

RE-EXAMINATION REPORT

OCEANPORT

COMPREHENSIVE

MASTER PLAN

JULY, 1982

Prepared By

Oceanport Planning Board

Borough of Oceanport

Monmouth County, New Jersey

I. INTRODUCTION

The purpose of this report is two-fold. First, it is a statement from the Oceanport Planning Board to the Borough Council and citizens of Oceanport on the current validity of the existing Master Plan; and secondly, it is to honor the requirements of the New Jersey Municipal Land Use Law, Chapter 291, Laws of N.J. 1975, as amended.

II. EXISTING MASTER PLAN

The Oceanport Planning Board prepared and subsequently adopted the existing Master Plan in 1974. It was a thorough study of the community which included needs and problems, goals and objectives, and implementation guidelines. The plan as it was developed was presented to many local interest and service groups, municipal officials and appointed boards. In order to reach individual citizens, summary brochures of the Master Plan were distributed to each household. The end result of the Planning Board's extensive effort was a Master Plan tailored to the Borough's needs and one which has been a continuing guiding factor in local development discussion.

III. NEEDS AND OBJECTIVES

When the Master Plan was prepared in 1974, the major problems and objectives relating to land development were the provision of housing for senior citizens; the extension of Oceanport Avenue from Main Street to Port Au Peck Avenue; and the improvement of Port Au Peck Avenue in general. Also, cited were the utilization of land made available through the Borough's redevelopment project; the provision of more active and passive recreation areas; the stabilization of residential neighborhoods through rehabilitation, the enactment of local controls to properly regulate development of multi-family housing, which would be in keeping with the scale and character of the Borough; and the presentation of public and private property which had access to any of the Borough's many waterways.

IV. EXTENT TO WHICH PROBLEMS REMAIN

All of the needs and objectives enumerated above have been addressed by the Borough to some extent. Senior citizen housing was completed and is currently occupied. The site is on Old Oceanport Avenue and is across from a neighborhood shopping center which was built at about the same time.

Oceanport Avenue has been constructed and opened between Main Street and Port Au Peck Avenue. It provides for improved vehicular circulation through that part of the Borough. Plans for the improvement of Port Au Peck Avenue have been developed and reconstruction of this important major collector street is imminent. Improvements will extend from Eatontown Boulevard to Comanche Drive.

Land in the downtown redevelopment project has been used for both public and private purposes. The development of Old Wharf Park on the north side of Main Street has provided another excellent visual entrance to the Borough. Its passive tranquil improvements and its extensive use are an indication of the Planning Board's intuitive approach to the municipal planning process. Also, the 30 acre plus site on Blackberry Bay continues to be developed for active recreation purposes.

The Borough continued its efforts in Federal Community Development Program through a rehabilitation loan and grant program to assist homeowners. This program is felt to have arrested blighting conditions in some sections of the Borough.

As a result of the 1974 Master Plan, the Borough developed and passed into law a zoning ordinance which was intended as an implementary force in the continued development of the Borough. It has served in this capacity through the diligence of local officials.

V. EXTENT OF ANY CHANGES IN BASIS OF MASTER PLAN

There are no significant changes in the assumption, policies and objectives forming the basis for the existing Master Plan. Any development which has occurred has followed the general guidelines and objectives of the Master Plan especially as concerns density and distribution of the resident population, land use improvement and control of housing conditions, circulation and conservation of natural resources. The Borough has also kept abreast of any changes in State, County and adjacent municipality's goals and objectives. The course which has been charted remains valid. The Borough will continue in this direction unless or until there are significant changes in base data which would justify revisions.

VI. RECOMMENDED CHANGES IF ANY

Based on the above statements it is apparent that a new Master Plan and/or development regulations should not be prepared at this time. The underlying objectives, policies and standards are still viable.

The Borough should examine closely the results of the social characteristics of the 1980 Census. These should be generally available in the Spring of 1983. It will provide detailed information on the resident population, income, employment, and housing values.

VIII. CONSERVATION PLAN

At the time of adoption of the Master Plan in 1974, the Municipal Land Use Law, P.L. 1975, Chapter 291 as amended was not in effect. Therefore, the Plan did not include a specific conservation plan. However, the theme which runs through the Master Plan, whether it discusses housing, commerce, public facilities, or transportation, is conservation. The fact that the Borough has developed as a highly desirable community in which to reside did not occur by accident. Attention to detail by local officials has resulted in the retention of the Borough's many inland waterways and water front properties in their natural state.

As concerns energy conservation, a primary area in which the Borough has control of basis energy needs is through local codes. Insulation specifications were included in the community development rehabilitation program. The Borough has emphasized the need of residents to consider insulation, weather stripping, window replacement on storm windows and other energy efficient improvements.

The continued upgrading of local streets and circulation also contribute to energy conservation. Along these lines, the Borough considers energy efficiency and emission standards when purchasing any vehicles and equipment.

(SAMPLE RESOLUTION)

RESOLUTION ADOPTING RE-EXAMINATION REPORT ON MASTER PLAN

WHEREAS, in 1974 the Borough of Oceanport Planning Board prepared and adopted a Master Plan for the future development of the Borough; and

WHEREAS, the Borough of Oceanport Planning Board did prepare a Re-examination Report on said Master Plan; and

WHEREAS, the existing Master Plan was found to be valid as a current statement of the Borough's policies and objectives; and

WHEREAS, the Planning Board did on Wednesday, July 27, 1982 at 8:00 PM and on Wednesday, August 18, 1982 at 8:00 PM at the Borough Building, conducted two Public Hearings pursuant to N.J.S.A. C.40:55D-13; and

WHEREAS, the Oceanport Planning Board has duly considered all of the comments made at the Public Hearing.

NOW, THEREFORE, BE IT RESOLVED by the Oceanport Planning Board that the attached Re-examination Report of the Oceanport Comprehensive Master Plan is hereby adopted.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the attached Re-examination Report be forwarded, to the Monmouth County Planning Board and to the municipal clerks of each municipality adjoining the Borough of Oceanport.

Joseph Buccieri, Planning Board
Chairman

Judy Ehrhart, Planning Board
Secretary

Adopted: _____