

City of Asbury Park Planning and Implementation Agreement

Adopted by the State Planning Commission on December 5, 2007 (revised from PIA adopted 5/18/05)

Topic	Item No.	Activity	Local Effort	State Assistance	Time Frame
Land Use	A1	-Use the County Ecological Resource Inventory when issues surrounding land use planning and development review arise	-City Planning Board and Board of Adjustment	N/A	Immediate and Ongoing
Land Use	A2	-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
Land Use	A3	-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	Dec-07
Land Use	A4	-Review the City Zoning Ordinance for consistency with bulk standards	-City Council and Planning Board to consider amending ordinance accordingly	-OSG Technical Assistance	Draft ordinance by Dec-07, adopted by Mar-08

Land Use	A5	-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	Draft work products by Dec-07, final plan and accompanying items adopted by Apr-08
Land Use	A6	-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 -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)	Draft work products by Dec-07, final plan and accompanying items adopted by Apr-08

Land Use	A7	-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	Ongoing
Land Use	A8	-Update the master plan to include all redevelopment areas	-City Planning Board		Ongoing
Land Use	A9	-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
Land Use	A10	-Locate and potentially purchase additional properties for active recreation	-Work with Monmouth County	-Green Acres Funding	Ongoing
Land Use	A11	-Promote beachfront activities	-Media promotions and advertisements	-Technical and financial assistance	Ongoing
Land Use	A12	-Maintain/operate existing facilities	-Consider recreation department	-Technical and financial assistance	Ongoing
Land Use	A13	-Evaluate use of school facilities	-Strengthen relationship with the Board of Education		Ongoing
Land Use	A14	-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

Land Use	A15	-Develop and adopt a Recreation Element of the Master Plan which includes an inventory City recreational space and project needs	-City Planning Board		Ongoing
Land Use	A16	-Create a senior citizens center	-Department of Social Services	-Technical and financial assistance	
Land Use	A17	-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
Housing	B1	-Develop a Housing Element and Fair Share Plan in accordance with third round COAH regulations	-City Planning Board		Draft work products by Jan-08, final items adopted by Apr-08
Housing	B2	-Identify opportunities to create diverse housing opportunities and affordable housing	-Prepare a Housing Element, Fair Share Plan, and Affordable Housing Strategy		Draft work products by Jan-08, final items adopted by Apr-08

Housing	B3	-Estimate affordable housing needs and targets and an action plan to meet goals	-Prepare a Housing Element, Fair Share Plan, and Affordable Housing Strategy		Draft work products by Jan-08, final items adopted by Apr-08
Housing	B4	-Continue to rehabilitate housing units	-Maintain RCA program	-Technical assistance	Ongoing
Housing	B5	-Update the Housing Element of the Master Plan and determine the City's affordable housing obligation	-City Planning Board		Ongoing
Transportation	C1	-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.	Draft work products by Dec-07, final plan and accompanying items adopted by Apr-08

Transportation	C2	-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
Transportation	C3	-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 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
Transportation	C4	-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

Transportation	C5	-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
Transportation	C6	-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, OSG and NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	Draft work products by Dec-07, final plan and accompanying items adopted by Apr-08
Transportation	C7	-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

Transportation	C8	-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
Transportation	C9	-Inventory existing roadway system and classify roadways (include in Circulation Element of Master Plan)	-City Planning Board		Ongoing
Transportation	C10	-Inventory public transportation facilities and services and increase accessibility	-Monmouth County (Transportation Improvement Study) -City Council and administration to work with County and NJ Transit to enhance existing transit facilities as identified in the study	-Existing NJTPA funded study -When requested, NJ Transit will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of staff resources	Ongoing

Transportation	C11	-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
Transportation	C12	-Incorporate the street hierarchy system found in the RSIS into the Circulation Element of the Master Plan	-City Planning Board		Ongoing
Infrastructure	D1	-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
Infrastructure	D2	- Enhance gateways into the City visually and provide wayfinding signage	-UEZ Board, Planning Board and 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	2 to 3 years

Infrastructure	D3	-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
Infrastructure	D4	-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
Infrastructure	D5	-Confirm the condition and capacity of existing sanitary sewer lines through creation of a Utilities Element of the Master Plan	-City Planning Board		Ongoing
Infrastructure	D6	-Enhance streetscape in the Historic Central Business District	-City Planning Board to finalize design, City Council to adopt	-Identification of grant sources	Ongoing
Economic Development	E1	-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

Economic Development	E2	-Continue to actively utilize and promote the UEZ façade grant program while updating the design regulations	-UEZ Board	-Main Street NJ technical assistance	Ongoing
Economic Development	E3	-Promote public art in public spaces	-City Council could place provision in redeveloper agreements -Council to require in redevelopment plans		Ongoing
Economic Development	E4	-Consider the creation of special improvement districts	-Promote public and business participation	-Technical Assistance	Ongoing
Economic Development	E5	-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
Intergovernmental Coordination	F1	-Designation of Asbury Park as a CAFRA Urban Center		-DEP to provide the requisite notice in the NJ Register	90 Days
Intergovernmental Coordination	F2	-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

Intergovernmental Coordination	F3	-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
Intergovernmental Coordination	F4	-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 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).	-City Council and City Administration		Ongoing

Historic Preservation	G1	-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		Draft ordinance by Dec-07 for consideration by City Council
Historic Preservation	G2	-Update Historic Preservation Element of the Master Plan	-City Planning Board	-SHPO, OSG technical assistance	2 years
Historic Preservation	G3	-Encourage/promote preservation of historic properties	-City Historical Society	-SHPO, Monmouth County	Ongoing
Historic Preservation	G4	-Continue to develop and refine design standards for historic districts	-City Council and Planning Board	-SHPO, OSG technical assistance	Ongoing
Historic Preservation	G5	-Ensure that all housing rehabilitation programs follow existing community design regulations	-RCA program, City Planning Board, Board of Adjustment		Ongoing

Historic Preservation	G6	-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
Historic Preservation	G7	-Consider the creation of a historic preservation ordinance and historic preservation commission	-City Council and Planning Board	-SHPO, OSG technical assistance	Draft ordinance by Dec-07 for consideration by City Council
Historic Preservation	G8	-Evaluate the benefits of Certified Local Government (CLG) Status	-City Council and Planning Board	-SHPO, OSG technical assistance	Ongoing

