

Redevelopment Plan Amendments

Economic Redevelopment Plan

Ocean Township
Ocean County, New Jersey

ADOPTED BY TOWNSHIP COMMITTEE
December 13, 2007

Prepared By

T&M
ASSOCIATES
11 Tindall Road
Middletown, NJ 07748

The original of this document has been signed
and sealed in accordance with New Jersey Law



Stan Slachetka, P.P., AICP
New Jersey Professional Planner
License No. LI-3508

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INTRODUCTION

In June 2000, an Economic Redevelopment Plan was adopted to guide future redevelopment of properties that are east of the Garden State Parkway and are north of Wells Mill Road on the eastern side of Route 9. In total, the Redevelopment Plan regulates approximately 1,234 acres or 1.92 square miles (See Attachment A). Since the adoption of the 2000 Plan, the Township has made significant progress in its efforts to create a new town center at Waretown. In December 2005 the Township received plan endorsement and center designation from the New Jersey State Planning Commission, which acknowledged the State's support to create a new mixed-use town center in Ocean and the conservation of extensive areas of undeveloped land west of the center to the Oyster Creek and Parkway.

The amendments identified in this Plan reflect the Township's plan endorsement and center designation as required by the Planning and Implementation Agenda (PIA) approved by the State Planning Commission as part of Ocean's plan endorsement. They permit a pedestrian-oriented mixed-use center within the previously designated redevelopment plan area (See Attachment A). It is the intent of the Township to amend the June 2000 Economic Redevelopment Plan to provide more specific land use categories and general design standards to regulate lands within the redevelopment area. The plan also incorporates previously adopted redevelopment plans within this area, including the Route 9 Phase 1 Redevelopment Plan and the Waretown Village Residential Gateway District. The Township is currently preparing a separate redevelopment plan for the areas of the Center along Route 9 and north of Wells Mill Road in the traditional Waretown crossroads area that are not regulated by the June 2000 Economic Redevelopment Plan or the other previously adopted redevelopment plans.

As identified in the Township's Master Plan and other long-range planning documents, the Township wishes to create a traditional neighborhood mixed-use center at Waretown that incorporates the best in design principles to produce a compact, mixed use, pedestrian scaled, sustainable community. A traditional mixed use center is:

- Limited in area to that which can be traversed in a 10 to 15 minute walk.
- A place where residences, shops, workplaces, and civic buildings are located in close proximity.
- Well defined with a detailed system of interconnected streets that serve the needs of the pedestrian and the car equitably and provide multiple routes to all parts of the center.
- Contains physically defined open spaces in the form of plazas, squares, and parks, provide places for formal social activity and recreation.

REDEVELOPMENT AREA DESCRIPTION

The Redevelopment Area is located in the eastern portion of the Township north of Wells Mill Road, east of the Garden State Parkway and west of Route 9 (See Appendix B.) The Redevelopment Area consists of several sub areas. They include:

- The Town Center Redevelopment District;
- Phase I – Route 9 Redevelopment Area, which is regulated by the MXD Redevelopment District;
- The Waretown Village Residential Gateway Redevelopment District; and
- Environmental Conservation (EC) Zone District.

This Plan also acknowledges properties on the westerly side of Route 9 are separated from Route 9 by a former railroad right-of-way owned by Ocean County, which is currently developing a bicycle and pedestrian trail in concert with the Township's redevelopment efforts.

STATUTORY REQUIREMENTS

RELATIONSHIP OF PLAN TO THE TOWNSHIP LAND DEVELOPMENT REGULATIONS

The Area shall be redeveloped in accordance with the standards detailed in this Plan. In order to implement the Plan consistent with the goals and objectives herein, the Plan supersedes the use, bulk and design standards provisions of the Township Land Development Ordinance (Chapter 19) as they relate to the area governed by this Redevelopment Plan. Other Township regulations affecting development that are in conflict are superseded by this Plan. However, existing engineering standards, definitions and sections of the Land Development Ordinance not covered by his Plan shall apply.

Pursuant to the requirements of Section 7 of the LRHL (N.J.S.A. 40A:12A-7c), the Borough's Zoning Map is hereby amended to identify the amended Economic Redevelopment Plan and the Town Center Concept Plan incorporated herein. The Township's Zoning Ordinance was previously amended to include the EC District in the environs adjacent to the Town Center. The revised zoning map also recognizes two additional redevelopment districts that were created by separate redevelopment plans. These include the Phase I – Route 9 Redevelopment Area, which is regulated by the MXD Redevelopment District and the Waretown Village Residential Gateway Redevelopment District (WVR).

PROPOSED LAND USES AND BUILDING REQUIREMENTS

PROPOSED LAND USES AND BUILDING REQUIREMENTS

The Township envisions the development of the Waretown Center to be developed as part of a comprehensive and coordinated plan. Attachment B presents a concept plan for the development portion of the center west of Route 9. The concept plan identifies the permitted land uses, road network layout, and general building layout and design for the center. While the Township's intent is to provide some flexibility in the design of the center, this Plan is designed to prevent uses and building layout and design that are inconsistent with the intended vision for the Center. Accordingly, this plan identifies permitted uses in the Town Center District and uses that shall be specifically prohibited as follows:

Town Center District

Principal Permitted Uses:

1. Retail stores and service establishments
2. Professional offices
3. General business offices
4. Drugstores
5. Restaurants and cafes
6. Coffee shops
7. Mixed use buildings containing a combination of permitted uses
8. Community and municipal buildings
9. Residential Apartments (on upper floors of mixed use buildings)
10. Open space land permanently protected through conservation easements
11. Schools
12. Public recreation facilities
13. Single-family residential
14. Townhouses
15. Live-work residential units
16. Senior multi-family housing development

Accessory Uses:

1. Uses accessory and incidental to the principal use.

These uses shall be distributed within the redevelopment plan area as illustrated within the Town Center Concept Plan map.

Uses Specifically Prohibited

While centers encourage a mixture of land uses, not every type of use is appropriate in a center. Specifically prohibited uses include:

- Auto dependent design/drive-thru businesses
- Warehouses
- "Big Box" type businesses, i.e. Wal-Mart, Home Depot, which require large parking lots
- Gasoline oriented businesses
- Industrial uses
- Mining or extracting uses

Town Center District – Route 9 and Wells Mill Road Crossroads

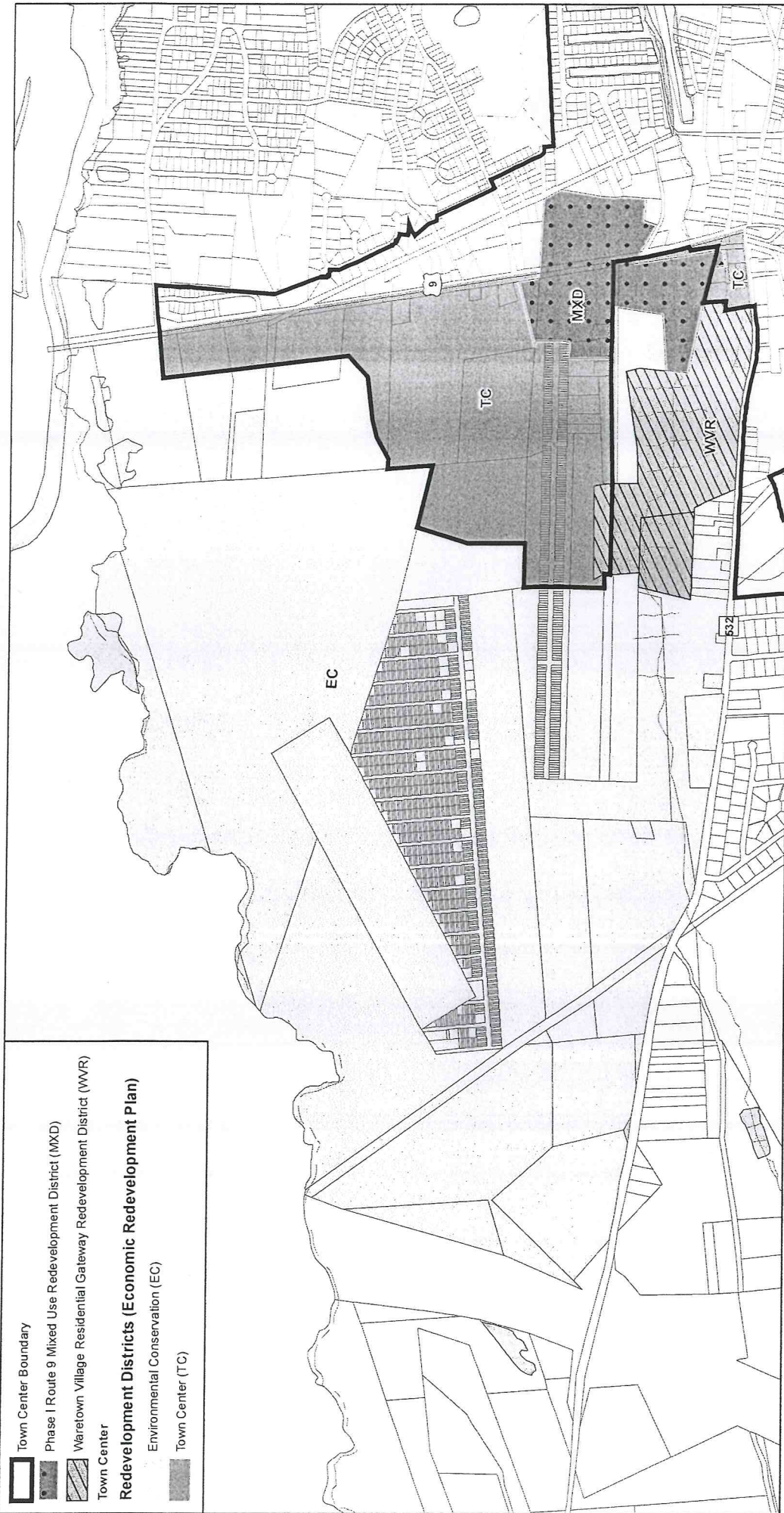
This Plan acknowledges that a portion of the Town Center Redevelopment district is located adjacent to the Route 9/Wells Mill Road intersection within the traditional crossroads section of Waretown. Until formal use and design standards are developed, this Plan recognizes that the underlying zoning shall regulate these properties. However, all development application shall be subject to the Redevelopment Entity review and approval prior to submission to the Planning Board for site plan or subdivision approval.

Environmental Conservation District

In 2007, the Township Committee adopted ordinances to create an Environmental Conservation (EC) district as delineated within Attachment A. This Plan incorporates Chapter 18.21, EC Environmental Conservation District by reference for the purposes of establishing the EC district development standards within this Redevelopment Plan. The EC district was adopted in September 2006 by Ordinance 2006-34 and amended by Ordinance 2006-39 (See Attachment C).

H:\projects\Otl\00060\Plans\Route 9 Redevelopment Plan Waretown Center Amendment.doc

ATTACHMENT A
REDEVELOPMENT DISTRICTS



Town Center Boundary

Phase I Route 9 Mixed Use Redevelopment District (MXD)

Waretown Village Residential Gateway Redevelopment District (WVR)

Town Center

Redevelopment Districts (Economic Redevelopment Plan)

Environmental Conservation (EC)

Town Center (TC)

TM
 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

A S S O C I A T E S

0 500 1,000 2,000 Feet

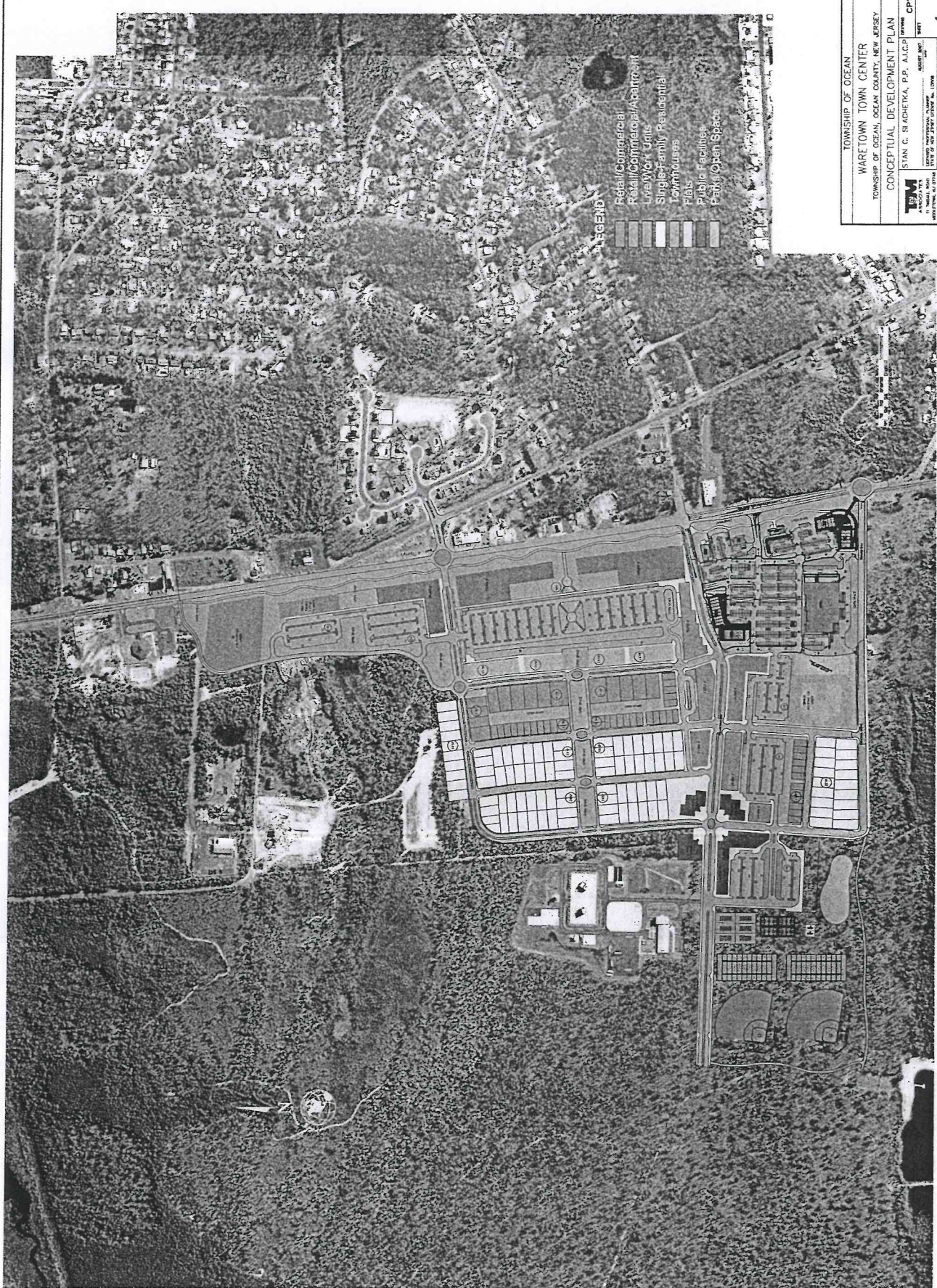
Prepared by: PNR, November 8, 2007
 Source: Ocean Township, GIS, Route 9 Redevelopment Plan
 Town Center Planning Documents
 File Path: H:\OTLU0006\GIS\Projects\Town Center Redevelopment Districts.mxd

Attachment A
Redevelopment Districts
2007 Amended Economic Redevelopment Plan
Township of Ocean
Ocean County, New Jersey

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



ATTACHEMENT B
CONCEPT PLAN



- LEGEND**
- Retail/Commercial
 - Multi-Family Residential
 - Single-Family Residential
 - Townhouses
 - Plots
 - Public Facilities
 - Parks/Open Space

TOWNSHIP OF OCEAN	
WARETOWN TOWN CENTER	
TOWNSHIP OF OCEAN, OCEAN COUNTY, NEW JERSEY	
CONCEPTUAL DEVELOPMENT PLAN	
STAN C. BACHETKA, P.P., A.I.C.P.	DATE: CP1
PROJECT NO. 10000	SHEET NO. 1
DATE: 08/10/00	SCALE: AS SHOWN
PROJECT: WARETOWN TOWN CENTER	PROJECT: WARETOWN TOWN CENTER
PROJECT: WARETOWN TOWN CENTER	PROJECT: WARETOWN TOWN CENTER

ATTACHEMENT C
ENVIRONMENTAL CONSERVATION
DISTRICT REGULATIONS

ORDINANCE 2006-34

AN ORDINANCE AMENDING TITLE 18 ENTITLED "ZONING"
ESTABLISHING THE BOUNDARIES AND DESIGN REGULATIONS AND
STANDARDS FOR A NEW EC ENVIRONMENTAL CONSERVATION
DISTRICT

BE IT ORDAINED by the Township Committee of the Township of Ocean,
County of Ocean, State of New Jersey as follows:

SECTION 1: The Land Use Board of the Township of Ocean adopted a periodic examination of the Township's Master Plan and Land Use Element thereof. That report, dated November 2005, included certain amendments to the Land Use Plan Element and Circulation Plan Element of the Township's Master Plan which are designed to provide the planning framework and foundation for implementation of the Township's proposed Waretown Town Center as well as proposals to meet land use goals, environmental goals, housing needs, open space goals, circulation, parking, design, economic development and utility infrastructure goals. Specifically, the Reexamination Report recommended that the Township's land use classifications be consistent with the Township's proposed Waretown Center Concept Plan and further recommended that any future sewer/water infrastructure be limited to the Township's town center and those areas of the Township within the planning area 2 designation. Consistent with the Township's goals and objectives, the Master Plan Reexamination Report recommended the rezoning of the Township's existing I-1 and I-2 Industrial Zoning Districts outside of the Center to a an Environmentally Sensitive land use designation. In order to implement that recommendation, this ordinance amends the Township's Zoning Ordinance to rezone the I-1 and I-2 Industrial Zone Districts located outside of the Waretown Town Center to a new EC Environmental Conservation District.

SECTION 2: The Township of Ocean hereby designates that portion of the municipality which had previously been designated as I-1 and I-2 located outside of the boundaries of the designated Waretown Town Center as EC Environmental Conservation. This designation shall affect that portion of the municipality shown on the accompanying map entitled "Proposed Zoning: Environmental Conservation District" as referenced herein.

SECTION 3: Title 18, Zoning, is hereby amended to include the following new Chapter 18-21, EC Environmental Conservation District.

Effective Date of

Ordinance 2006-34

September 21, 2006

Dorothy R. Horner RMC

Township Clerk

Chapter 18.21 Environmental Conservation District

18.21.010 General Intent.

This district generally corresponds to those environmentally sensitive areas lying outside of and to the west of the Waretown Town Center and east of the Garden State Parkway. It is the intent of this area to act as the low density environs of the center. Given the environmental sensitive characteristics of the area, only very low density residential development or other low intensity uses are allowed. Protection and conservation of the natural resources of the area is the principal objective of the EC district.

18.21.020 Permitted uses.

The following uses shall be permitted in the EC district.

- A. Detached single-family dwellings
- B. Public service infrastructure.
- C. Public preserves and open space.
- D. Public parks and public recreation facilities.

18.21.030 Conditional uses:

The following uses shall be permitted in the EC zone subject to issuance of a conditional use permit under Chapter 18.68.

- A. Major utility installations, as defined, and as necessary to serve the needs of the public.
- B. Home occupations, as defined.
- C. Home professional offices, as defined.
- D. Institutional uses, as defined and as limited under Schedule A, provided that the applicant can demonstrate a need for the use in the proposed location, that the use is primarily designed to serve the needs of the district in which the use is proposed and that there are no feasible alternatives.
- E. Low intensity recreational uses, including but not limited to camping, provided that:
 - 1. The parcel proposed for low intensity recreational use has an area of at least fifty (50) acres.

2. The recreational use does not involve the use of motorized vehicles except for necessary transportation.
3. Access to bodies of water is limited to no more than fifteen (15) linear feet of frontage per one thousand (1,000) feet of water body frontage.
4. The parcel will contain not more than six campsites per gross acre; provided that the campsites shall not be clustered at a net density exceeding ten (10) campsites per acre.
5. Clearing of vegetation, including ground cover and soil disturbances, does not exceed five percent of the parcel.
6. No more than one percent of the parcel will be covered with impermeable surfaces.

18.21.040 Accessory structures, signs, and off-street parking.

The following accessory structures, signs, and off-street parking are permitted subject to applicable provisions under Chapters 18.44, 18.46, 18.48, 18.50, 18.52 and 18.56:

- A. Structures accessory to residential and agricultural uses, including detached private garages, barns, sheds, and the like.
- B. Private residential swimming pools and tennis courts.
- C. Required off-street parking and loading space.
- D. Temporary on-site construction trailers.
- E. On-site signs, as defined.

18.21.050 Lot and building requirements.

The following regulations shall apply in the EC District:

A. Minimum Lot Size.

1. 20 acres, unless otherwise specified in this chapter.
2. Notwithstanding the minimum lot areas set forth above and in Schedule B, no such minimum lot area for any use within the EC zone shall be less than that needed to meet the water quality standards of Section 18.60.030.

B. Minimum lot width: two hundred (200) feet.

C. Minimum Yard Requirements:

1. Front yards: two hundred (200) feet.

2. Side yard: fifty (50) feet for principal buildings; ten (10) feet for accessory buildings.
3. Rear yard: seventy-five (75) feet for principal buildings; ten (10) feet for accessory buildings.

D. Maximum lot coverage: three (3) percent (3%).

SECTION 4: Paragraph A of Subchapter 18.04.010, Districts Established, located within Title 18, Zoning, is hereby amended to add the following new zone district:

EC Environmental Conservation District

SECTION 5: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 7: This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Committee of the Township of Ocean on first reading at meeting held on the 24th day of August, 2006. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for the 14th day of September, 2006, at 7:30 p.m.; or as soon thereafter as the matter may be reached, at the Municipal Building located at 50 Railroad Avenue, Waretown, New Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.


 DOROTHY R. BORNER

ENOTL\ENOTL\CALCULATIONS & REPORTS\ORDINANCE_2006.DOC

ORDINANCE NO. 2006-39

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, AMENDING ORDINANCE NO. 2006-34 AS IT PERTAINS TO TITLE 18, ENTITLED "ZONING ESTABLISHING THE BOUNDARIES AND DESIGN REGULATIONS AND STANDARDS FOR A NEW EC ENVIRONMENTAL CONSERVATION DISTRICT.

SECTION 1: BE IT ORDAINED by the Township Committee of the Township of Ocean and State of New Jersey that Chapter 18 be amended as follows:

SECTION 2: the purpose of this amendment is to correct and clarify section 18.21.020 Permitted uses:

The following uses shall be permitted in the EC district.

- A. Detached single-family dwellings.
 - B. Public service infrastructure.
 - C. Public preserves and open space.
 - D. Public parks and public recreation facilities, excluding golf courses.
- Golf Courses are not a permitted use.

SECTION 3: All ordinances or parts thereof inconsistent herewith are hereby repealed.

SECTION 4: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 5: This Ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Committee of the Township of Ocean on first reading at the meeting held on the 21st of November, 2006. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for the 14th day of December, 2006, at 7:30 p.m. or as soon thereafter as the matter may be reached, at the Municipal Building located at 50 Railroad Avenue, Waretown, N. J. at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of said ordinance.

DOROTHY R. HORNER, RMC
TOWNSHIP CLERK

ORDINANCE 2008- 23

ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY ADOPTING A NEW ZONING MAP FOR THE TOWNSHIP

BE IT ORDAINED by the Township Committee of the Township of Ocean, County of Ocean, State of New Jersey as follows:

SECTION 1: The Township of Ocean has previously adopted a Zoning Map for the municipality pursuant to the provisions and requirements of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and has periodically amended said map. It is the intention of this Ordinance to adopt a comprehensive revised Zoning Map incorporating all prior amendments to the zone plan of the Township and previously adopted redevelopment plans where such plans have superseded the zoning previously in effect for those areas covered by said redevelopment plans.

SECTION 2: BE IT ORDAINED that the maps entitled "Zoning East of Parkway" and "Zoning West of Parkway," both dated February 2008, prepared by T & M Associates, Stan Slachetka, P.P., AICP, are hereby adopted collectively as the Zoning Map for the Township.

SECTION 3: BE IT FURTHER ORDAINED that Section 18.04.010 "Districts established." in Chapter 18.04 of the Township's Land Development Ordinance is hereby amended to delete the existing language in the Section and replace it with the following:

18.04.010 Districts established.

The township is divided into the following zone districts as follows:

A. For lands east of Garden State Parkway, fifteen (15) zoning districts are established:

R-2 Residential, Medium-Low Density

R-1 Residential, Medium Density

R-1A Residential, Medium-High Density

R-1B Residential, Medium-Low Density

WD Waterfront Development

PRD Planned Residential Development

BC Bayfront Conservation

EC Environmental Conservation

C-2 Village Commercial

C-1 General Commercial

TC Town Center Redevelopment District

TC-MXD Town Center Redevelopment Sub District

TC-OC Ocean Commons Town Center Redevelopment Sub District

WVRG Waretown Village Residential Gateway Redevelopment
District

ER Edgemont Redevelopment District

B. The following land use designations are created and adopted for areas of Ocean Township west of the Garden State Parkway:

PA Preservation

FO Forest

PV Pineland Village (Ord. 2000-33 § 1, 2000: prior code §
19-5.1)

SECTION 4: BE IT FURTHER ORDAINED that Section 18.04.020 "Zoning district map." in Chapter 18.04 of the Township's Land Development Ordinance is hereby amended to delete the existing language in the Section and replace it with the following:

18.04.020 Zoning district map.

A. The map entitled "Zoning West of Parkway" prepared by T&M Associates, dated February 2008, a copy of which is attached to the ordinance codified in this chapter and labeled "Exhibit A" is adopted by reference as the zoning map in the Township of Ocean for land west of Garden State Parkway.

B. The map entitled "Zoning East of Parkway" prepared by T&M Associates, dated February 2008, a copy of which is attached to the ordinance codified in this chapter and labeled "Exhibit B" is adopted by reference as the zoning map in the Township of Ocean for land within Ocean Township east of the Garden State Parkway.

SECTION 5: BE IT FURTHER ORDAINED that this proposed amendment was forwarded to the Township of Ocean Planning Board for its review. On November 6, 2008, the Planning Board conducted a public hearing on the proposed amendments and determined that they are consistent with the Township's Master Plan and recommended their adoption by the Township Committee. Upon adoption of this ordinance, said Zoning Map

shall be incorporated within the Township's Land Development Ordinance as a duly adopted amendment thereto.

SECTION 6: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 7: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 8: This ordinance shall take effect after second reading and publication as required by law.

NOTICE

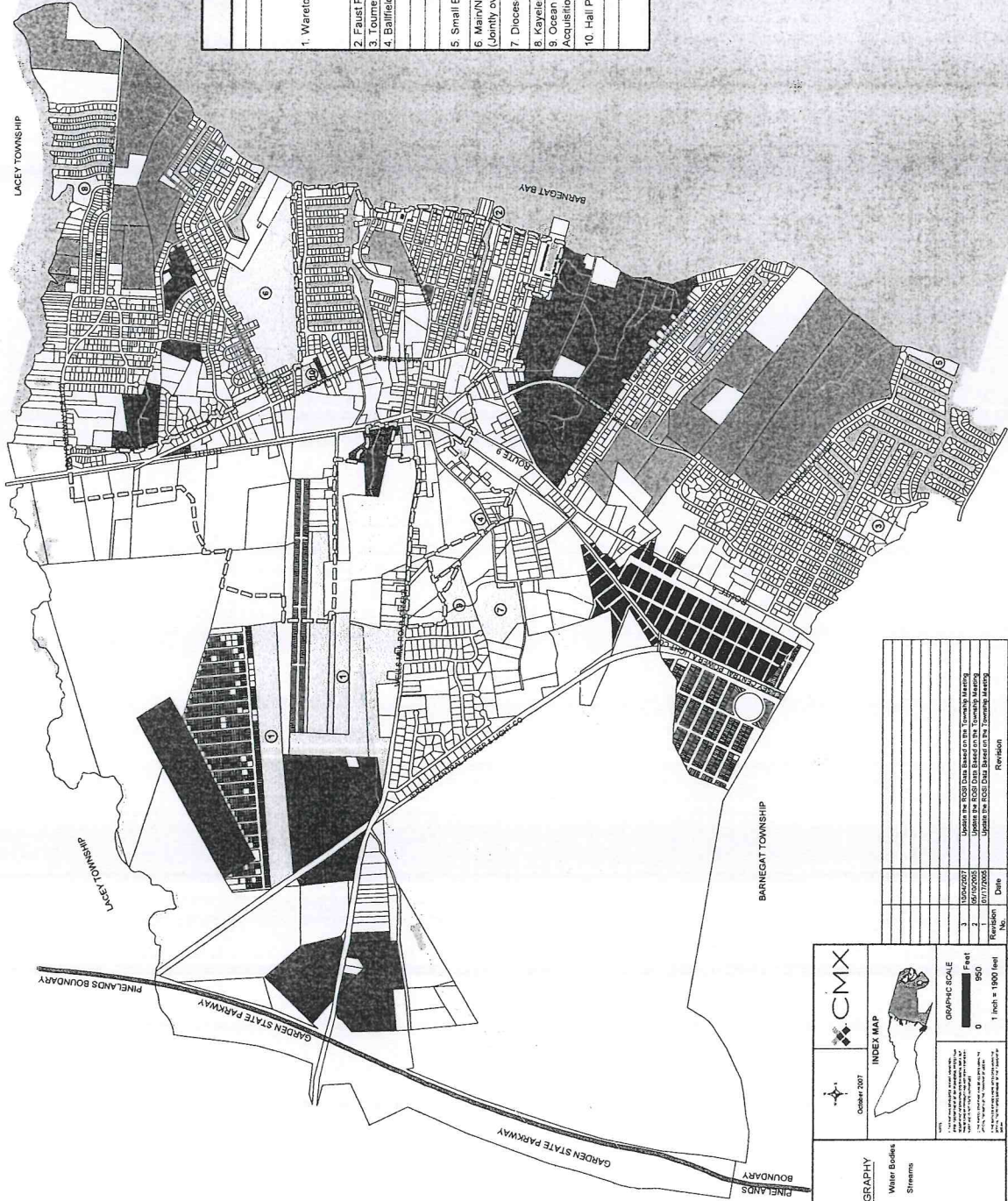
NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Committee of the Township of Ocean on first reading at meeting held on the 9th day of October, 2008. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for the 13th day of November, 2008, at 7:30 p.m., or as soon thereafter as the matter may be reached, at the Municipal Building located at 50 Railroad Avenue, Waretown, New Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.


DIANE B. AMBROSIO, RMC
TOWNSHIP CLERK

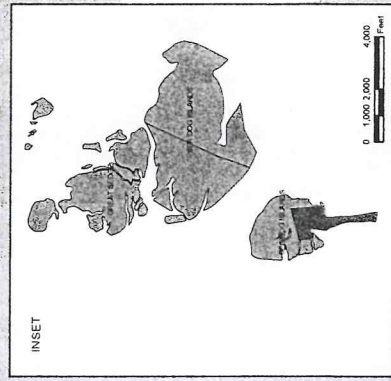
OPEN SPACE AND RECREATION PLAN

OCEAN TOWNSHIP (East of Parkway)

Ocean County, New Jersey



Ocean Township Recreation and Open Space Inventory		
Developed and Partially Developed Lands		
Facility Name	Block	Lot Acreage
1. Waretown Lake	41	9
	41	15.07
	41	17
	41	18.01
	41	18.02
	41	19
	41	29.31
2. Faust Park	196	1
	196	0.22
3. Tourney Park Recreation Center	271	21
	271	5.18
4. Ballfield	52.01	25.02
	52.01	2.02
Subtotal Acreage =		163.53
Wholly Undeveloped Lands		
Facility Name	Block	Lot Acreage
5. Small Bay Beach	272	1.04
	272	0.24
6. Main/Navigator (Jointly owned with Ocean County)	141	4.01
	141	58
7. Diocese of Trenton	54	14
	54	0.69
8. Koyriem Associates	85	15
	85	16.9
9. Ocean Township Open Space Acquisitions	52.02	1
	52.02	5.88
	54	13
	54	2.49
10. Hall Property	144	2
	144	1.96
	144	5
	144	0.63
Subtotal Acreage =		96.547
Existing Recreation and Open Space Inventory		
Total Acreage =		260.077



No.	Date	Revision
1		
2		
3		

LEGEND:

EXISTING INVENTORY

- Ocean Township P.O.S.
- Ocean County
- State of New Jersey
- Federal
- Potential Park & Open Space Sites
- Center Boundary

HYDROGRAPHY

- Water Bodies
- Streams

CMX

INDEX MAP

October 2007

GRAPHIC SCALE

0 950 Feet

1 inch = 1900 feet

THIS MAP AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CMX AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CMX.

CMX CONSULTING, INC. 1000 ROUTE 130, SUITE 200, FREEHOLD, NJ 08041
 TEL: 732-329-8800 FAX: 732-329-8801
 WWW.CMXCONSULTING.COM

**EXHIBIT 1 TO DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

A Local Unit that receives a loan or grant from the State of New Jersey, Office of Green Acres shall not dispose of, or divert to a use for other than recreation and conservation purposes, any lands (1) acquired or developed with Green Acres or Federal Land and Water Conservation Fund assistance or (2) held by the Local Unit for recreation and conservation purposes at the "time of receipt of Green Acres funds" (the restricted lands) N.J.S.A. 13:8A-47. The primary purposes of this recreation and open space inventory (ROSI) are to document all restricted lands and to provide notice of the restrictions to title searchers.

Instructions

All restricted lands must be described on the completed ROSI by their block and lot identification numbers as shown on the current, official tax map and specify whether or not each parcel is funded or unfunded parkland. The Local Unit shall submit a tax map current as of the date of Green Acres application showing each parcel of parkland listed on the ROSI, with the approximate boundaries of each such parcel clearly marked in colored ink. Staff knowledgeable of the Local Unit's land use regulations and the uses of its land holdings must complete this ROSI. If only a portion of a current tax lot is to be restricted, the phrase *part of* or *portion of* shall be used on the ROSI. Deletion or omission of lands listed on previously submitted ROSI's is prohibited without prior written approval of the Office of Green Acres (See N.J.A.C. 7:36-20.3).

The completed ROSI must be duly executed and certified by the Local Unit's Chief Executive Officer and planning board chairperson (or equivalent). The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page.

All pages, including this Page 1 and the following Page 2, of the ROSI must be submitted.

Special Notes

Lands held by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities should not be inventoried unless they are also held for recreation and conservation purposes by the Local Unit.

If lands held by the Local Unit for recreation and conservation purposes are omitted from this ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. This ROSI, as completed and duly executed, shall be incorporated into, and be a part of, both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.

Recommendations

The Local Unit's planning board, and other boards or commissions, are encouraged to participate in the preparation and review of this ROSI. When preparing the ROSI, the listed parcels of parkland should be confirmed by reference to the tax maps that are required to be submitted as part of the Green Acres application (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii).

The Local Unit's governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan.

The Local Unit's governing body should officially and permanently dedicate all lands held for recreation and conservation purposes. Failure to do so, however, shall have no effect on the validity of the Declaration.

EXHIBIT I TO DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Definitions

For the purposes of this ROSI, the following definitions shall apply whenever the quoted words, or a form of the word are used:

“Declaration” means the recordable, written instrument executed by the Local Unit, which declares that all of the Local Unit’s funded and unfunded parklands are subject to Green Acres restrictions.

“Development” means any improvement or physical alteration designed to expand or enhance the use of parkland for recreation and conservation purposes.

“Funded parkland” means parkland that a Local Unit has acquired or that a Local Unit has developed with Green Acres funding.

“Held” means owned, leased, or otherwise controlled by the Local Unit for recreation and conservation purposes.

“Lands” means real property, including improvements, rights-of-way, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

“Local Unit” means a municipality or county, or other local political subdivision of this State, or any agency thereof whose primary purpose is to acquire, administer, protect, develop, and maintain lands for recreation and conservation purposes.

“Parkland” means land acquired, developed, and/or used for recreation and conservation purposes.

“Recreation and conservation purposes” means the use of lands for parks, natural areas, forests, camping, fishing, reservoirs, water reserves, wildlife preserves, hunting, boating, winter sports and similar uses for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres Bond Acts. This term also includes the use of historic areas pursuant to P.L. 1974, c.102; P.L. 1978, c.118; P.L. 1983, c.354; P.L. 1987, c.265; P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204; and the use of historic buildings and structures pursuant to P.L. 1992, c.88 and P.L. 1995, c.204; and the use of ecological and biological study areas pursuant to P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204.

“ROSI” means the listing of all parcels of land held by a Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds, including a description sufficient to identify each such parcel.

“Time of receipt of Green Acres funds” means at all times beginning on the date of the letter from the Department under N.J.A.C. 7:36-6.7 or 12.5 notifying the Local Unit of the amount of the Green Acres funding award and ending on the date of receipt of the first transmittal of Green Acres funds.

“Unfunded parkland” means parkland, other than funded parkland, that is held by the Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds.

Legislative References

N.J.S.A. 13:8A-1 et seq.; N.J.S.A. 13:8A-19 et seq.; N.J.S.A. 8:A-35 et seq. (as amended and supplemented); N.J.A.C. 7:36-1 et seq.; 16 U.S.C. 460 s.1 et seq.

**EXHIBIT I TO DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Township of Ocean County: Ocean

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Open Space and Recreation Plan Map and is dated October 2007.

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes

(*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
1.	Ocean County Rt. 532	Waretown Lake	41	15.07	29.9	Unfunded
2.	Ocean County Rt. 532	Waretown Lake	41	17	30	Unfunded
3.	Ocean County Rt. 532	Waretown Lake	41	18.01	12.47	Unfunded
4.	Ocean County Rt. 532	Waretown Lake	41	18.02	5.53	Unfunded
5.	Ocean County Rt. 532	Waretown Lake	41	19	29.31	Unfunded
6.	Kennedy Drive	Faust Park	198	1	0.22	Unfunded
7.	Ocean County Rt. 532	Waretown Lake	41	9	48.9	Unfunded
8.	Ballfield	Ballfield	52.01	25.02	2.02	Unfunded
9.	Pebble Beach	Recreation Center	271	21	5.18	Unfunded
10.	Bryant Road	Fishing Dock	Located at the end of the right-of-way between Block 170, Lot 8 and Block 181.01, Lot 7			
11.						
12.						
13.						
14.						
15.						
16.						

Subtotal of Acres on this page 163.53

Total Acres of developed and partially developed lands from all pages of this ROSI... 163.53

**EXHIBIT 1 TO DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Township of Ocean County: Ocean

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Open Space and Recreation Plan Map and is dated October 2007.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes

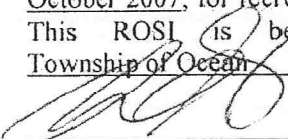
(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)


Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
A.	Tuscarora	Small Bay Beach	272	1.03	3.9	Unfunded
B.	Tuscarora	Small Bay Beach	272	1.04	.24	Unfunded
C.	Main Street	Main/Navigator (Jointly owned with Ocean County)	141	4.01	58.00	Unfunded
D.	Ocean Twp.	Diocese of Trenton Property	54	15.01 (old lots 14 & 15 combined)	17.59	Funded
D.	Ocean Twp.	Kayelem Property	85	1.02	5.857	Funded
E.	Ocean Twp.	Ocean Twp. Acquisition	52.02	1	5.88	
F.	Ocean Twp.	Ocean Twp. Acquisition (Old Block 53)	54	13	2.49	
G.	Ocean Twp.	Hall Property	144	2	1.96	Funded
H.	Ocean Twp.	Hall Property	144	5	.63	Funded

Subtotal of Acres on this page 96.547

Total Acres of wholly undeveloped lands from all pages of this ROSI..... 260.077

CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 4 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this day of October 2007, for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled Township of Ocean.


 Chief Executive Officer of Local Unit
 Mayor Daniel M. VanPelt
 Date: 12/6/2007


 Planning Board Chairperson (or equivalent)
 Vincent Anepete, Chairman
 Date: 1/2/2008

This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.