

OCEAN CITY DRAFT ACTION PLAN

Adopted by the State Planning Commission on July 16, 2008

Italics = DEP CAFRA Requirements

<u>Item No.</u>	<u>Subject</u>	<u>Action Item</u>	<u>Deliverable</u>	<u>City Deadline</u>	<u>State Review Deadline</u>
A1	State Plan Policy Map	<p>The City needs to define their intended boundary for its Regional Center, and boundaries must be consistent with the purposes of the Coastal Facility Review Act, N.J.S.A. 13:19-1 et seq., and the Coastal Zone Management rules at N.J.A.C. 7:7E. Furthermore, the boundaries should exclude environmentally sensitive land along the shoreline east of the boardwalk and/or bulkhead as well as undeveloped land on the bay side of the City.</p> <p>The jobs housing ratio in Ocean City is 1:4, which is significantly lower than the criteria for Regional Centers. (2:1 to 5:1) However, the population and housing units exceed the Town Center criteria in the 2001 State Plan. The off peak population in Ocean City is 15,378 and the seasonal population is 111,015. Ocean City has a total housing stock of 20,298 units. It seems that a Regional Center Designation would be more appropriate than a Town Center Designation. However, it is imperative that Ocean City maintain and create jobs throughout the period of Endorsement.</p>	Shape Files	90 days after Action Plan is adopted by SPC (10/14/2008)	45 days post submission (11/28/2008)
A2	New Recreation/Open Space/Parks Element	Produce open space and recreation element for Master Plan to ensure provision of accessible regional and neighborhood level open space and recreation facilities. The plan must identify and examine open space and recreation resources important to the municipality, and map out an implementation strategy to protect, preserve, manage and improve them. An official map as well as a user friendly map shall be created as part of the Master Plan Element.	Element Adopted	1 year after Action Plan is adopted by SPC (7/16/09)	45 days post submission (8/30/09)
B1	Updated Land Use Element	Amend the 2001 Land Use Plan and existing development regulations to ensure these documents are consistent with one another. The land use element will need to be updated with information from the Fair Share Plan and Wastewater Management Plan.	Amended and Adopted Land Use Element	1 year after Action Plan is adopted by SPC (7/16/09)	45 days post submission (8/30/09)
B2	Environmental Zoning	<i>Wetlands within the City are zoned residential, specifically the areas between Simpson and Bay/Haven Streets and 25th-29th Streets. This land is currently preserved as a park and bird sanctuary, but zoning map does not reflect this. Additional issues were outlined in the ERI: Single lots in Merion Park, which was filled and built in the 1960s, are undeveloped and may still be wetlands. With land at a premium, efforts to fill and build on these lots continue. State determination of wetland status is required. (Page 8) The 2001 Land Use Element of the Master Plan and its associated zoning map do not delineate the coastal wetlands and bay islands as any zone. Although they probably cannot be developed under any wetlands rules, the lack of a designation makes it difficult to answer questions about lots that are mapped in the typical grid pattern of subdivision. (Page 8)</i>	Updated Zoning Code	18 months after Action Plan is adopted by SPC (1/7/2010)	45 days post submission (2/21/10)
C1	Fair Share Plan*	The Fair Share Plan will incorporate relevant agreements and information arising from Plan Endorsement negotiations taking place through this Action Plan. Ocean City's 1987-1999 obligation remains at 411 units and the rehabilitation share has been re-calculated to 138. The city shall provide a "Fair Share Plan" indicating how they intend to address the third round total of the 1987-1999 new construction obligation plus the 1999-2018 new construction obligation as well as the rehab share as identified in the Housing Element. The Township shall ensure that all sites identified for affordable housing will be workable in relation to environmental constraints. The plan shall be adjusted accordingly where constraints impact the amount of housing proposed.	Fair Share Plan	12/31/2008	45 days post submission (2/14/09)

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E1	Approved Municipal Emergency Plan	The City shall provide evidence that it has an Emergency Operating Plan approved by the NJ State Police.	Copy of approval from NJ State Police.	3 months after Action Plan is adopted by SPC	
H1	Coastal Consistency Statement	<i>This statement shall address natural resource protection and coastal management in Ocean City through demonstration of consistency of local plans and ordinances with the goals of the Coastal Zone Management Program found in the Coastal Zone Management rules at N.J.A.C. 7:7E et seq. Municipal plans shall also be consistent with existing DEP rules, permits or plans including Municipal Stormwater Regulations and Federal River Management Plans.</i>	Coastal Consistency Statement	60 days after Action Plan is adopted by SPC (10/14/2008)	45 days post submission (10/29/2008)
H2	Water Supply Study/Plan	<i>Ocean City's potable water is provided by the New Jersey American Water Company. Water is supplied from the Atlantic City 800-foot sands aquifer by ten public wells and one private well, as well as one public well in Upper Township. The City's petition does not indicate the level of service they currently provide to the City and if current and future populations will be adequately served in the future. Municipalities must provide documentation that water supply capacity exists for the amount of growth detailed in the Master Plan. This documentation must identify existing and proposed water supply sources. For existing public water sources, identify the available approved allocations and firm capacity. Ocean City shall evaluate their water supply and compare this information to projected water use based on population estimates and projections. This "capacity analysis" will be based on utility service capacity (allocation) and current usage will be reflected in the updated utilities element, described in the PIA. It is important that the capacity/supply available to Ocean City matches current and projected water needs for the proposed center.</i>	Water Supply Plan	1 year after Action Plan is adopted by SPC (7/16/09)	45 days post submission (8/30/09)
H3	Wastewater Management Plan*	<i>A WMP, in coordination with Cape May County, that covers Ocean City shall be prepared and submitted to NJDEP in accordance with the Coastal Zone Management Rules and the new Water Quality Management Planning Rules (N.J.A.C. 7:15). <u>Ocean City MUST ensure that the WMP is consistent with their petition for plan endorsement, regardless of the designee.</u> A WMP guides the implementation of a township-wide wastewater management strategy. The Plan establishes sewer service areas and septic densities, ensures that the capacities of water supply and treatment infrastructure are matched and directs the implementation of other water quality protection measures. Please see the PIA for implementation measures.*</i>	Approvable Wastewater Management Plan	In the event that Cape May County chooses to remain the designee for Cape May County Water Quality Management Plan, Ocean City's chapter shall be submitted by April 2009. (9 months after the effective date of the rule.) If Cape May County chooses to abdicate responsibility Ocean City has 30 days to request revision to become the designee. Ocean City has 90 days after DEP's approval of the designee reassignment (the adoption of N.J.A.C. 7:15-5.13b) to submit its WMP chapter to the New Jersey Department of Environmental Protection –Division of Watershed Management.	
H4	Stormwater Management Ordinance	<i>"If not already completed and adopted, prepare a Stormwater Management Ordinance consistent with N.J.A.C 7:8-4.2 Municipal Stormwater Management Plan and Elements and submit it to Cape May County for approval. Upon county approval, provide a copy of the approval letter to OSG to satisfy this requirement."</i>	Approval letter from Cape May County	180 days after the Action Plan is adopted by the SPC. (1/12/09)	45 days post submission (2/26/09)
H5	Water Conservation Measures	<i>The City shall submit a narrative that highlights all of their water conservation strategies to ensure the City has proper water conservation measures in place. If inconsistencies exist or if additional measures are needed, these can be addressed in the PIA.</i>	Narrative	90 days after Action Plan is adopted by SPC (10/14/2008)	45 days post submission (11/28/2008)
H6	Habitat Protection Measures	<i>The City shall submit a narrative that highlights all of their habitat protection strategies to ensure the City has proper habitat protection measures in place. If inconsistencies exist or if additional measures are needed, these can be addressed in the PIA.</i>	Narrative	90 days after Action Plan is adopted by SPC (10/14/2008)	45 days post submission (11/28/2008)
*The Wastewater Management Plan and Housing Element/Fair Share Plan must be closely coordinated to ensure that opportunities exist to provide affordable housing within the sewer service area and that sewer service areas provide adequate affordable housing opportunities.					