommendations to increase their resiliency.

Changes to Development Regulations

The 2015 Master Plan Reexamination Report recommends a number of changes to the borough's development regulations. These changes are outlined in the following subsections.

Zone Changes

The borough's development regulations should be updated to execute the recommendations that are outlined in the subsection "Recommended Land Use Changes" of the section of this master plan reexamination that is entitled "The Extent to Which Major Problems and Objectives in 2007 Have Been Reduced or Increased". To facilitate such execution, it may be necessary to prepare purpose-specific land use plan amendments.

In addition to the above, the Planning Board recommends that the borough investigate the appropriateness of creating a new single-family residential zone district that permits

lots of 25 feet in width with accompanying bulk standards along Randall Avenue from Niblick Street in a northerly direction to the current boundary of the MC and SF-5 zone districts. Currently, many of the lots in this area have a non-conforming lot width of 25 feet, and the Planning Board routinely grants variances to allow 25-foot lot widths. The establishment of zone district that permits lots of 25 feet in width would reduce the need for variances in the area.

Miscellaneous Changes

In addition to the above, a number of changes are recommended to various other aspects of the borough's development regulations. These changes are intended to increase the efficiency of the development regulations and promote sustainable development and resiliency. They are outlined below:

- For corner lots, the required front yard setback should be reduced on the functional side yard of the building.
- Setback standards for stairs in elevated structures should be reviewed and revised as necessary to ensure safety and high-quality aesthetics.
- To promote the elevation of buildings above the advisory base flood elevation, it is recommended that the zoning ordinance be amended to allow building height to be measured from the base flood elevation as shown on the preliminary Flood Insurance Rate Map dated January 30, 2015, or its subsequent revisions.
- Improve the clarity of definitions provided in the development ordinance. In addition, update definitions where appropriate and eliminate any conflicts caused by definitions that are provided within the development ordinance.
- Review lists of permitted, accessory and conditional uses for all zones and update where appropriate.
- Review the development ordinance for unclear points and revise as necessary to provide increased precision and specificity.
- Review the development ordinance for conflicting provisions and eliminate such provisions, as necessary.
- Review the development ordinance for consideration of amendments that allow for improved aesthetics. Such architectural elements as side projections (e.g., bay windows) and limited height projections (e.g., turrets) should be encouraged. Limited encroachment of architectural features that do not have foundations (e.g., bay windows, awnings) into required setback areas should be permitted.
- Update sign regulations to ensure compatibility with and effective regulation of digital display signs. The sign regulations should also include enhanced provisions for temporary and portable signs.

- Review the definition for “Trailer, Camper or Mobile Home” that is provided in the borough’s development regulations, and modify as necessary to increase clarity.
- Review regulations related to trailers, campers, and mobile homes, and modify as necessary to increase and efficacy.
- Review standards for nonconforming buildings and uses (incl., the restoration thereof). Revise as necessary and appropriate to ensure efficient implementation of the zoning ordinance and high-quality aesthetics.
- Add a provision to recognize single-family dwellings that existed in the MC (Marine Commercial) zone on February 7, 2006 as principal permitted uses (n.b., February 7, 2006 was the date of adoption of Ordinance 2006-02, which removed single-family dwellings as permitted uses from the aforementioned zone district).
- Promote the use of pervious pavement and other pervious surfaces within off-street parking lots and loading areas. Doing so will help to decrease stormwater runoff.
- The need for off-street parking should be tempered by limiting parking areas in the front yard to normal driveways, and parking in the entire front yard should be discouraged.
- Reference NJAC 5:21 (Residential Site Improvement Standards) when specifying residential parking requirements.
- Limit the area of the front yard that can be used for driveways and parking.
- Require that accessory buildings be anchored in such a manner that it will be resistant to toppling from wind and flotation within floodwaters.
- Permit fences and walls as accessory uses within the LC (Limited Commercial) zone.

Please note that the 2015 Master Plan Reexamination Report recommends that the impervious coverage limitations, as currently outlined in the borough’s development regulations, not be increased and remain unchanged.

Recommendations Concerning Redevelopment Plans

The borough does not contain any areas that have been designated as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law (LRHL). At this time, the Planning Board does not recommend that any areas of the borough be investigated for designation as an area in need of redevelopment.

Master Plan Amendments

Introduction

The purpose of this master plan amendment is to incorporate the recommendations and changes that have been outlined in the 2015 Master Plan Reexamination Report into the borough's master plan, or to establish the basis for future actions through the definition of new goals and objectives. This master plan amendment: includes an updated, comprehensive list of master plan objectives; modifies the Land Use Element; updates the Traffic Circulation Plan to promote the development of bicycle and pedestrian connections; and, updates the Community Facilities Plan to provide current mapping of public facilities and other critical infrastructure within the borough.

Master Plan Objectives

The borough master plan is amended to include the following list of master plan objectives. This list updates the borough's general objectives, and adds objectives to promote sustainability and resiliency, help to resolve the borough's parking issues, and minimize the risk of local flooding. This list amends and replaces the existing master plan objectives.

- General Objectives:
 - Strive to foster an aesthetically pleasing downtown commercial district for the ease and safety of pedestrians.
 - The Land Use Plan and Development Ordinance should be a simple, straightforward set of regulations.
 - Continue developing at prevailing land use intensities.
 - Recognize the inherent incompatibility of certain land uses and strive to segregate those that are potentially incompatible.
 - Foster a diversity of housing that: lowers the proportion of renter-occupied housing in order to support a stable population base; and, promotes the expansion of bed-and-breakfast uses in the borough's commercial and resort residential districts.
 - Regulate the unique and valuable resources in the community—the beach, ocean vista, and river frontage—and strengthen the borough's resort economy and tax base.
- Objectives to Promote Sustainability and Resiliency:

- Automate, update and expedite the borough's system for processing zoning and construction permits.
- Promote efficiency within and streamline the development review process.
- Prepare a Green Buildings and Environmental Sustainability Element.
- Adopt an updated Floodplain Management Plan.
- Install new generators at the municipal building and other locations, as necessary; new generators should be equipped with a natural gas backup facility.
- Explore opportunities and establish agreements for shared services and mutual aid, in particular with adjoining communities, to improve emergency response for a greater number of residents.
- Create a borough Debris Management Plan including such components as allocating debris removal sites, collection strategies, and debris reduction methods.
- Provide the Department of Public Works with an emergency staging facility.
- Provide temporary housing for emergency personnel.
- Develop recovery information resources (e.g., guidebooks, pamphlets, and websites) and a training program for borough staff.
- Continue and, where possible, expand outreach through local radio stations and school programs.
- Maintain and improve emergency warning systems (e.g., Nixle and Reverse 911).
- Reinforce existing and, where needed, provide new bulkheads.
- To the greatest extent possible, provide dunes along the beachfront through participation in United States Army Corps of Engineers beach replenishment and dune restoration projects and other means.
- Continue participation in the Community Rating System Program of the Federal Emergency Management Agency.
- Continue participation in the National Flood Insurance Program.
- Develop a GIS database and user interface to catalog and inventory all infrastructure owned by the borough, including roadways, its stormwater collection system, its sanitary sewer collection system, and residential and commercial property information.
- Continue to vigilantly enforce building codes.
- Work with the state and county to improve year-round emergency evacuation capability.
- Where feasible, elevate residential properties above the Advisory Base Flood Elevation.
- Encourage the use of green building and infrastructure techniques.

- **Parking Objectives:**
 - To the greatest extent possible, expand the supply of parking spaces in the downtown area of the borough.
 - Where possible, increase the turnover of parking spaces in the downtown area of the borough.
 - Strictly enforce parking regulations.
 - Promote pedestrian circulation and reduced dependence on motor vehicle transportation by upgrading and expanding the availability of pedestrian facilities, such as sidewalks and pedestrian crossings.
 - Quantify existing public and fee-based, private parking areas and land use patterns adjacent to Ocean Avenue, and maximize parking options while buffering residential areas.
- **Objectives to Minimize the Risk of Localized Flooding:**
 - Protect life and property from present and foreseeable flood risks.
 - Promote the development and use of both active and passive flood hazard mitigation techniques.
 - Approach the issue of flood hazard mitigation from multiple perspectives, including land use, engineering, and design.

Land Use Plan Element

The section of the 2015 Master Plan Reexamination Report that is entitled “Changes to Development Regulations” outlines a number of changes to development regulations. The full content of “Changes to Development Regulations” is hereby adopted as part of the Land Use Plan Element.

In addition to the above, the Land Use Plan Element is amended to include updated mapping of existing land use as provided in Appendix A, the flood hazard area mapping provided in Appendix B, and the following new section on building resiliency through development regulations.

Building Resiliency through Development Regulations

Given the experience of Hurricane Sandy and the potential for future storms, there is a compelling need to build resiliency in Point Pleasant Beach Borough. The Land Use Plan Element, therefore, recommends that the borough’s development regulations be designed to build resiliency throughout the municipality. This should be done through the promotion of green building and infrastructure techniques. This section of the Land Use Plan Element overviews green building and infrastructure techniques, and is meant to inform the future development of municipal development regulations.

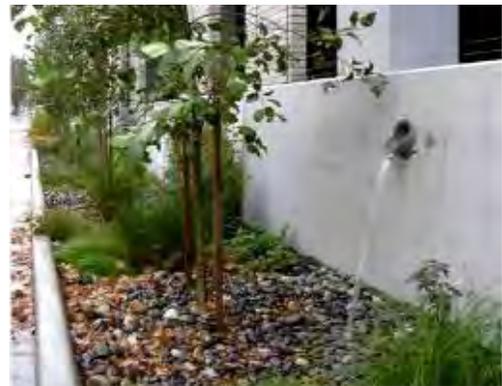
Green Building and Infrastructure Techniques

Green building and infrastructure techniques are an important tool for promoting resiliency in Point Pleasant Beach Borough. They use permeable surfaces (e.g., porous concrete, gravel, mulch, etc.), landscape formations (e.g., channels, depressions), plant material, or other technologies to reduce stormwater runoff by promoting natural infiltration. Their use can promote resiliency by mitigating flooding (i.e., reducing the risk and impacts of flooding) and helping the borough to quickly recover from storms. In addition, they provide numerous co-benefits, not the least of which are: reducing long-term maintenance and operation costs of stormwater infrastructure; and, capturing runoff pollution (e.g., particulate matter, heavy metals) and preventing their entry into sensitive terrestrial and coastal waterways.

The Land Use Plan Element recommends the incorporation of green building and infrastructure techniques in the borough's development regulations. Recommended green building and infrastructure techniques are described in the following subsections.

Downspout Disconnection

Downspout disconnection refers to the rerouting of rooftop drainage pipes to specialized containment devices (e.g., rain barrels, cisterns) and permeable areas, instead of traditional stormwater drainage systems. This allows stormwater runoff from building roofs not only to infiltrate soil, but also to be collected for later use (e.g., watering lawns and gardens), which reduces demand on public water supplies.



Rain Gardens

Rain gardens are shallow, vegetated basins that absorb stormwater runoff from impervious surfaces (e.g., rooftops, sidewalks, and streets). Runoff is channeled into rain gardens, and is then used by plants, infiltrated into the ground, and evaporated. They may be installed in a variety of locations, and can be an attractive element of site design. In addition, it is important to note that rain gardens can be installed in a variety of locations. Indeed, they may be installed in any properly



graded unpaved space, and in parking lots and paved areas through the construction of specialized planter boxes that collect and absorb runoff.

Bioswales

Bioswales are open, linear channels with vegetation, mulching, or xeriscaping that slow stormwater runoff and attenuate flooding potential while conveying stormwater runoff away from critical infrastructure. While they convey stormwater runoff away from critical infrastructure, their permeable surface permits the natural infiltration of stormwater. They are often used as an alternative to, or enhancement of, traditional stormwater drainage systems.



Permeable Pavements

Permeable pavements help to reduce stormwater runoff, which helps to improve the quality of terrestrial waters and mitigate flooding. With traditional (i.e., impervious) pavement, stormwater runs into drains and inlets, which places a burden on such infrastructure, and may result in the discharge of pollutants (e.g., sediment, oil residue, etc.) into terrestrial waters. Permeable pavements, however, infiltrate, treat, or store rainwater where it falls. Key examples of permeable pavements include pervious concrete, porous asphalt, and permeable interlocking pavers.



Green Roofs

Green roofs are roofs that are covered with substrate and vegetation that enable the infiltration of rainwater. This not only minimizes stormwater runoff, but leads to reduced building operating costs and energy consumption by providing improved insulation of the roof surface, and absorbing less heat on the roof surface (i.e., increasing the roof surface albedo over traditional roof surfaces). Flat and low-pitched roofs are most



suited to green roof development and retrofitting therewith.

Tree Cover

Increased tree cover in developed areas is an important example of green infrastructure. Trees reduce and slow stormwater by intercepting precipitation in their leaves and branches. In addition, their root systems help to aerate soil, which facilitates natural infiltration of stormwater and reduces runoff. Trees also purify the air, and can help to cool developed areas by providing shade, and through evaporative cooling and increased latent heat flux (i.e., the dissipation of sensible heat). Tree cover can be expanded within public parks and open spaces, along roadways, and on private lots.



Living Shorelines

Living shorelines are an approach to shoreline stabilization that uses wetland plants, submerged aquatic plants, oyster reefs, coir fiber logs, sand fill, and stone to provide shoreline protection and maintain important habitat areas. They offer numerous benefits over hardened structures (e.g., bulkheads and concrete walls), including protection of the riparian and intertidal environments, improvement of water quality via filtration of upland runoff; and creation of habitat for aquatic and terrestrial species.



Traffic Circulation Plan

The Traffic Circulation Plan is amended to include the following new section on Bicycle and Pedestrian Linkages. It is noted that this section is consistent with and supports the stated goal of the borough’s Open Space and Recreation Plan to increase bicycle and pedestrian linkages.

Bicycle and Pedestrian Linkages

Bicycle and pedestrian linkages are encouraged and should be provided to the maximum extent possible in all areas of the borough, and particularly between

important tourist attractions, community facilities, commercial and residential areas, and other key destinations. Providing such connections will not only help to make the borough more sustainable by promoting non-motorized transportation, but also greatly improve the quality of life for its residents, and help to ease the borough's parking issues.

Wayfinding Signage

The borough should consider investing in wayfinding signage to assist drivers in locating municipal parking lots, beach areas and other important landmarks. The benefits to traffic circulation, especially in the summer months, will outweigh the expense.

Open Space and Recreation Plan

The Section 7.0 of the borough's Open Space and Recreation Plan is updated to add an action item that addresses the need for park maintenance and modernization within the borough.

Action Item 14: Park Maintenance and Modernization

To promote the maximum use and enjoyment of municipal open space and recreation areas, the borough should ensure that facilities are properly maintained and modernized so as to meet the needs of current residents. Where such municipal open space and recreation areas are underutilized, the borough should explore the potential for inclusion of new types of facilities (e.g., community gardens, tot lots) to attract a variety of users.

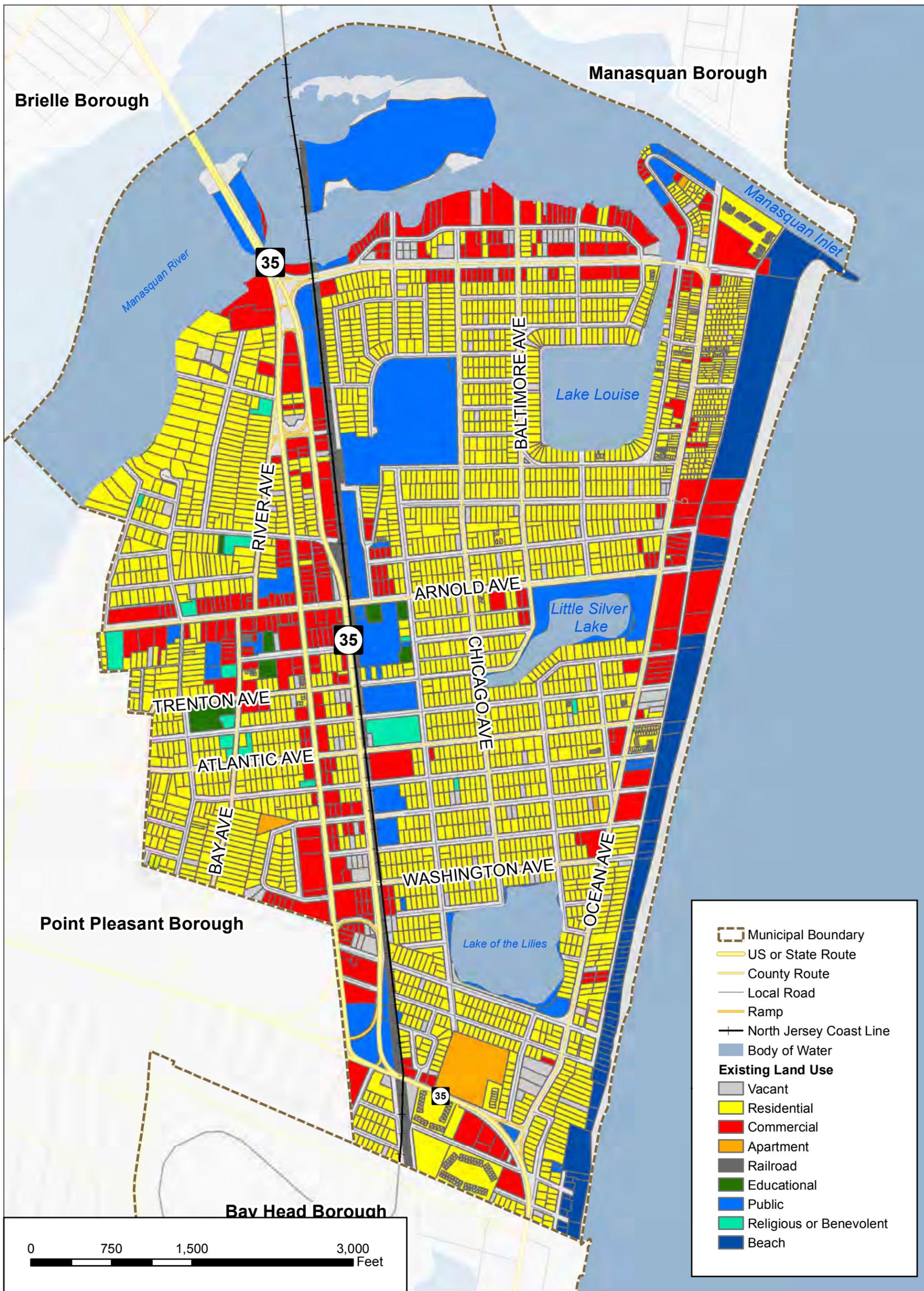
Community Facilities Plan

The Community Facilities Plan is amended to include updated mapping of public facilities and other critical infrastructure. This mapping is provided in Appendix C and shows the location of such infrastructure in relation to important roadways (incl., evacuation routes) and flood hazard areas. It is the intent of this amendment that the updated mapping support multiple aspects of planning.

In addition to the amendment of the Community Facilities Plan to include the updated mapping in Appendix C, it is noted that this master plan amendment includes several objectives that are relevant to community facilities, including: the development of a GIS database to catalog and inventory all borough-owned infrastructure; the installation of new generators, as necessary, in municipal facilities; and, the provision of the

Department of Public Works with an emergency staging facility. These goals and objectives have been presented in a prior section of this document.

Appendix A: Existing Land Use Map



T&M Associates
 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365



Prepared by: JAC, 5/28/2015
 Source: NJDEP, NJDOT, NJGIN, Ocean County, Point Pleasant Beach Borough
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**Existing Land Use
 Point Pleasant Beach Borough
 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.

Appendix B: Flood Hazard Area Map



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**Flood Hazard Areas (Preliminary FIRMs)
 Point Pleasant Beach Borough
 Ocean County, New Jersey**

Prepared by: JAC, 5/28/2015
 Source: FEMA (Preliminary FIRM dated January 2015),
 NJDEP, NJDOT, NJGIN, Ocean County, Point Pleasant Beach Borough
 H:\PPBB\00483\GIS\Projects\Preliminary Flood Map Aerial Tabloid.mxd

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 C: Critical Infrastructure Map



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Prepared by: JAC, 5/28/2015
 Source: FEMA (Preliminary FIRM dated January 2015),
 NJDEP, NJDOT, NJGIN, Ocean County, Point Pleasant Beach Borough
 H:\PPBB\00483\GIS\Projects\Critical Infrastructure Aerial Tabloid.mxd

Critical Infrastructure Point Pleasant Beach Borough 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.