

Ocean City Planning and Implementation Agreement

Adopted by the State Planning Commission on November 24th 2009

Exhibit B

Item No.	Subject	Action Item	State/County Assistance	Township Deadline	State Review Deadline
A1	Plan Endorsement Review	Biennially, Ocean City shall submit a report to NJOSG and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).	NJOSG will provide a template	Ongoing	
A2	Intergovernmental Coordination	Coordinate with planning efforts of adjoining municipalities, the County, State and region concerning: regional planning related to, transportation, economic development, tourism, natural resource protection, open space and recreation.	NJOSG, Cape May County (CMC), DOT, DEP	Ongoing	
B1	Rezoning: Hotel/Motel & On Boardwalk	With the exception of the Redevelopment Area Plan, very little conforming activity has been proposed or occurred in this zone since the last Master Plan Reexamination. Ocean City should consider different parking requirements in these zones as well as the potential development opportunities that would occur if the parking requirements were altered.	OSG	11/24/11	1/8/12
G1	Revitalization	As new redevelopment, infill and/or rehabilitation opportunities arise, plan for high quality design and development consistent with principles of new urbanism and other elements of this PIA.	OSG	Ongoing	
C1	Affordable housing	Revise petition filed December 2008 as necessary pursuant to any relevant COAH's reviews and recommendations.	COAH	Ongoing	
C2	Affordable housing	Ensure levels of affordable housing as required through implementation of COAH certified Housing Plan.	COAH	Ongoing	
D1	Open space	Continue to preserve and acquire open space parcels through open space trust funds, Green Acres program, and other sources as available. Ocean City has about 1,645 acres of Open Space within the City. In 2004, the City formed a committee to evaluate and plan for purchases of areas for open space, as they become available. The Open Space and Recreation Plan in the action plan will serve as the foundation for the acquisition of additional open space and preserved land. Ocean City should consider adopting measures that would help to connect open space within the City through the use of greenways and/or acquisition of large contiguous parcels of land. The City can also explore the possibility of adopting an Open Space Tax if they do not already have one.	DEP, CMC, Private and Corporate Trusts	Ongoing	
D2	Utility Service Plan Element	The infrastructure and utilities element shall analyze the need for and show the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, and solid waste disposal. The Utilities Element shall utilize methods to manage the demand for infrastructure while supporting the same level of growth. The City should consider the limitations on the infrastructure system and incorporate strategic green building techniques to reduce the demand for future system upgrades. Where possible, Ocean City shall share services with other towns or through the county to improve the efficiency of existing systems. Utility service capacity (allocation) and current usage will be reflected in the updated utilities element.	DEP	11/24/11	1/8/12

H6	Wastewater Management Plan	The municipality will be required to pursue formal approval from the Division of Watershed Management in accordance with the Water Quality Management Planning rules at N.J.A.C. 7:15.	Cape May County	1/24/10	2/23/10
D3	Historic preservation	Ocean City's ERI, 2005 indicates that the City needs an updated inventory and map of Historic Sites. Since the 1988 Master Plan, the City now has a Historic Preservation District on the NJ Register. A new Historic Preservation Plan should highlight this area as well as other historic features in the City and indicate what the City will do to protect those valuable resources.	DEP	5/18/11	7/2/11
F1	Circulation Plan	Update circulation plan as appropriate to incorporate concepts and standards from DOT's Mobility and Community Form guidelines, State Highway Access Management Code, and in response to conditions associated with reconstruction of Route 52 causeway. An additional section addressing goods movement shall be provided which would consist of local truck delivery issues for the many tourism-related businesses. These types of strategies should be integrated into the Circulation Element.	DOT	5/18/11	7/2/11
F2	Zoning: Route 52	During a discussion at the pre-petition meeting, Ocean City pointed out that Route 52 is mostly surrounded by water and that the zoning conformity provisions would not apply. The City officials stated verbally that any existing lots along the roadway would not be buildable because of wetlands and other environmental constraints. A visitors' center now exists and recreational fishing will be permitted off the islands. Ocean City shall document these conditions, to confirm the zoning conformity requirement would not apply in practice. The city needs to demonstrate compliance in their zoning code, even though, the chances of development along that stretch of highway are in fact remote.	DOT	5/18/11	7/2/11
F3	Pedestrian	Increase pedestrian connectivity between parks, open space, parking lots, the downtown, Boardwalk, and residential neighborhoods.	DOT, CMC	Ongoing	
I1	Intermunicipal coordination	Continue to coordinate hazard mitigation and evacuation planning with adjoining municipalities.	Police Department, DOT, OSG, CMC	Ongoing	
R1	Recycling	The petition shall include a statement of consistency with the County Solid Waste Management Plan, including municipal strategies to achieve the State's Recycling Goals and reduce municipal solid waste. The statement shall include: <ul style="list-style-type: none"> • Provisions for collection; • Disposition and recycling of mandatory recyclable materials; • Disposition and recycling of construction and demolition waste; • Educational strategies for businesses and residents; • Provisions for the disposal of household hazardous waste; • Strategies to reduce and reuse waste • Provisions for the disposal of universal waste. 	NJDOT, Cape May County	5/18/11	7/2/11