

**City Of Asbury Park
Monmouth County, New Jersey
Draft Planning and Implementation Agreement
September 2004, revised January 2005**

The activities found in the draft Planning and Implementation Agreement were compiled through stakeholder interviews during the Master Planning process and through examination of existing City Master Plan Elements and reexamination reports. The City will work with the Office of Smart Growth and other state agencies to build upon and identify additional activities, refine or identify appropriate timeframes, as well as identify additional areas of potential state assistance.

Activity	Local Effort	State Assistance	Timeframe
<i>Land Use</i>			
-Amend the Land Development Regulations to be consistent with the Residential Site Improvement Standards where appropriate	-City Council and Planning Board to consider drafting of ordinances	-OSG Technical Assistance	1 year
-Determine the level of change to land uses that have occurred since the last Master Plan update, revise zoning map accordingly	-City Planning Board to update the land use element of the master plan		Ongoing
-Create a telecommunications ordinance, inclusive of protective conditions designed to minimize visual impact of any equipment	-City Council and Planning Board to consider drafting of ordinances	-OSG Technical Assistance	1 year
-Update the master plan to include all redevelopment areas	-City Planning Board		Ongoing
-Use the County Ecological Resource Inventory when issues surrounding land use planning and development review arise	-City Planning Board and Board of Adjustment	NA	Immediate
-Implement a variety of techniques to mitigate areas of the city that have demonstrated environmental justice issues	-City Council and Planning Board	NJDEP technical assistance	2 years

-Examine land uses around the transportation center (public transit hub) and change to be more consistent with transit oriented development principles	-Include appropriate densities in the planned Main Street Redevelopment Plan -City Council and Planning Board to consider revising zone regulations for areas adjacent to the transportation center -Create a Municipal Strategic Revitalization Plan to identify access opportunities to the transportation center -Completion of the “Transportation Improvement Study” funded partially by the NJTPA and administered by the Monmouth County PB	-NJ Transit and OSG technical assistance. -Smart Futures Planning Grant Assistance -NJTPA funds (received for “Transportation Improvement Study” by the Monmouth County PB)	1 to 2 years
-Evaluate transit friendly development techniques and capitalize on the City’s mass transit resources through a Circulation Plan Element of the Master Plan	-City Planning Board		Ongoing
-Review the City Zoning Ordinance for consistency with bulk standards	-City Council and Planning Board to consider amending ordinance accordingly	-OSG Technical Assistance	1 year
-Consider the extension of Steiner Place to create additional parking opportunities and access to existing businesses	-City Council to consider strategy as part of a Main Street Redevelopment Plan	-OSG Technical Assistance	1.5 years
-Locate and potentially purchase additional properties for active recreation	-Work with Monmouth County	-Green Acres Funding	Ongoing
-Promote beachfront activities	-Media promotions and advertisements		Ongoing
-Maintain/operate existing facilities	-Consider recreation department	-Technical and financial assistance	Ongoing
-Evaluate use of school facilities	-Strengthen relationship with the Board of Education		Ongoing

-Develop and adopt a Recreation Element of the Master Plan which includes an inventory City recreational space and project needs	-City Planning Board		Ongoing
-Create a senior citizens center	-Department of Social Services	-Technical and financial assistance	
-Build on work started this summer on expanding recreation activities in the West Side Recreation Center and Boys Club facilities	-Department of Social Services		Ongoing
<i>Historic Preservation</i>			
-Update Historic Preservation Element of the Master Plan	-City Planning Board	SHPO, OSG technical assistance	2 years
-Encourage/promote preservation of historic properties	-City Historical Society	-SHPO, Monmouth County	1-3 years
-Continue to develop and refine design standards for historic districts	-City Council and Planning Board	-SHPO, OSG technical assistance	Ongoing
-Redefine historic districts and identify additional properties eligible for historic designation in the refined Historic Preservation Element of the Master Plan	-City Planning Board		Ongoing
-Consider the creation of a historic preservation ordinance and historic preservation commission	-City Council and Planning Board	-SHPO, OSG technical assistance	Ongoing
-Evaluate the benefits of Certified Local Government (CLG) Status	-City Council and Planning Board	-SHPO, OSG technical assistance	Ongoing

-Encourage the preservation of bluestone and slate sidewalks	-Drafting of ordinance protecting existing bluestone sidewalks and consideration of requiring them as part of all new developments where bluestone sidewalks are prevalent (Planning Board, Board of Adjustment, City Engineer, Redevelopment Director) -City Council to consider amending ordinance		1.5 years
-Ensure that all housing rehabilitation programs follow existing community design regulations	-RCA program, City Planning Board, Board of Adjustment		Ongoing
<i>Housing</i>			
-Identify opportunities to create diverse housing opportunities and affordable housing	-Prepare a Municipal Strategic Revitalization Plan	-Smart Futures Planning Grant Assistance	1 to 1.5 years
-Update the Housing Element of the Master Plan and determine the City's affordable housing obligation	-City Planning Board		Ongoing
-Estimate affordable housing needs and targets and an action plan to meet goals	-Prepare a Municipal Strategic Revitalization Plan	-Smart Futures Planning Grant Assistance	1 to 1.5 years
-Continue to rehabilitate housing units	-Maintain RCA program	-Technical assistance	Ongoing
-Develop a Housing Element and Fair Share Plan in accordance with third round COAH regulations	-City Planning Board		1 year
<i>Transportation</i>			
-Incorporate the street hierarchy system found in	-City Planning Board		Ongoing

the RSIS into the Circulation Element of the Master Plan			
-Inventory existing roadway system and classify roadways (include in Circulation Element of Master Plan)	-City Planning Board		Ongoing
-Inventory public transportation facilities and services and increase accessibility	-Monmouth County (Transportation Improvement Study)	-Existing NJTPA funded study -NJ Transit to help improve existing transit facilities and services as identified in study	Ongoing
- Capitalize on opportunities for jitney/shuttle bus service in the City	-UEZ Board and City Council to assess opportunities	-NJ Transit	Ongoing
-Examine traffic calming measures along Main Street (S.R. 71)	-City Council (Main Street Redevelopment Plan)	-Seek assistance from DOT or NJTPA for implementation	3 to 4 years
-Improve pedestrian mobility between Ocean Grove and Asbury Park	-City Engineer, City Council	-NJDOT to help identify funding sources upon request from the city	3 to 4 years
-Explore, where applicable, the appropriateness of developing Access Management Plans for pertinent sections of state highways as provided for in the State Highway Access Management Code	-City Council and Planning Board to consider drafting of plan	-NJDOT technical and financial assistance	3 to 4 years
-Develop a plan and schedule for the repair and upgrade of the Transportation Center	-Capital Improvement Plan, Main Street Redevelopment Plan, County Transportation Improvement Study, City Council and Planning Board	NJ Transit technical and possible financial assistance, DOT financial assistance	1-3 years
-Implement Recommendations from the County Transportation Improvement Study	-Main Street Redevelopment Plan, Capital Improvement Plans, City Council and Planning Board	NJ Transit technical and possible financial assistance, DOT technical and financial assistance, Monmouth	1-5 years

		County PB and Engineering Assistance, OSG	
-Implement the recommendations in the Walkability Audit	-Capital Improvement Plan, City Council and Planning Board	DOT technical and financial assistance, Monmouth County PB and Engineering Assistance, OSG	1-5 years
-Draft zoning regulations consistent with the State Highway Access Management Code	-Main Street Redevelopment Plan, City Council and Planning Board	NJDOT technical assistance	1 year
-Complete a build out analysis or assessment of the ability of the roadway network to accommodate projected development.	-City Planning Board and City Council	OSG and NJDOT technical and financial assistance	2-5 years
<i>Infrastructure</i>			
-Confirm the condition and capacity of existing sanitary sewer lines through creation of a Utilities Element of the Master Plan	-City Planning Board		Ongoing
-Confirm the condition and capacity of the City's stormwater drainage system through creation of a Utilities Element of the Master Plan	-City Planning Board		Ongoing
-Develop and adopt Stormwater Pollution Prevention Plan and Stormwater Management Plan	-City Engineer, Council and Planning Board	DEP and Monmouth County technical assistance	February 2, 2006
-Develop a five year capital improvement plan with a 6 year planning horizon per the Municipal Land Use Law 40:55D-29	-City Planning Board	-Technical assistance	2 to 3 years
-Enhance gateways into the City visually and provide	-UEZ Board, Planning Board and City Council	-Apply for NJDOT funding	2 to 3 years

wayfinding signage			
-Enhance streetscape in the Historic Central Business District	-City Planning Board to finalize design, City Council to adopt	-Identification of grant sources	Ongoing
<i>Economic Development</i>			
-Review prior economic development plans and combine into a Strategic Plan for implementation	-Prepare a Municipal Strategic Revitalization Plan	-Smart Futures Planning Grant Assistance	1 to 1.5 years
-Assess the City's businesses and industries and identify market segments which enjoy competitive advantages in Asbury through an Economic Plan Element in the Master Plan	-City Planning Board		Ongoing
-Continue to actively utilize and promote the UEZ façade grant program while updating the design regulations	-UEZ Board	-Main Street NJ technical assistance	Ongoing
-Promote public art in public spaces	-City Council could place provision in redeveloper agreements -Council to require in redevelopment plans		Ongoing
-Consider the creation of special improvement districts	-Promote public and business participation	-Technical Assistance	Ongoing
-Continue to strengthen job-creation strategies and job training	-UEZ Board to continue with efforts to create a employment center, hire a human resource coordinator		Ongoing

<i>Intergovernmental Coordination</i>			
-Coordinate with surrounding municipalities, County, State and regional planning efforts, RE: transportation, park system, regional planning	-City Council and Planning Board, Redevelopment Director, to coordinate with Monmouth County, neighboring municipalities -Attend County meetings addressing regional and local planning issues	-County PB, OSG, COAH	Ongoing
-Continue communication with and build stronger relationships with the City Housing Authority	-City Council and City Administration to work with Housing Authority on new housing and housing rehabilitation activities		Ongoing
-Designation of Asbury Park as a CAFRA Urban Center		-DEP to provide the requisite notice in the NJ Register	90 Days

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