

**CITY OF ASBURY PARK
MONMOUTH COUNTY, NEW JERSEY**



Biennial Report on the City of Asbury Park's
Status of Its Planning and Implementation Agreement Efforts

PRESENTED TO:

Mr. Ben Spinelli, Executive Director, Office of Smart Growth
Mr. Jung Kim, Area Planner, Office of Smart Growth

RESPECTFULLY SUBMITTED BY:

Donald B. Sammet, PP/AICP, Director of Planning and Redevelopment, City of Asbury Park

2007

INTRODUCTION

This report is submitted in compliance with the requirements of the City’s Planning and Implementation Agreement with the State Planning Commission and NJAC 5:85-7.12(c).

Asbury Park the first Urban Center to be designated since the original State Development and Redevelopment Plan in 1992, when the State Planning Commission designated eight Urban Centers. Asbury Park’s request for Plan Endorsement and designation as an Urban Center was the first such request under the April 28, 2004 Plan Endorsement Guidelines. The designation of the City as an Urban Center has proved beneficial, with continued and enhanced State agency assistance with local planning efforts. The City has followed the strategy for planning activity as outlined in its Planning and Implementation Agreement and is continuing on a path that will once again make it the “Jewel of the Jersey Shore”.

In the two years since the City of Asbury Park was designated an Urban Center by the State Planning Commission, development and redevelopment activity has continued at a pace unprecedented within the City’s past. From housing to transportation issues, the City has worked to insure a coordinated approach to redevelopment in a manner that supports the objectives outlined in the Planning and Implementation Agreement.

The City of Asbury Park also received a Planning Merit Award from the Monmouth County Planning Board for its submission of a Petition for Plan Endorsement and subsequent designation as an Urban Center in 1995.

This report includes the required submissions under NJAC 5:85-7.12(c), with any new planning documents adopted or considered included in the appendices. For ease of review, the full Planning and Implementation Agreement is included within the report, with a new column added and entitled, “Status”. The status column indicates the activities that the City has undertaken to fulfill the specific Planning and Implementation Agreement objective.

CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN AND PLANNING AND IMPLEMENTATION AGREEMENT

The City of Asbury Park prepares all new planning documents in a manner consistent with the goals and objectives of the State Development and Redevelopment Plan for urban centers and the metropolitan planning area in which Asbury Park s located. Since the City’s designation as an Urban Center, one new major planning document has been adopted, the City Master Plan.

The new City Master Plan, adopted in 2006, includes the required policy statements indicating the relationship of the proposed development of the municipality to the State Development and Redevelopment Plan. The Master Plan also takes note of the City’s designation as an Urban Center.

The City Master Plan is consistent with the State Development and Redevelopment Plan as evidenced by the following:

The Policy objectives of the PA1 are:

1. Land use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have

been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

Asbury Park is an existing Regional Center serviced by a multitude of transportation options. The City also has an incredibly diverse mix of housing types and is not dominated by any single type. The City is one of the densest municipalities in the county and as such makes efficient use of the scarce land resources.

- 2. **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.

Asbury Park is actively pursuing redevelopment along the waterfront and the central business district. These areas are envisioning new construction and adaptive reuse of existing nonresidential buildings. The Southwest district of the city as well as random scattered sites throughout the city have been targeted for redevelopment and/or rehabilitation. The City is working with several non-profit agencies to provide affordable housing to its residents in these areas.

- 3. **Economic Development:** Promote economic development by encouraging strategic land assembly, site preparation and

infill development, public/private partnerships and infrastructures improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract business. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.

The City through its redevelopment efforts has provided opportunities for strategic land assembly, site preparation and infill development through public/private partnerships.

- 4. **Transportation:** Maintain and enhance a transportation system that capitalizes on high-density settlement patterns by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency, link Centers and Nodes, and create opportunities for transit oriented redevelopment. Facilitate efficient goods movement through strategic investments and intermodal linkages. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development and promote complementary uses for airport property such as business centers.

The existing transportation center currently functions as a node and transfer point for several bus lines and the NJ Transit rail line.

- 5. **Natural Resource Conservation:** Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habits and to Critical Environmental Sites, and Historic and Cultural

Sties. Give special emphasis to improving air quality. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas.

- 6. Agriculture: Use development and redevelopment opportunities wherever appropriate and economically feasible, to meet the needs of the agricultural industry for intensive agricultural production, packaging and processing, value-added operations, marketing, exporting and other shipping. Provide opportunities for farms, greenhouses, farmers markets and community gardens.

While Asbury Park does not currently have any farmland, opportunities for Community Gardens and Farmers Markets do exist within the city.

- 7. Recreation: Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.

The City is dedicated to providing more active recreation to its residents. The City currently has an extensive network of passive recreational opportunities that are all linked via the boardwalk.

- 8. Redevelopment: Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances

public safety, encourages pedestrian activity, and reduces dependency on the automobile.

Comprehensive redevelopment plans exist for several areas of the City that provide for higher density development which capitalizes on the existing infrastructure. These projects are designed for enhanced public safety, they encourage pedestrian activity at the street level, and given their compact design they reduce automobile dependency.

- 9. Historic Preservation: Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop. Coordinate historic preservation with tourism efforts.

The Central Business District Redevelopment Plan encourages the adaptive reuse of the existing historical buildings in the CBD. The Waterfront Redevelopment Plan has elements of historic preservation of the ocean front buildings that are integrated with tourism efforts along the water.

- 10. Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region. Encourage the concentration of public facilities and services in Centers and Cores.

The City currently has a fairly complete infrastructure system.

- 11. Intergovernmental Coordination: Regionalize as many public services as feasible and economical to enhance the

cost-effective delivery those services. Establish multi-jurisdictional policy and planning entities to guide the efforts of state, county and municipal governments to ensure compatible and coordinated redevelopment.

Homeland security issues are guiding efforts in this area. The City's full time Fire Department and First Aid Squad routinely aid surrounding communities. The City is also working with the County to provide a helicopter landing site near Convention Hall in the event of an emergency. This landing site would be able to accommodate several helicopters and provide a transfer point to ambulances for transport to local hospitals.

PLANNING DEPARTMENT ACTIVITY HIGHLIGHTS

The Department of Planning and Redevelopment is the lead agency for most items contained in the Planning and Implementation Agreement. The Department is also involved in all land use planning in the City of Asbury Park. Following is a brief description of Department activities.

The Department reviews and administers all land development and redevelopment activity throughout the City Of Asbury Park. As part of that role the Department provides technical assistance and guidance to the governing body, Planning Board, Board of Adjustment, Technical Review Committee and other established committees and bodies throughout the City.

The Department received and processed fifty development applications (29 for the Planning Board and 21 for the Zoning Board), and prepared for and attended approximately 42 meetings of the Planning and Zoning Boards. The Department also brought the Board Secretary position in-house to provide a one-stop-shop

for applicants who are appearing before the boards. The Board Secretary also acts as an assistant planner, assisting with day-to-day planning activities as well as special projects including those found in the Planning and Implementation Agreement.

The Department has also taken on additional responsibility and now acts as board planner for certain applications before the Planning and Zoning Boards.

CLEARINGHOUSE OF INFORMATION

- The Department is often the first stop for developers or redevelopers who wish to do work in the City of Asbury Park;
- The Department provides interpretation of local laws and guidance regarding the development approval process;
- The Department regularly participates in speaking engagements to publicize and market Asbury Park to groups such as:
 - The Asbury Park Homeowners Association;
 - The Industrial Commercial Real Estate Women of New Jersey (ICREW);
 - The Jumping Brook Women's Club;
 - The Municipal Land Use Center at the College of New Jersey.

MAIN STREET REDEVELOPMENT

- Finalized grant agreement and reprogramming of funds with OSG so that we could use funds received for a Main Street Redevelopment Plan;
- Worked with the mayor and council to create the Main Street Steering Committee who is monitoring the drafting of

the Main Street Redevelopment Plan. The Committee includes representatives from the NJOSG, NJHMFA, NJEDA, NJRA, NJT, NJDEP, NJ Commerce, Economic Growth & Tourism Commission and Monmouth County Planning Board;

- Prepared an RFP, consultant scoring sheets and conducted interviews of potential main street consultants;
- Hired the current consultant, Urban Parters, who is preparing the plan;
- Continue administration of the contract with Urban Partners and monitor their progress, provide technical assistance as needed;
- Complete reporting requirements required under our grant agreement;
- In addition on main street, the Department participated in the NJDOT safety audit for main street which will result in a list of improvements to the street which the NJDOT will implement;
- Participation in the NJ Smart Choices Leadership Institute to gain additional professional advice on how to best redevelop Main Street.

SPRINGWOOD REDEVELOPMENT

- Springwood Avenue was the focus of much of the Department's attention in 2006 and to date in 2007;
- Continued providing technical assistance to the Springwood Avenue Advisory Committee, a citizens committee formed to create a vision for the redevelopment of the Avenue;

- Prepared a DRAFT redevelopment plan outline to assist the Advisory Committee in visioning;
- Sponsored a retreat where plan content was discussed and Advisory Committee redevelopment recommendations determined;
- Preparation of a draft redevelopment plan for the Avenue and to our knowledge this is the first redevelopment plan in the city written by in-house staff;
- Speaker at public participation sessions regarding the vision for Springwood Avenue as recommended by the Springwood Avenue Advisory Committee.

AFFORDABLE HOUSING

- Worked with the Planning Board to hire a consultant for the affordable housing strategy and fair share plan;
- Provided necessary development analysis for use by the consultant to help prepare the plan;
- Member of the Affordable Housing Subcommittee of the Mayor and Council
 - Assisted with the preparation of an RFP for developers within the STARS Redevelopment Area;
 - Assisted with the preparation of developer agreements with a local affordable housing developer.

STATUS OF PLANNING AND IMPLEMENTATION AGREEMENT EFFORTS

**City Of Asbury Park
 Monmouth County, New Jersey
 Planning and Implementation Agreement
 May 18, 2005**

Activity	Local Effort	State Assistance	Timeframe	Status
<i>Land Use</i>				
<p>-Use the County Ecological Resource Inventory when issues surrounding land use planning and development review arise</p>	<p>-City Planning Board and Board of Adjustment</p>	<p>-NA</p>	<p>Immediate and Ongoing</p>	<p>The Monmouth County Planning Board and Monmouth County Environmental Council prepared an “Ecological Resource Inventory for the Mid-Coast Environmental Planning Region, Monmouth County, New Jersey” in 2000. The City of Asbury Park is included within this region.</p> <p>The document contains extensive information and records concerning the natural and manmade environment. It provides valuable data to be used during planning and analysis by the City’s environmental commissions, Planning Board, City planners and City Engineer. As the Inventory recommends, the City of Asbury Park must continue to determine what changes can be allowed that will preserve the character of the City without sacrificing any remaining portions of its natural environment.</p> <p>When the City obtained urban center designation from the State Planning Commission, they, along with the DEP, requested that the City utilize the County inventory when issues surrounding land use planning and development review arise. The “Ecological Resource Inventory for the Mid-Coast</p>

				<p>Environmental Planning Region, Monmouth County, New Jersey” acts as a valuable resource document as various Boards and Commission review and create plans and proposals that impact the City. The information found in the document is utilized during the decision-making process.</p> <p>The document was distributed to and is utilized by the City Shade Tree/Environmental Commission and Planning and Zoning Boards. The City Master Plan also notes the Inventory and recommends that it is utilized when issues surrounding land use planning and development arise.</p>
-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	<p>The City of Asbury Park amended its Land Development Regulations by Ordinance Number 2777 on May 4, 2006 to include references to the Residential Site Improvement Standards (RSIS).</p> <p>By the amendment, all residential development is to be in compliance with the RSIS, when any existing and remaining local ordinance provisions conflict with the RSIS, that the RSIS governs.</p>
-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	<p>City Planning and Redevelopment Department staff prepared a telecommunications ordinance that is applicable for a specific property in the Waterfront Redevelopment Area which was adopted by the Mayor and Council.</p> <p>Staff are currently completing a draft for a city-wide telecommunications ordinance. The existing draft aims towards minimizing potential visual impacts of such facilities and the utilization of existing buildings to mount antennae and accessory equipment. As part of this city-wide draft, staff are researching the use and appropriate regulation of the so-called Picocell sites which are self contained cell sites designed to</p>

				provide cellular coverage to a limited, targeted area. Picocells are approximately the size of a football and can be installed within many existing structures such as public telephone stanchions.
-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	The Land Use Element of the Master Plan recommends a number of zoning ordinance amendments related to bulk standards as well as zone boundary changes. Through the Master Plan process, a thorough review of existing bulk standards was undertaken and appropriate recommendations made for amendments. The City Master Plan was adopted in May of 2006 and Planning and Redevelopment Department Staff are near completion of the ordinance draft that would effectuate those amendments. The volume of changes to the City's zoning ordinance is actually larger than originally anticipated.
-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	The City of Asbury Park worked with the Office of Smart Growth to reprogram existing Smart Futures and Smart Growth Planning Grant funds for the creation of a Main Street Redevelopment Plan. The City's request for proposals (RFP) for the project listed as one of the objectives for the Main Street Redevelopment Plan the extension of Steiner Place to create more parking opportunities. The consultant chosen to prepare the redevelopment plan has included this objective in their scope of work. The Main Street Redevelopment Plan has an estimated completion date of December 2007.
-Examine land uses around the transportation center (public transit hub) and change to be more consistent with transit	-Include appropriate densities in the planned Main Street Redevelopment Plan -City Council and	-NJ Transit and OSG technical assistance. -Smart Futures Planning Grant Assistance -NJTPA funds (received	1 to 2 years	This objective encompasses many different planning efforts currently underway or already completed. Properties adjacent to the transportation center are located within the Main Street Redevelopment Area, and new zoning regulations are currently under

<p>oriented development principles</p>	<p>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</p>	<p>for “Transportation Improvement Study” by the Monmouth County PB)</p>		<p>consideration for those properties. As noted above, the Main Street Redevelopment Plan has an estimated completion date of December 2007 and is funded by Smart Futures/Growth Planning Grants. The City Council and Planning Board are part of the planning process, each body has a representative on the Main Street Steering Committee that is guiding the planning process.</p> <p>The Monmouth County Planning Board has completed the Asbury Park Transportation Improvement Study and the study is used on a regular basis by City staff as well as the consultant who is preparing the Main Street Redevelopment Plan.</p>
<p>-Implement a variety of techniques to mitigate areas of the city that have demonstrated environmental justice issues</p>	<p>-City Council and Planning Board</p>	<p>-NJDEP technical assistance</p>	<p>2 years</p>	<p>The City of Asbury Park has formed a Sustainability Committee with the goal of being proactive in creating and implementing sustainable development practices. Recently, the Sustainability Committee applied for grant funding in the amount of \$30,000 from the Geraldine R. Dodge Foundation for the creation of a Sustainability Plan. The Plan will incorporate sustainable development objectives including energy use, air quality, water quality and supply and solid and hazardous waste that may affect sustainable development. In addition the Plan will address ways in which the City and its citizens can start to create conditions for the long-term health of the City based on economic prosperity and ecological health. The Plan will include recommendations including the adoption of environmentally sound municipal strategies.</p> <p>The City has also applied for Brownfield</p>

				Development Area designation from the NJ Department of Environmental Protection for the Springwood Avenue corridor. Through the designation, the City will seek to promote environmental protection and foster neighborhood revitalization. If received, this designation would provide funding and assistance. The City hopes to receive Hazardous Discharge Site Remediation Funding for baseline evaluation and cleanup of potentially contaminated sites along the Springwood Avenue Corridor.
-Update the master plan to include all redevelopment areas	-City Planning Board		Ongoing	The City Master Plan was adopted in May of 2006 and includes all redevelopment areas.
-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	The City Master Plan was adopted in May of 2006. Included within the Circulation Element of the Plan is a section relating to transit-friendly development. Asbury Park, with its small size, grid street pattern, dense development and centrally located transit station, is well on its way to functioning as a transit planning area. The majority of the City is within one mile of the transit station, and both the Central Business District Redevelopment Area and a portion of the Waterfront Redevelopment Area are within 1/2 mile of the station. The redevelopment plans for both of those areas make provisions for enhanced pedestrian and bicycle circulation, and the CBD Redevelopment Plan, in particular, is consistent with transit-friendly design techniques. The availability of mass transit and application of transit-friendly design principles will be key factors in the successful revitalization of Asbury Park. In addition, the DRAFT Springwood Avenue Redevelopment Plan incorporates transit-friendly development principles.
-Locate and potentially purchase additional	-Work with Monmouth County	-Green Acres Funding	Ongoing	The City has been actively working with the public at large and the Springwood Avenue Advisory

<p>properties for active recreation</p>				<p>Committee to draft a Amended Springwood Avenue Redevelopment Plan. The DRAFT Plan, calls for the creation of a new active recreation park along the Avenue. A schematic park design for Springwood Avenue was prepared by Monmouth County, was reviewed by the Committee and utilized in helping formulate recommendations for active recreation along the Avenue. Provided the DRAFT Plan is adopted, new active recreation space will be created along Springwood Avenue.</p> <p>The City also completed the West Side Recreation Area water park between Bangs and Mattison Avenues adjacent to the Middle School. The facility provides an excellent location for summertime play for the City's youth.</p>
<p>-Promote beachfront activities</p>	<p>-Media promotions and advertisements</p>		<p>Ongoing</p>	<p>The waterfront Master Developer, City Recreation Department, and City Urban Enterprise Zone Program regularly hold and promote beachfront activities. From concerts to volleyball to kite flying and sand castle competitions, the City's beaches are being utilized to a greater degree year after year. A new playground has also been created on the beach. The completion of a new streetscape including sidewalks, lighting and benches along Ocean Avenue, as well as a new pedestrian plaza at Convention Hall, have provided a more attractive gateway to the City's beaches encouraging use. The City has also installed over 150 new benches along its boardwalk in the last two years.</p>
<p>-Maintain/operate existing facilities</p>	<p>-Consider recreation department</p>	<p>-Technical and financial assistance</p>	<p>Ongoing</p>	<p>The City has formed a Recreation Department which focuses on providing activities for the City's youth. The Department is working to establish a new location for organized boxing, and manages a variety of recreational programs including organized sports.</p>
<p>-Evaluate use of school</p>	<p>-Strengthen relationship</p>		<p>Ongoing</p>	<p>There have been excellent signs of progress in</p>

facilities	with the Board of Education			strengthening relationships with the Board of Education. The Asbury Park Little League is upgrading the Little League field which is located on Board of Education property. City staff have participated in “career day” which was hosted by the Board of Education and new relationships have been formed with Board of Education members. The West Side Recreation Center is located in part of a joint City/Board of Education owned park containing playgrounds and athletic fields.
-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	The City Master Plan was completed in May of 2006 and includes a number of recommended changes to the City Zoning Map. Planning and Redevelopment Department Staff are near completion of the ordinance draft that would effectuate those amendments. They are being coupled with bulk standard amendments. The volume of changes to the City’s zoning ordinance and map is larger than originally anticipated.
-Develop and adopt a Recreation Element of the Master Plan which includes an inventory City recreational space and project needs	-City Planning Board		Ongoing	The City Master Plan was completed in May of 2006 and includes an inventory of all recreational space and space needs.
-Create a senior citizens center	-Department of Social Services	-Technical and financial assistance		The City Department of Social Services originally looked to property located at 701 Lake Avenue for the new location for a Senior Citizens Center. When calculated, the total of the building evaluation concept cost, estimated construction costs and possible asbestos investigation was unrealistic given that the current owner was only willing to provide space on a temporary basis. The City is currently negotiating with the master developer of the City’s waterfront for use of one of

				two potential sites. The subject properties development rights are currently owned by the master developer. However, the City is seeking use of the sites for a permanent senior citizens center. Negotiations are expected to continue through 2007. To date, the City has prepared appraisals of the properties and initiated discussions with the master developer about preserving buildings for use by seniors or integrating a new building for a senior citizens center into development of the block.
-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	The City has formed a Recreation Department with the goal of creating additional recreational opportunities for the City’s youth. The City Engineer has inspected the West Side Recreation Center and provided an estimate of necessary physical improvements.
<i>Historic Preservation</i>				
-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	Current City policy is to preserve and/or “reset” bluestone and slate sidewalks and curbing as part of roadway improvement projects when such features exist. City Planning Department Staff has drafted a historic preservation ordinance that would take into account preservation of not only historic buildings and sites, but contributing physical elements such as sidewalks to protect those elements from removal by private entities.
-Update Historic Preservation Element of the	-City Planning Board	-SHPO, OSG technical assistance	2 years	The City Master Plan was completed in May of 2006. Included is a Historic Preservation Element

Master Plan				which identifies properties deemed significant by the City Historical Society, sites identified in the Monmouth County Historic Sites Inventory and properties listed on the State or National Registers of Historic Places.
-Encourage/promote preservation of historic properties	-City Historical Society	-SHPO, Monmouth County	1-3 years	City Planning and Redevelopment Department Staff have drafted a historic preservation ordinance to form a legal basis for the preservation of historic properties.
-Continue to develop and refine design standards for historic districts	-City Council and Planning Board	-SHPO, OSG technical assistance	Ongoing	City Planning and Redevelopment Department Staff have drafted a historic preservation ordinance to form a legal basis for the preservation of historic properties.
-Ensure that all housing rehabilitation programs follow existing community design regulations	-RCA program, City Planning Board, Board of Adjustment		Ongoing	Existing community design regulations are enforced through the City Zoning Officer who reviews permit applications for projects funded by Regional Contribution Agreement funds.
-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	The City Master Plan was completed in May of 2006. Included is a Historic Preservation Element which identifies properties deemed significant by the City Historical Society, sites identified in the Monmouth County Historic Sites Inventory and properties listed on the State or National Registers of Historic Places. The Master Plan recommends the formation of a Historic Preservation Commission, the hiring of a preservation consultant and then a reevaluation of the extent of historic sites and districts.
-Consider the creation of a historic preservation ordinance and historic preservation commission	-City Council and Planning Board	-SHPO, OSG technical assistance	Ongoing	The city Master Plan recommends the creation of a Historic Preservation Commission and the drafting of a historic preservation ordinance. City Planning and Redevelopment Department staff have drafted a historic preservation ordinance which would create the Historic Preservation Commission and establish

				review criteria for projects effecting historic sites, buildings, objects and districts. Initial discussions have been held with the City Historical Society and Mayor and Council regarding the adoption of the historic preservation ordinance and its benefits to the City of Asbury Park. As historic preservation is often a controversial matter when it comes to the regulation of private property, a public participation strategy is currently being formulated to advance the idea of historic preservation regulation throughout the community.
-Evaluate the benefits of Certified Local Government (CLG) Status	-City Council and Planning Board	-SHPO, OSG technical assistance	Ongoing	The Master Plan recommends that the City of Asbury Park apply for Certified Local Government status to expand local preservation efforts. The Director of Planning and Redevelopment once worked for a CLG community and is familiar with the program requirements. Available funding under the CLG program will be shown as a benefit of historic preservation.

Housing				
-Develop a Housing Element and Fair Share Plan in accordance with third round COAH regulations	-City Planning Board		1 year	The Mayor and Council have dedicated funding for the creation of a Housing Element and Fair Share Plan along with an Affordable Housing Strategy. This funding was dedicated in June of 2005. With the Planning Board directed to prepare the plan, an RFP was issued and consultants interviewed. After a thorough review process, the Planning Board selected a consultant to prepare the Plan. A contract was awarded in August of 2006. The Housing Element and Fair Share Plan/Affordable Housing Strategy is expected to be completed by the Fall of 2007.
-Identify opportunities to create diverse housing	-Prepare a Municipal Strategic Revitalization	-Smart Futures Planning Grant	1 to 1.5 years	The City of Asbury Park has worked with the Office of Smart Growth to reprogram the Smart Futures

<p>opportunities and affordable housing</p>	<p>Plan</p>	<p>Assistance</p>	<p>Planning Grant funds received for the creation of a Main Street Redevelopment Plan rather than use the funding for a Municipal Strategic Revitalization Plan. OSG recommended the change given the creation of the PIA which covered many aspects that would have been included in the Strategic Revitalization Plan and the dedication of funds from the City to affordable housing initiatives. The City has hired a consultant to prepare an Affordable Housing Strategy which will include the following:</p> <p>It is anticipated that the affordable housing need in the City is more than the COAH obligation or that could be addressed through the Fair Share Plan. An analysis of the housing needs of existing City residents is needed, along with an assessment of the current housing market. Therefore, the Affordable Housing Strategy must outline specific development opportunities, housing partners, various financial vehicles and implementation strategies. The Strategy will in essence become the detailed action plan to create and maintain affordable housing so that the City can meet its current and future affordable housing obligations, in addition to meeting the mandatory requirements of COAH.</p> <p>The action plan will include strategies for new construction, rehabilitation, conversion prospects and preservation of the current supply of affordable housing. The plan will also help the City identify specific sites and/or properties that are suitable and could potentially be developed or redeveloped for affordable housing.</p> <p>An identification of financing and funding alternatives through various county, state, federal and</p>
---	-------------	-------------------	--

				<p>private sources, which can be used to develop affordable housing of all types and which could be helpful to the City in carrying out its affordable housing development strategies.</p> <p>Examining ways the City could directly “sponsor” affordable housing projects and/or partner with the Asbury Park Housing Authority, local non-profit agencies and for profit developers, and examine and make recommendations on organizational capacity.</p> <p>The action plan will result in the implementation of a comprehensive affordable housing strategy for the development and preservation of affordable housing that would also entail institutional, regulatory, legal and financial recommendations.</p> <p>The Affordable Housing Strategy is being prepared in conjunction with the Housing Element and Fair Share Plan and by the same consultant. The Strategy is expected to be completed by the Fall of 2007.</p>
-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	As noted above the Affordable Housing Strategy will contain an specific action plan to address affordable housing goals. The Affordable Housing Strategy is being prepared in conjunction with the Housing Element and Fair Share Plan and by the same consultant. The Strategy is expected to be completed by the Fall of 2007.
-Continue to rehabilitate housing units	-Maintain RCA program	-Technical assistance	Ongoing	The City’s RCA program is now administered by the Department of Community Development. The RCA program is in full effect. Currently, the Department of Community Development is advancing a plan to direct RCA funds to Washington Avenue, where a number of rehabilitation opportunities are present.

				The overall plan is to partner with the Housing Authority for a full-scale rehabilitation of this city street.
-Update the Housing Element of the Master Plan and determine the City's affordable housing obligation	-City Planning Board		Ongoing	The City Master Plan was adopted in May of 2006 and included a "Community Profile" describing the demographics of the City. The City Planning Board is preparing the Housing Element and Fair Share Plan with an anticipated completion date of Fall 2007.
Transportation				
-Draft zoning regulations consistent with the State Highway Access Management Code	-Main Street Redevelopment Plan, City Council and Planning Board	-When requested, NJDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.	1 year	The City will address the State Highway Access Management Code in the Main Street Redevelopment Plan. Part of the consultant's scope of work is to draft zoning regulations consistent with the State Highway Access Management Code. As a State highway, Main Street is subject to traffic standards established in the Code. The Code is designed to make access on and off of state roads safer by discouraging multiple curb cuts, providing adequate site lines for vehicles and pedestrians. The Main Street Redevelopment Plan is to be completed by the end of December 2007.
-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 -Apply for appropriate funding programs or seek NJDOT or NJ Transit technical assistance	-When requested, NJDOT and NJ Transit will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources.	1-3 years	The Mayor and Council have formed a Transportation Committee which is comprised of both Council representatives and citizen stakeholders. The Committee has developed a plan and schedule for repair and upgrade of the Transportation Center. The City has also established a Friday night jazz series within the Transportation Center to add increased activity to the area. In addition, the City is applying for funding from the NJDOT under the Centers of Place Grant Program to rehabilitate the Transportation Center.

				The City has already completed a roof and HVAC system replacement project.
-Implement Recommendations from the County Transportation Improvement Study	-Main Street Redevelopment Plan, Capital Improvement Plans, City Council and Planning Board -Apply for appropriate funding programs or seek NJDOT or NJ Transit technical assistance	-When requested, NJDOT and NJ Transit, will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources, OSG	1-5 years	The City has utilized and is utilizing the Asbury Park Transportation Improvement Study when applicable in its planning initiatives. The Study is being incorporated into a redevelopment plan for Main Street and the utilization of the Study in preparation of the Plan is mandated by the City as an element of the PIA. The City has applied for funding under the Centers of Place Grant Program to rehabilitate the Transportation Center as recommended in the Study. Recommendations from the Study have also been incorporated into the DRAFT Springwood Avenue Redevelopment Plan.
-Implement the recommendations in the Walkability Audit	-Capital Improvement Plan, City Council and Planning Board -Monmouth County PB and Engineering Assistance -Apply for appropriate funding programs or seek NJDOT technical assistance	-When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources, OSG	1-5 years	The Study is being incorporated into a redevelopment plan for Main Street and the redevelopment plan for Springwood Avenue. Specifically for Springwood Avenue, the following recommendations from the Walkability Audit are incorporated: <ul style="list-style-type: none"> • Creation of a welcoming gateway at the intersection of Springwood Avenue and Memorial Drive. • Provision of park space which shall become a “central square” for community activities and recreation. • The prohibition of chain link fencing which was identified as giving an overall subtle impression of institutional or unsafe areas versus a more neighborly community image. • The allowance of uses geared specifically for teenagers. • A provision for the installation of wayfinding signage programs.

				<ul style="list-style-type: none"> The provision of appropriate mixed-use development.
-Complete a build out analysis or assessment of the ability of the roadway network to accommodate projected development.	-City Planning Board and City Council -Apply for appropriate funding programs or seek OSG or NJDOT technical assistance	-When requested, OSG and NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	2-5 years	<p>A city-wide analysis has not yet begun. However, as part of the City’s CAFRA permit for its waterfront redevelopment efforts, a traffic impact study was completed. This analysis resulted in a number of recommendations for roadway improvements in the City which are to be implemented as part of the waterfront redevelopment project.</p> <p>In addition, the Main Street Redevelopment Plan planning process calls for an assessment of the Main Street corridor related to pedestrian and automobile traffic flow as well as increased opportunities for parking.</p> <p>The City has also worked with the NJ Department of Transportation on a “Senior Safety Audit” to determine necessary roadway improvements to Main Street.</p>
-Examine traffic calming measures along Main Street (S.R. 71)	-City Council (Main Street Redevelopment Plan) -Apply for appropriate funding programs or seek NJDOT assistance	--When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	3 to 4 years	<p>As part of the Main Street Redevelopment Plan planning process, the City’s consultant is required to address mobility issues along the Main Street corridor. A deliverable is to include a land use plan that increases the walkability of the redevelopment area and of the city in general. The redevelopment should engender pedestrian linkages/circulation throughout the city, and should, more specifically, promote pedestrian traffic flow throughout and across the Main Street corridor, essentially providing for permeability between the eastern and western sections of the city. This deliverable will certainly include traffic calming measures. To date, the consultant has proposed a “road diet” program to cut down the number of travel lanes on Main Street and</p>

				other traffic calming measures to increase safety. The Main Street Redevelopment Plan has an estimated completion date of December 2007.
-Improve pedestrian mobility between Ocean Grove and Asbury Park	-City Engineer, City Council -Apply for appropriate funding programs or seek NJDOT technical assistance	-When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	3 to 4 years	As part of the City’s waterfront redevelopment efforts, gateways to pedestrian bridges are being improved. In addition, new landscaping, sidewalks, lighting, and benches are being installed along Lake Avenue, the main pedestrian path from the footbridges to Ocean Grove. The City, through the waterfront redeveloper has also reopened the Casino building “arcade” which connects the boardwalks of Asbury Park and Ocean Grove.
-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 -Apply for appropriate funding programs or seek NJDOT assistance	-When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	3 to 4 years	The City will address the State Highway Access Management Code in the Main Street Redevelopment Plan. Part of the consultant’s scope of work is to draft zoning regulations consistent with the State Highway Access Management Code. As a State highway, Main Street is subject to traffic standards established in the Code. The Code is designed to make access on and off of state roads safer by discouraging multiple curb cuts, providing adequate site lines for vehicles and pedestrians. The Main Street Redevelopment Plan is to be completed by the end of December 2007.
-Inventory existing roadway system and classify roadways (include in Circulation Element of Master Plan)	-City Planning Board		Ongoing	The City Master Plan was completed in May of 2006. The Circulation Element of the Master Plan includes a classification of the City’s roadway system including minor arterials, collectors and local roads.
-Inventory public transportation facilities and services and increase accessibility	-Monmouth County (Transportation Improvement Study) -City Council and administration to work with County and NJ	-Existing NJTPA funded study -When requested, NJ Transit will give priority consideration to providing technical	Ongoing	The Asbury Park Transportation Improvement Study was completed in September of 2005. The study includes an inventory of public transit service available in the City and recommendations for enhancements to the system.

	Transit to enhance existing transit facilities as identified in the study	assistance consistent with program requirements and subject to the availability of staff resources		
-Capitalize on opportunities for jitney/shuttle bus service in the City	-UEZ Board and City Council to assess opportunities and apply for appropriate funding opportunities	-When requested, NJ Transit will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	Ongoing	The Asbury Park Transportation Improvement Study, Waterfront Redevelopment Plan and DRAFT Springwood Avenue Redevelopment Plan all call for the creation of a jitney/shuttle bus service in the City. Initial discussions have been held with the Monmouth County Planning Board and Neptune Township about sharing the operations of a jitney/shuttle bus. Such a route could lead into Ocean Grove, the City of Asbury Park's CBD, Waterfront, and along Springwood Avenue into West Lake Avenue in Neptune Township, and then out to State Route 66, where additional employment opportunities exist.
-Incorporate the street hierarchy system found in the RSIS into the Circulation Element of the Master Plan	-City Planning Board		Ongoing	The City Master Plan was completed in May of 2006. The Circulation Element of the Master Plan includes a classification of the City's roadway system including minor arterials, collectors and local roads.
Infrastructure				
-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	The City of Asbury Park completed its Stormwater Management Plan in January of 2006. Ordinances to implement the plan were adopted in October of 2006 including ordinance number 2803 "Creating Stormwater Controls within the City of Asbury Park and Amending and Supplementing the Revised General Ordinances of the City of Asbury Park, NJ"
-Enhance gateways into the City visually and provide	-UEZ Board, Planning Board and City Council	-When requested, NJDOT will give	2 to 3 years	Current redevelopment planning efforts will address the visual appearance of both primary and secondary

<p>wayfinding signage</p>	<p>-Apply for appropriate funding programs or seek NJDOT technical assistance</p>	<p>priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources</p>		<p>gateways including those on Springwood Avenue and Main Street.</p> <p>The City UEZ is currently assessing the feasibility of a wayfinding signage program with emphasis on wayfinding signage at the James J. Howard Transportation Center.</p>
<p>-Develop a five year capital improvement plan with a 6 year planning horizon per the Municipal Land Use Law 40:55D-29</p>	<p>-City Planning Board</p>	<p>-Technical assistance</p>	<p>2 to 3 years</p>	<p>A capital improvement plan has not been prepared by the Planning Board to date.</p> <p>The City currently has a six year Capital Improvement Plan, stated in 2004 which specifies planned improvements to City facilities, roads, traffic & circulation, stormwater management, sanitary sewers, parks and lakes. Proposed improvements include pipe and manhole replacement, curb cuts and handicapped accessible sidewalk ramps, upgrades to traffic signals, and new water quality structures for the City's three lakes.</p>
<p>-Confirm the condition and capacity of the City's stormwater drainage system through creation of a Utilities Element of the Master Plan</p>	<p>-City Planning Board</p>		<p>Ongoing</p>	<p>The City Master Plan was adopted in May of 2006. The Utilities Element of the Master Plan includes a description of the stormwater system and its capacities.</p> <p>With regard to the Waterfront Redevelopment Area, the Infrastructure Component Report indicates that the existing storm sewer system is largely comprised of clay tile pipe that was installed in the 1930s. Due to the proposed cartway alignment and poor condition of the storm sewer system, the entire storm sewer system within the redevelopment area is planned to be replaced. The design of the system will be in accordance with Residential Site Improvement Standards (RSIS) and will comply with Coastal Area Facility Review Act (CAFRA) requirements.</p>

				The City's current 6 year Capital Improvement Program indicates that in 2006, new water quality structures, such as new storm drain inlets and new stormwater quality basins, will be installed in Deal, Sunset and Wesley Lakes.
-Confirm the condition and capacity of existing sanitary sewer lines through creation of a Utilities Element of the Master Plan	-City Planning Board		Ongoing	The City Master Plan was adopted in May of 2006. The Utilities Element includes an assessment of the City's wastewater treatment plant capacity. Existing physical condition analysis have been prepared for the central business district and waterfront areas. Both areas are either scheduled for or undergoing improvements to the sanitary sewer system.
-Enhance streetscape in the Historic Central Business District	-City Planning Board to finalize design, City Council to adopt	-Identification of grant sources	Ongoing	The City has finalized the streetscape design for the central business district and has incorporated the design by ordinance into the Springwood Avenue Redevelopment Plan. The City's UEZ is funding new trash receptacles for the central business district in the design chosen by the City in the CBD streetscape plan. The City is identifying potential funding sources and considering bonding for the project.
<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	The City of Asbury Park has worked with the Office of Smart Growth to reprogram the Smart Futures Planning Grant funds received for the creation of a Main Street Redevelopment Plan rather than use the funding for a Municipal Strategic Revitalization Plan. OSG recommended the change given the creation of the PIA which covered many aspects that would have been included in the Strategic Revitalization Plan The City currently has an economic development plan entitled "Strategy 21" which contains recommendations for public and private actions to stimulate and increase retail, commercial and

				residential development in five targeted business districts in the City.
-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	<p>The City Master Plan was adopted in May of 2006. The Economic Element includes recommendations for where economic development should be focused, and an identification of the City’s competitive advantages for economic development. The Element also recommends the promotion of cyberdistrict businesses and the development of job-placement programs with major retailers.</p> <p>In addition, as part of the Main Street Redevelopment Plan process, the consultant has prepared a market study that will be used to determine market niches and guide the land use plan for the area.</p>
-Continue to actively utilize and promote the UEZ façade grant program while updating the design regulations	-UEZ Board	-Main Street NJ technical assistance	Ongoing	The UEZ has increased its maximum allowable façade grant award and continues to actively promote the façade grant program. Design regulations are being updated within proposed redevelopment plans for Main Street and Springwood Avenue.
-Promote public art in public spaces	-City Council could place provision in redeveloper agreements -Council to require in redevelopment plans		Ongoing	The Monmouth County Arts Council, in conjunction with the City organization ArtsCap prepared an Asbury Park Cultural Plan in 2006. The Plan includes a series of goals and objectives related to those goals. Specifically, goal number 2 states, “Establish a public art program and formal public art policies for the City of Asbury Park”. As an objective under that goal, the Cultural Plan states, “Advocate for and ensure policy development that creates incentives and requirements for private sector developers to include works of public art within public spaces.” The DRAFT Springwood Avenue Redevelopment Plan includes a requirement for public art to be placed within the redevelopment area.

-Consider the creation of special improvement districts	-Promote public and business participation	-Technical Assistance	Ongoing	The City UEZ and Chamber of Commerce have sponsored a forum on special improvement districts to begin to raise awareness regarding the benefits and workings of such programs. In addition, the Waterfront Redevelopment Plan calls for the creation of a special improvement district to implement certain physical improvements and a maintenance program for the boardwalk and prime renewal areas.
-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	The City of Asbury Park hired a new human resource professional who has launched the City's Workforce Development Initiative and serves as program director for the City's Employment Resource Center. The City has partnered with Brookdale Community College, Monmouth County, the New Jersey Department of Labor, and local businesses and has established the Employment Resource Center, a customer service skills training facility. Asbury Park's Employment Resource Center offers free skills training to residents, provides a database through which employers will be able to list job openings and select applicants. The Center is funded through a combination of money provided by the waterfront developers, grants, and the UEZ.
<i>Intergovernmental Coordination</i>				
-Designation of Asbury Park as a CAFRA Urban Center		-DEP to provide the requisite notice in the NJ Register	90 Days	Complete. Urban Center designation received in 2005.
-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	The City has continued to build relationships with the Housing Authority. The Authority's Executive Director is a member of the Council's Affordable Housing Subcommittee. In addition, the City's Director of Community Development is a member of the Housing Authority board.

				The Affordable Housing Subcommittee, Department of Community Development and Housing Authority are planning to partner for a full-scale housing rehabilitation project on Washington Avenue.
-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	<p>The City is working with Monmouth County on the Coastal Monmouth Plan, a regional collaborative designed to create a vision and planning strategy for the Coastal Monmouth Region to cooperatively address development issues on a regional scale in a manner that is sensitive to the region's unique coastal setting, diverse community character and critical environmental, cultural and aesthetic resources. Along with twenty-nine other municipalities, the City is a member of the Municipal Action Committee involved in the project.</p> <p>The City has also been engaged in discussions with Neptune Township regarding the redevelopment of the Springwood Avenue corridor. The corridor itself encompasses both Springwood Avenue in Asbury Park and West Lake Avenue in Neptune Township. Both municipalities have discussed the potential for a joint project encompassing properties within both municipalities. The two municipalities have also discussed a shared jitney/shuttle bus service.</p>
-By May 18, 2007 and biennially thereafter and within 6 months after adoption of any new or significantly reexamination report, land use ordinance or other planning document submitted as part of the petition for plan endorsement, the City of Asbury Park shall submit a	-City Council and City Administration		Ongoing	This report satisfies the reporting requirement as specified in the Planning and Implementation Agreement and NJAC 5:85-7.12(c).

report to OSG and the public concerning the statues of the City's Planning and Implementation Agreement efforts pursuant to NJAC 5:85-7.12(c).				
--	--	--	--	--

APPENDICES

APPENDIX A: City of Asbury Park Master Plan, May 2006

APPENDIX B: Plan and Schedule for Repair and Upgrade of the Transportation Center

APPENDIX C: DRAFT Springwood Avenue Redevelopment Plan, dated June 1, 2007

APPENDIX D: Board of Adjustment Annual Reports for 2005 and 2006

C:\Documents and Settings\dsammet.CMOFFICE\My Documents\Plan Endorsement\Biennial Reports\2007\Asbury Biennial Report.doc

APPENDIX A: City of Asbury Park Master Plan, May 2006

APPENDIX B: Plan and Schedule for Repair and Upgrade of the Transportation Center

APPENDIX C: DRAFT Springwood Avenue Redevelopment Plan, dated June 1, 2007

APPENDIX D: Board of Adjustment Annual Reports for 2005 and 2006