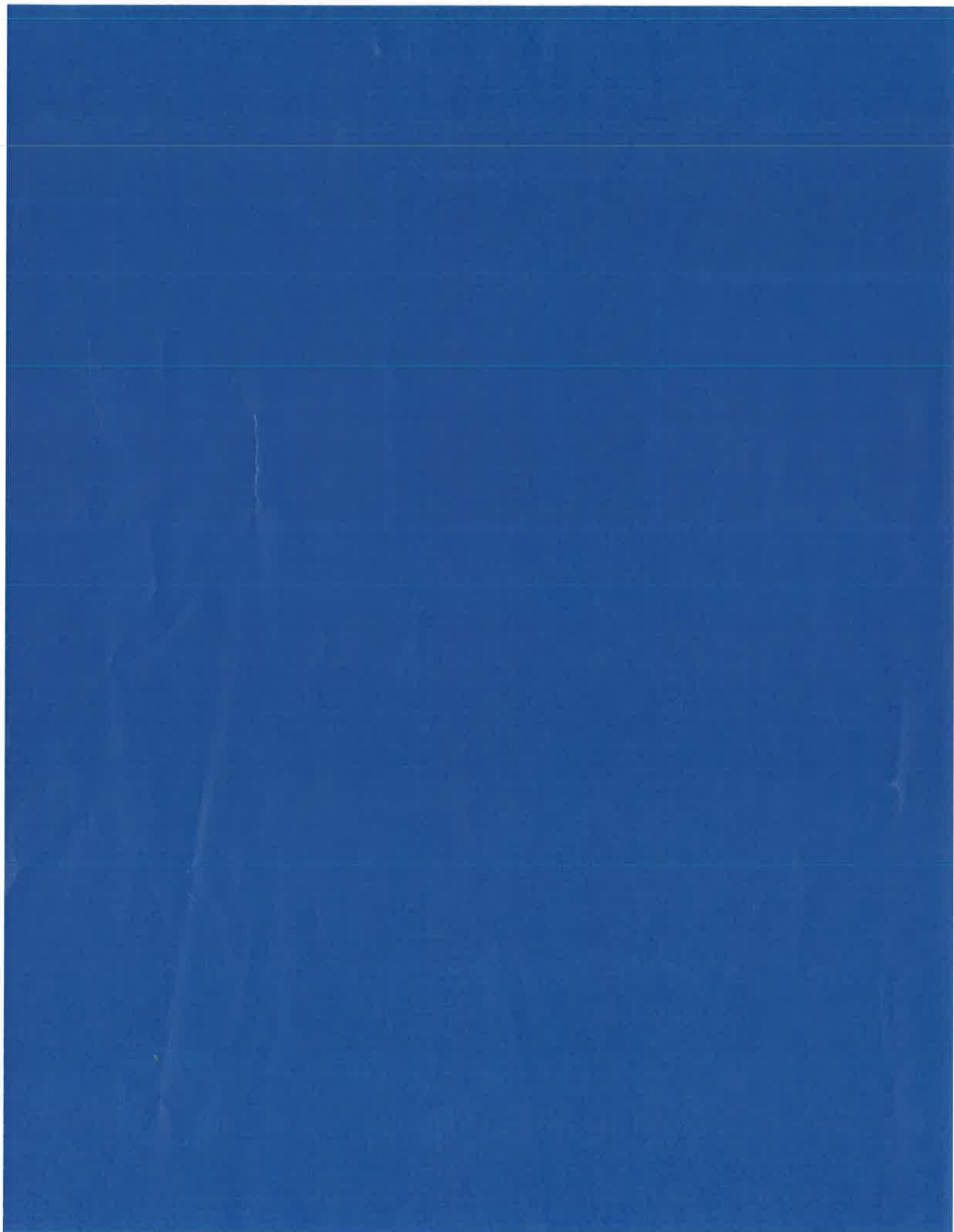


# South Seaside Park Neighborhood Plan

Berkeley Township  
Ocean County, New Jersey





# South Seaside Park Neighborhood Plan

## Berkeley Township Ocean County, New Jersey

**Prepared:**

February 16, 2017

**Adopted by the Berkeley Township Planning Board:**

March 2, 2017

**Revisions Prepared:**

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**Revisions Adopted by the Berkeley Township Planning Board:**

June 1, 2017

**Prepared for:**

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and sealed in accordance with New Jersey Law.*

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## **South Seaside Park Neighborhood Plan**

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### **Acknowledgements**

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# Introduction

The New Jersey Department of Community Affairs (NJDCA) established the Post Sandy Planning Assistance Grant Program to support long range planning for community redevelopment in municipalities and counties that sustained damage from Hurricane Sandy. The Program provides grants to municipalities and counties to assess conditions created or exacerbated by the storm, identify approaches to recovery that will be more resistant to damage from future storm events, and provides local governments with tools needed to efficiently manage municipal operations, supplementing the ongoing efforts of the storm-impacted local and county governments to rebuild and revitalize.

## Resiliency Planning

One such tool is the Strategic Recovery Planning Report (SRPR) which provided municipalities with an evaluation of the impacts of the disaster on relevant community features with a focus on planning goals, strategies, and priorities leading to actions that are most urgently needed for public safety and economic recovery. This guide identifies actions to be taken going forward to recover from the effects of Hurricane Sandy, and also to reduce vulnerabilities to future disasters. Berkeley Township adopted its SRPR in 2014 which included a recommendation to reexamine the Township's Master Plan Elements to address post-Sandy strategies and policies related to hazard mitigation, community resiliency, and forecasted sea level rise and its impacts. In the 2015 Master Plan Reexamination Report that followed, additional in-depth study of the land use plan for the South Seaside Park neighborhood was recommended to ensure that any changes, including approaches to improve storm resiliency, be designed in a manner that is context-sensitive to South Seaside Park's community character.

The South Seaside Park neighborhood experienced moderate damage from flood waters compromising evacuation and recovery efforts. The South Seaside Park Neighborhood Plan provides an overview of the neighborhood, an analysis of the development pattern within the neighborhood and related zoning requirements to aid in determining specific recommendations to preserve and reinforce the neighborhood's existing core residential characteristics, while making the neighborhood more resilient to future storm events and ensuring the health, safety, and general welfare of residents and businesses.

The South Seaside Park Neighborhood Plan is intended to help the Township to better cope with the hazards that accompany coastal living. It has been prepared to examine the existing conditions of the neighborhood, understand the degree to which individual properties are vulnerable to potential environmental hazards, and present a strategy and toolkit of solutions to mitigate them. This Plan includes a Strategic Action Plan that identifies the specific strategies designed to mitigate, reduce or prevent impacts to the uses within the neighborhood from

## South Seaside Park Neighborhood Plan

### Introduction

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natural disasters and increase resiliency via sustainable design, green building techniques, green infrastructure and engineering controls, enhancement or restoration of natural systems. Its overarching goals are to enable the township to mitigate potential environmental hazards and increase the resiliency of the neighborhood to future storms. The preparation of the South Seaside Park Neighborhood Plan is intended to complement other Post-Sandy planning projects being undertaken by the Township.

### Plan Development and Public Engagement

Berkeley Township received grant funding under the state's Post Sandy Planning Assistance Grants program to assist with the long-term planning and recovery process. This Neighborhood Plan is one component of several planning projects in Berkeley that are currently, or were previously, funded by this grant program and is the Township's response to Hurricane Sandy's impacts. In particular, this project was prepared concurrently with a Resiliency Plan for the Township's Bayfront coastal neighborhoods. It therefore places special emphasis on facilitating recovery from Hurricane Sandy, as well as promoting resiliency to future storm impacts and other potential natural hazards. A third project, also currently being funded by this grant program, enables the Township to prepare ordinances to implement recommendations contained in the recent revisions to the Township's Master Plan, including those described in this Neighborhood Plan and the Coastal Neighborhood Resiliency Plan.

The Neighborhood Plan for South Seaside Park was prepared with the involvement and input from neighborhood residents and Township officials. Initial development of the plan began with a review of all relevant planning data for Berkeley Township and the South Seaside Park neighborhood, including: the Township's Post-Sandy plans; the Township's Master Plan and Master Plan elements; existing land use and development regulations; geospatial data using a Geographic Information System (GIS), including tax assessment property data, flood and storm surge projections, FEMA Flood Hazard areas, shoreline data, and environmentally sensitive areas; as well as approvals by the Township's Zoning Board since Hurricane Sandy.<sup>1</sup>

The review of existing GIS Data included information from the Township's GIS database (a previous DCA Sandy Grant Project), as well as information obtained from NJDEP, NOAA, and the Rutgers Web Map Service. The plan utilizes Sea Level Rise inundation data, originally prepared by NOAA, is the same used as part of the Jacques Cousteau Flood Mapper, and is used in this plan to illustrate the physical vulnerabilities of the neighborhood. The maps identify critical

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<sup>1</sup> Some of these preliminary findings, including flood risks from Sandy and shallow coastal floods, existing zoning and land use, land use plans from 2008, and zoning board approvals since Sandy, can be found in the presentation that was prepared as part of the public engagement process, and is included as part of Appendix 3. Other items, including FEMA Flood Hazard areas, shoreline data, environmentally sensitive areas, and a more detailed description of existing zoning is included throughout this report.

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## South Seaside Park Neighborhood Plan

### Introduction

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infrastructure and impacts to individual properties<sup>2</sup> as they relate to flood vulnerability. While no data regarding pedestrian linkages exist, a site visit to the neighborhood was used to take photographs with georeferenced data (location and orientation), which was used as part of the analysis to identify existing conditions (informing our analysis of the wide right-of-way's that serve as effective sidewalks, or the complete streets improvements developed by NJDOT for the Route 35 construction) and as part of the vulnerability analysis.

This collection of data was used to start a conversation that would identify Township and residential priorities, through a series of meetings. Planners first met with Township officials to review the initial findings and address any areas where gaps existed in the data. Ongoing meetings were held with officials whenever additional information was needed for the development of the Plan. A similar presentation of the initial findings was presented at the December 1, 2016 Planning Board meeting, as a way to keep the Planning Board apprised of this process, and to inform the public of the plans as well as upcoming opportunities where they were encouraged to provide their input and local expertise.

The Township hosted two (2) advertised public input sessions for residents to assist in the planning process. The first of these meetings was held on December 15, 2016 at the Tri-Boro First Aid Squad building in Seaside Park Borough. At this meeting, planning staff reviewed the initial findings and existing conditions analysis with neighborhood residents. The input received at this first public forum was then reviewed with Township officials to clarify any questions that were raised. This information was then used to prepare draft recommendations that would form the basis of the Neighborhood Plan, and were presented at the second advertised public input session, held on January 12, 2017 at the Tri-Boro First Aid Squad building in Seaside Park Borough. Residents had an opportunity to ask questions and provide additional feedback. Meeting sign-in sheets, copies of the powerpoint presentations and handouts, and scanned copies of the maps that residents were provided the opportunity to mark-up are included in this report as **Appendix 3**. The feedback from this meeting was then used to develop the goals, objections, recommendations and actions listed in this Neighborhood Plan for South Seaside Park. Some of the public comments addressed programmatic issues that extended beyond the scope of this project; where appropriate, however, the Action Plan includes recommendations for where further investigation or study could address these questions. It also should be noted that as part of this process, no sites were identified for future redevelopment or rehabilitation, as defined by the Local Redevelopment and Housing Law (LRHL). The plan was presented again to the Township's Planning Board on March 2, 2017, this time an advertised public hearing, where the Board voted to adopt the Neighborhood Plan and the Coastal Neighborhood

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<sup>2</sup> Currently, no geospatial building footprint information exists for Berkeley Township, therefore the vulnerability analysis focused on the impacts to individual properties based on their MOD-IV property tax classification.

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## South Seaside Park Neighborhood Plan

### Introduction

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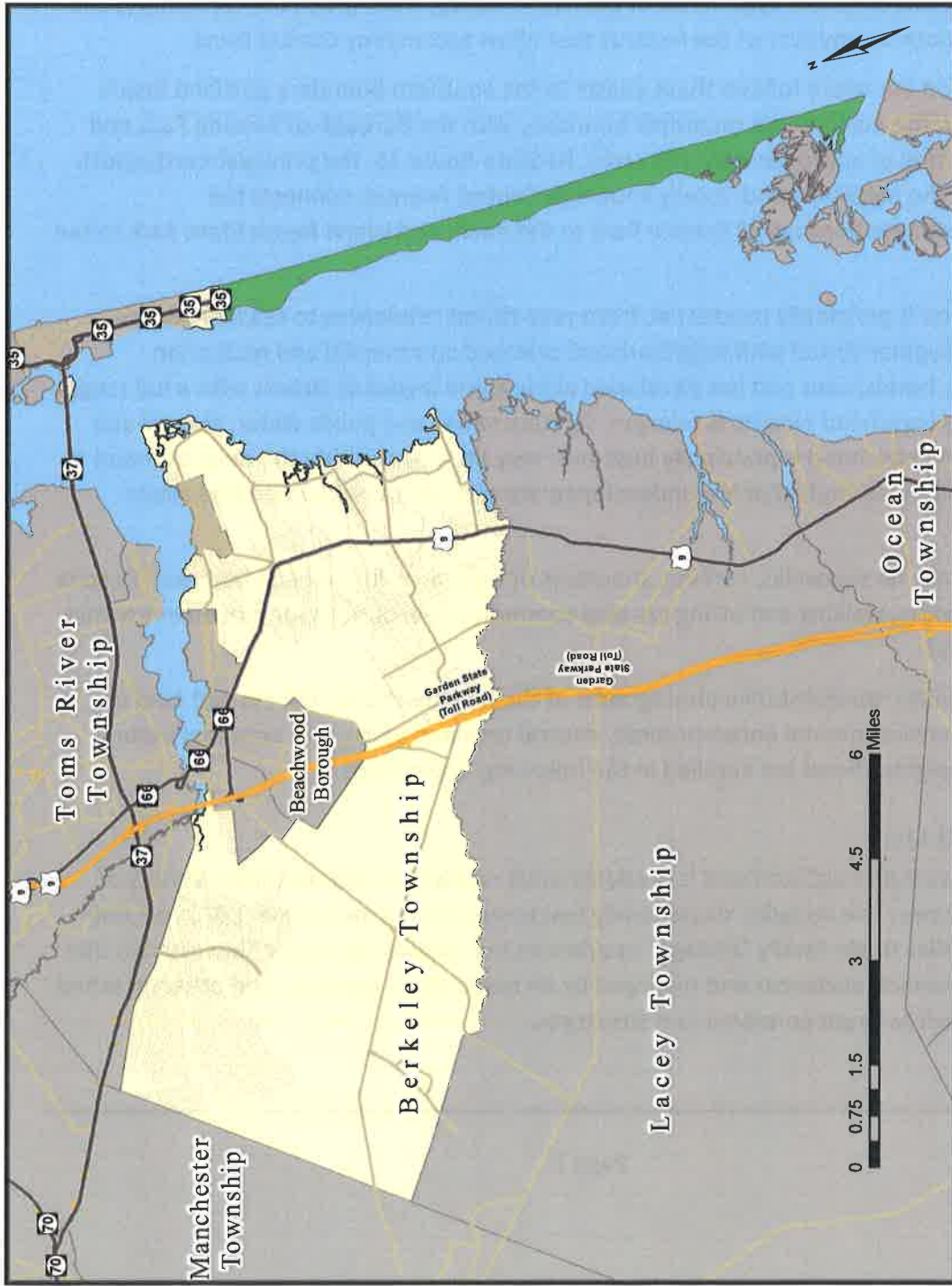
Resiliency Plan as components of the Township's Master Plan, subject to the condition that the plan be revised to establish greater protections for single family residential development.

Before these modifications would be presented to the Planning Board, the Township sought additional input from neighborhood residents and property owners at a third advertised public information session, on Tuesday April 18th at the Tri-Boro First Aid building. In addition to the general public advertisement, residents and property owners of South Seaside Park were each notified, via mail, about this meeting to ensure that anyone interested in asking questions or providing constructive input would have the opportunity to do so, before the amended plan would be introduced for a second public hearing at the Planning Board's June 1, 2017 meeting. Materials from this meeting, including a copy of the mailer, sign in sheets, and summary of the proceedings are included as part of **Appendix 3**.

In addition to the public notice required for the public hearing, neighborhood residents and property owners were again individually notified for the June 1, 2017 Berkeley Township Planning Board's public hearing on the revised Neighborhood Plan. Based on the feedback from residents at the public hearing, the Board voted to adopt the Neighborhood Plan revisions with the condition that townhome and multifamily (two (2)-four (4) family) residential development be removed from residential districts in the land use plan to further protect the existing character of the neighborhood. Adoption of these Plans as components of the Master Plan enable the Township to prepare ordinances that will help to further promote recovery and resiliency.

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**Figure 1: Neighborhood Reference,  
South Seaside Park Neighborhood,  
Berkeley Township, 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.

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Source: NJDEP, NJDOT, NJGIN, Ocean County, Berkeley Township  
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## Existing Conditions

### Overview

With Barnegat Bay frontage on its west side and the Atlantic Ocean along the east, the South Seaside Park neighborhood of Berkeley Township (**Figure 1**) provides residents with a high quality of life in an attractive coastal setting. This coastal setting, however, is not immune to the forces of nature and is continuously subject to a variety of potential environmental hazards, including coastal flooding. The experience of Hurricane Sandy, from which the township is still recovering, is a potent reminder of the hazards that often accompany coastal living.

The neighborhood boundary follows these coasts to the southern boundary at Island Beach State Park and to the north at the municipal boundary with the Borough of Seaside Park and contains a total area of approximately 179 acres. NJ State Route 35, the principal north-south thoroughfare in the neighborhood, locally known as Central Avenue, connects the neighborhood with the Borough of Seaside Park to the north and Island Beach State Park to the south.

The neighborhood is principally residential, from year-round residences to seasonal beach resort housing, supplemented with neighborhood-oriented commercial and recreation (boating, fishing, hotels) uses and has developed along a grid layout of streets with a full range of public utilities (overhead electric & telecom, sanitary sewer and public water, stormwater facilities). The neighborhood is principally built-out; very little land within the neighborhood is undeveloped and those lands that are undeveloped are platted lots with improved street frontage.

There are generally no sidewalks, curbing, shoulders or bike lanes in the neighborhood. Despite the lack of sidewalks, walking and biking are also common travel options for movement within the neighborhood.

**Appendix 1** provides representative photographs of the neighborhood. The current land use, existing zoning, environmental encumbrances, natural resource value, and potential natural hazards of the neighborhood are detailed in the following subsections.

### Current Land Use

The South Seaside Park neighborhood is predominantly residential and contains a variety of residential use types. This includes single-family residences on lots measuring 3,000 to 5,000 square feet, smaller single-family "cottage" residences (eg. Midway Beach or Shore Acres) that are generally seasonal residences and managed by an association, duplexes and other attached residences, as well as larger condominium structures.

## South Seaside Park Neighborhood Plan

### Existing Conditions

Commercial uses are limited in the neighborhood, likely due to the seasonal nature of the local economy. The few that exist are generally located along Central Avenue (Route 35), or adjacent to the ocean.

The state park has acquired several lots within the neighborhood along the shared border. The state recently acquired the former Berkeley Restaurant and Fish Market and demolished the building. No formal plans for the use of the property have been released, however the proximity of this tract to the park entrance could provide opportunities for the park to resolve parking and access problems during peak use of the park. Additional land transfers to the park could result in a loss of ratable land area in the Township, however, any lands permitted to revert to a natural state may aid in improving local storm resiliency. The Township could proactively monitor any additional activity by the state to acquire properties in this area.

**Table 1** provides an overview of land use in the South Seaside Park neighborhood.

**Table 1: Land Use in South Seaside Park**

Land Use	Number of Properties	Acreage
Residential	685	59.27
Beach Cottage Residential	537	33.81
Multi-family Residential	144	3.71
Private Recreation	6	3.09
Public	15	10.38
Public Infrastructure	2	0.18
Commercial	16	4.05
Vacant	29	3.16
Riparian	17	51.16
<b>Total Real Property</b>	<b>1,451</b>	<b>168.82</b>

*Note: The difference between the "Total Real Property" and the total acreage of the Neighborhood stated earlier is comprised of public rights-of-way.*

**Figure 2** depicts the neighborhood's current land uses and **Figure 3** describes prevailing lot sizes within the neighborhood.

#### Existing Zoning

As depicted in **Figure 4**, the South Seaside Park neighborhood contains the following zoning districts: R-50 (Residential); R-31.5 (Residential); R-LR (Low Rise Residential); R-TH (Townhouse); R-4F (Residential); R-C (Resort Commercial) and NB (Neighborhood Business). Annual reports prepared by the Township's Zoning Board of Adjustment for 2014 and 2015<sup>3</sup> indicate that bulk variances were granted for development in the R-31.5 (2), BR (an unmapped district) and R-50

<sup>3</sup> The two years since Hurricane Sandy where these reports were available.

## **South Seaside Park Neighborhood Plan**

### **Existing Conditions**

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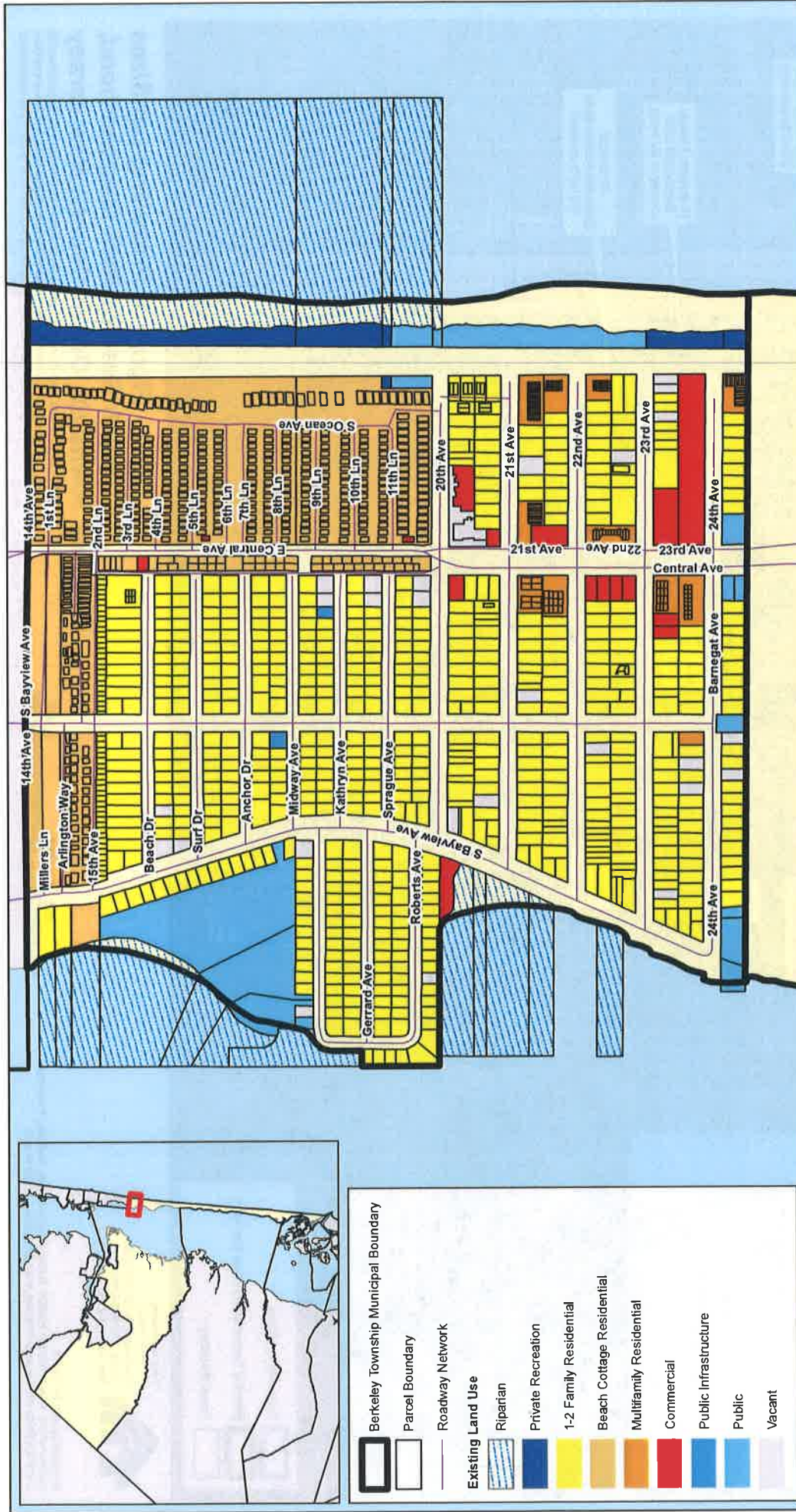
(2). The requested variances in the R-50 Zone included front, rear, and side yard setbacks, as well as lot coverage.<sup>4</sup> The variances requested in the BR zone pertained to setbacks within the Midway Beach community. The variances requested in the R-31.5 zone pertained to front yard setbacks and lot coverage. In addition, an appeal to the zoning officer's decision on a use in the NB district was denied, an amendment to remove a condition from a previous resolution was approved in the RC district, and a use variance (with bulk variances for setbacks and lot coverage) to permit a 3-family dwelling was granted in the NB district. Each of these zones is more fully described in the following subsections.

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<sup>4</sup> It should be noted that the Annual Reports identified eight (8) variances in 2014-2015 in the neighborhood: 1-R64; 1-R60; 2-R50; 1-BR; 1-R31.5; 1-RC; 1-NB, and are noted so in the presentations found in Appendix 3. Subsequent investigation into these sites revealed that the sites labeled as being zoned R-60 and R-64 were drafting errors in the Annual Report; the above narrative reflects the corrected zones where variances were requested in 2014 and 2015.

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**Figure 2: Existing Land Use  
South Seaside Park Neighborhood,  
Berkeley Township, 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.

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Source: USGS; FEMA; NJDEP; NJDOT; NJGIN, Ocean County, Berkeley Township  
H:\CBTO\00060\GIS\Projects\EXISTING LAND USE 20160914.mxd





**Figure 3: Prevailing Lot Sizes  
South Seaside Park Neighborhood,  
Berkeley Township, 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.

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Source: USGS; FEMA; NJDEP, NJDOT, NJGIN, Ocean County, Berkeley Township  
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## **South Seaside Park Neighborhood Plan**

### **Existing Conditions**

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#### **R-50 (Residential)**

Located principally on the west side of the neighborhood. The purpose of the R-50 (Residential) Zone is to provide space for detached single-family dwellings at a density of approximately 8.71 units per acre. The permitted uses include: detached single-family dwellings, and accessory structures; home occupations; professional offices, if part of a single-family dwelling and the private living area meets the minimum habitable floor area requirements of the Berkeley Township Code; churches, including parish and educational buildings; public facilities of a governmental or educational nature (e.g., schools, public parks, playgrounds); and, essential services. Public utilities, mining operations, boatyards and marinas, and hospitals, clinics, and charitable institutions are permitted as conditional uses.

The minimum required lot area of the R-50 (Residential) Zone is 5,000 square feet.

Generally, existing development is conforming for use within this zone district, however the bulk requirements, particularly maximum lot coverage is generally exceeded.

#### **R-31.5 (Residential)**

Also located principally on the west side of the neighborhood, this residential zone provides space for detached single-family dwellings at a gross density of approximately 13.8 units per acre. The permitted uses include: detached single-family dwellings, and accessory structures; home occupations; professional offices, if part of a single-family dwelling and the private living area meets the minimum habitable floor area requirements of the Berkeley Township Code; churches, including parish and educational buildings; public facilities of a governmental or educational nature (e.g., schools, public parks, playgrounds); and, essential services. Public utilities, mining operations, boatyards and marinas, and hospitals, clinics, and charitable institutions are permitted as conditional uses.

The minimum required lot area of the R-31.5 (Residential) Zone is 3,150 square feet.

Generally, existing development is conforming for use within this zone district, however the bulk requirements, particularly maximum lot coverage is generally exceeded.

#### **R-C (Resort Commercial)**

In the southeasterly quadrant of the neighborhood is the R-C zoning district which allows for a mix of single-family residences, hotels and parking lots. All uses permitted in the R-50 Zone Districts are permitted in accordance with the standards and regulations applying to that zone.

Hotels, motels, restaurants, theaters and eating and drinking places, commercial and remote parking lots are allowed as permitted uses, yet each use is governed by specific requirements outlined in the R-C district.

The existing pattern of development is fairly consistent, with a number of non-conforming multi-family condominium buildings.

## **South Seaside Park Neighborhood Plan**

### **Existing Conditions**

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#### **R-LR (Low Rise Residential)**

This district, in the northeasterly quadrant essentially covering the entire Midway Beach Association property, allows for detached single-family dwellings and accessory structures; home occupations; professional offices, if part of a single-family dwelling and the private living area meets the minimum habitable floor area requirements of the Berkeley Township Code; churches, including parish and educational buildings; public facilities of a governmental or educational nature (e.g., schools, public parks, playgrounds); and essential services all in accordance with the R-31.5 district standards. Public utilities, mining operations, boatyards and marinas, and hospitals, clinics, and charitable institutions are permitted as conditional uses, also as governed by the R-31.5 district standards. It should be noted that a second zone district, the BR (Beachfront Residential) zone, specifically refers to Midway Beach and provides certain bulk and design standards for development in this community, however, this district is not currently included on the Township's official Zoning Map.

Additionally, "Low Rise Residential Structures," a term not defined by the ordinance, are permitted in this district on a minimum tract of 12 acres and with a maximum density of 30 dwelling units per acre.

#### **R-4F (Residential)**

Located in two very small areas, in the southern portion of the neighborhood along Route 35/Central Avenue, and in the northern portion between the existing single-family detached dwellings of the R-31.5 district and Route 35/Central Avenue, this zoning district contains lots with a range of minimum lot sizes determined by use resulting in gross densities between 13 and 21 dwelling units per acre.

Single- through four-family dwellings are permitted uses in the district, however, each use is governed by a set of specific bulk and lot area requirements. In addition to single- and two-family dwellings which follow the bulk standards of the R-31.5 and R-50 zones, three- and four-family dwellings, accessory structures, home occupations, professional offices, if part of a single-family dwelling and the private living area meets the minimum habitable floor area requirements of the Berkeley Township Code, public facilities of a governmental or educational nature (e.g., schools, public parks, playgrounds) and essential services are permitted uses in this zone.

In the southern location, there is a very high proportion of non-conforming uses, while in the northern area the uses are predominantly conforming, but are non-conforming for bulk requirements.

#### **R-TH (Residential Townhouse)**

The R-TH (Townhouse) Zone residential zoning district permits townhouse development at a maximum density of 10 dwelling units per acre on a minimum 3-acre tract. Single- through four family dwellings, home occupations, professional offices within a residential structure

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## **South Seaside Park Neighborhood Plan**

### **Existing Conditions**

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containing not more than two (2) dwelling units, public buildings of a governmental or educational nature, schools, public parks and playgrounds and essential services in accordance with the R-4F district standards. Public utilities are permitted as a conditional use.

This zone applies to small groupings of lots in the northwest and southeast quadrants of the neighborhood which are currently developed. In the northerly R-TH zone the predominant use is the cottage developments, such as Shore Villas. These cottage developments currently range in density from 13 dwelling units per acre to 45 dwelling units per acre. In the southerly zone is a combination of single-family dwellings and multi-family condominium uses.

#### **NB (Neighborhood Business)**

The NB Neighborhood Business district is a commercial zoning district which applies to a significant number of lots along the west side of the Route 35/Central Ave corridor south of 20<sup>th</sup> Avenue. Retail sales, businesses and personal service establishments, which are clearly of a neighborhood size, scope and nature are the permitted uses. Off-street parking for the use of employees and patrons are permitted as accessory uses, but no residential uses or mixed uses are permitted. There is a high percentage of existing residential uses in the district, making them non-conforming uses.

#### **Circulation/Transportation**

The main north-south roadway is State Highway Route 35, which runs through the eastern third of the neighborhood and is also a Coastal Evacuation Route. This is also the sole point of access to the entrance of Island Beach State Park. For most of its length, this roadway is a two-lane, two-way road without sidewalks and minimal shoulder area. Parking occurs off the shoulder but within the right-of-way. South of 20<sup>th</sup> Avenue the road way becomes a divided boulevard with two southbound lanes and one north bound lane. Parking occurs within that area that divides the roadway.

Originally Route 35 was scheduled to be rehabilitated with resurfacing and Complete Streets improvements in FY 2017-2018 however following Sandy that project was accelerated and supplemented to include extensive drainage improvements, including both gravity outfalls and pump stations for the new drainage system. A stormwater pump station has been installed at Bayview and 22nd Avenues with an outfall along the bayfront at 22<sup>nd</sup> Avenue that includes a gazebo with public access to the water. Although limited to collect drainage from the Route 35 roadway, the new drainage system has been designed to include NJ Pollutant Discharge Elimination System-compliant inlet grates in the shoulder areas throughout the project to help prevent debris from entering the system, water quality chambers on each outfall to improve the quality of water discharged into the Barnegat Bay along with tidal check valves.

Complete Streets features such as sidewalks, bicycle compatible roadway shoulders and Americans with Disabilities Act-compliant (ADA) ramps were built where there was sufficient



## **South Seaside Park Neighborhood Plan**

### **Existing Conditions**

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NJDOT right of way along with high visibility crosswalks and virtually continuous sidewalk along the entire length of the northbound lanes of Route 35. Elsewhere in the neighborhood, however, sidewalks and curbing are not commonplace.

Ocean County owns and maintains two roadway segments that serve the neighborhood:

- County Route 6 - Bayview Avenue / 14<sup>th</sup> Street along the northern border with the Borough of Seaside Park.
- County Route 49 – the entire length of Barnegat Avenue and the portion of Barnegat Avenue, which runs down the middle third of the neighborhood and is a two-way, two-lane that has no sidewalks but is wide enough to accommodate on-street parking outside of the travel-way. The County also has jurisdiction over the segment of 24<sup>th</sup> Avenue between Barnegat Avenue and State Route 35.

These roadways are characterized in the 2008 Master Plan Circulation Element as urban collector and urban minor arterial roads. Except for private roads within the cottage communities of Midway Beach and Shore Villas, the remaining roads in the neighborhood are Township owned and maintained.

### **Recreation and Open Space**

The neighborhood contains several publicly-owned open spaces and recreation areas:

- White Sands Beach—Berkeley Township’s public ocean access, located between 20<sup>th</sup> and 23<sup>rd</sup> Avenues.
- Island Beach Marina – private boat launch and docks with picnic area
- Township parks:
  - Sgt. Lyons Memorial Recreation Area - basketball court and picnic table
  - Roberts Avenue Recreation facility – a bulkheaded promenade with access to water on the bayfront with shallow anchorage
- Preserved Open Space – Ocean County Natural Lands Trust Roberts Avenue Marsh

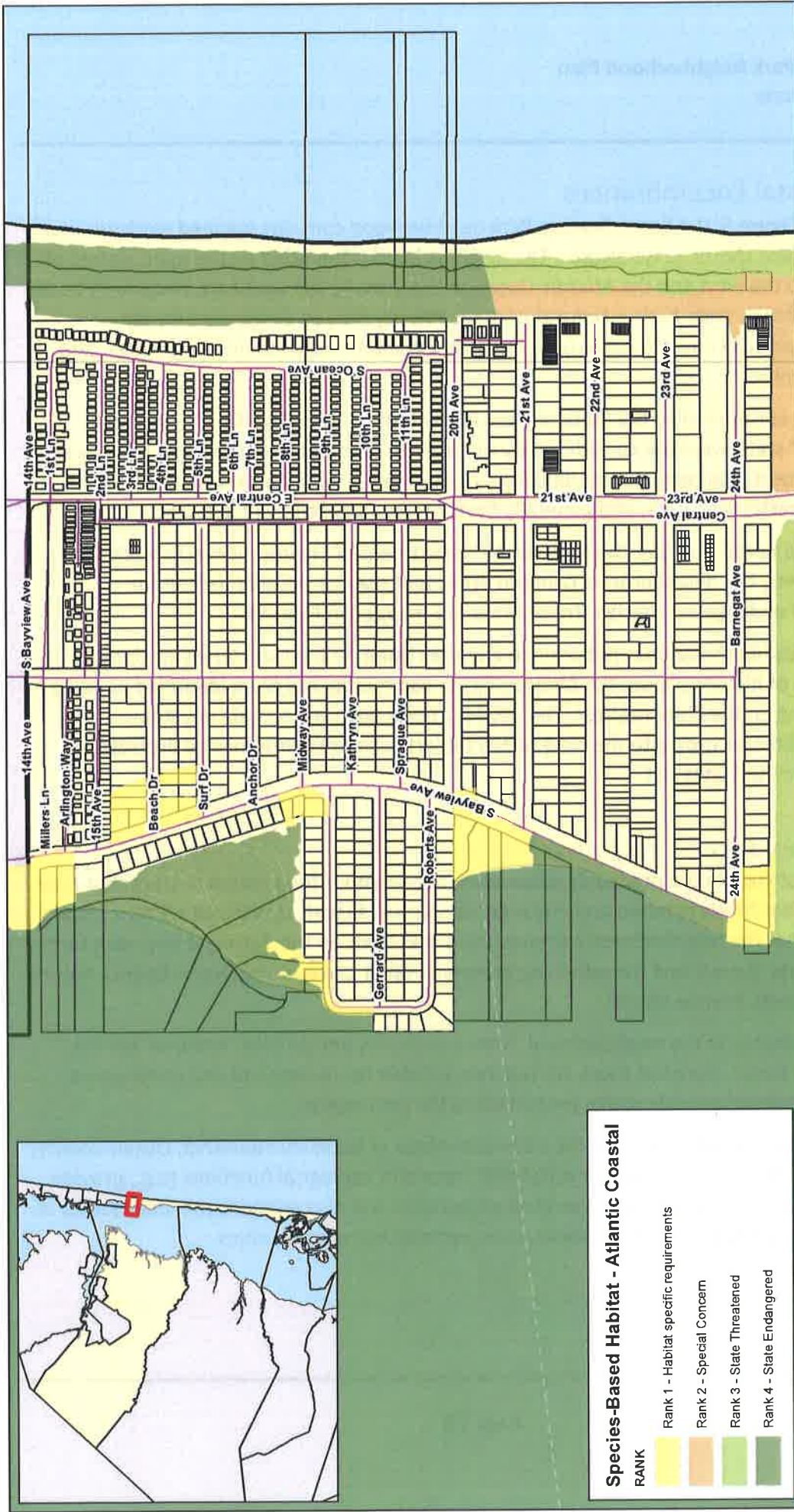
These are further supplemented by private recreation facilities which are available to members who are residents of the South Seaside Park neighborhood, such as the Midway Beach Association’s ocean beach and King’s Gate’s private ocean beach. On the bayfront, Red Top Marina is a commercially operated dock with boat rentals that is open to the general public.



**Figure 5: Existing Natural Constraints,  
 South Seaside Park Neighborhood,  
 Berkeley Township, 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.





**Figure 6: Threatened and Endangered Species  
South Seaside Park Neighborhood,  
Berkeley Township, 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.

### Environmental Encumbrances

As depicted in **Figure 5**, the South Seaside Park neighborhood contains mapped wetlands and a variety of different shoreline typologies. The neighborhood is bounded by the open waters of Barnegat Bay to the west and the Atlantic Ocean to the east. To the south are lands held by the state as Island Beach State Park, a Natural Heritage Priority Site, so designated for its populations of globally rare and state rare, endangered and threatened animals, plants, and natural communities.

Barnegat Bay is considered by the State of New Jersey to be a “Category One” waterway; “Category One” waterways are considered by the state to have either exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources, and generally have a regulatory buffer of 300 feet.

It should also be noted that, per the New Jersey Department of Environmental Protection’s Landscape Project, the neighborhood contains areas that may be suitable habitat for threatened and endangered species. These areas are mapped in **Figure 6**.

Although the neighborhood does not contain any sites listed on the New Jersey or United States registers of historic places, the Midway Beach community has been identified as being eligible for listing on the State register. The neighborhood does not contain any Known Contaminated Sites according to the New Jersey Department of Environmental Protection’s Known Contaminated Sites List.

### Natural Resource Areas

As has been described in the preceding subsection, the neighborhood contains areas that may be suitable habitat for threatened and endangered species, as well as wetland areas. It should also be noted that the neighborhood contains areas that front on the Barnegat Bay, with formal access on Roberts Avenue and the adjoining preserved open space of the Ocean County Natural Lands Trust Roberts Avenue Marsh.

The principal resource in the neighborhood, from a resiliency perspective, however are the beachfront and dunes. Here too there are habitats suitable for threatened and endangered species, and the dunes provide storm protection to the community.

These areas are an important part of the natural heritage of Berkeley Township, Ocean County, and the State of New Jersey. They not only fulfill important ecological functions (e.g., provide habitat area, facilitate drainage and shoreline protection), but also enhance the local quality of life by providing scenic vistas and, in some cases, recreational opportunities.

## South Seaside Park Neighborhood Plan

### Existing Conditions

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#### Potential Environmental Hazards

Potential environmental hazards in the neighborhood include: floodwaters, as indicated by the location of flood hazard areas within the neighborhood; and, potential inundation caused by sea level rise. These potential environmental hazards are discussed in the following subsections.

#### Sea Level Rise

According to models prepared by NOAA, there are 34 non-riparian properties within the neighborhood that are at least partially located within an area that may, potentially, be at risk of inundation caused by sea level rise. **Figure 7** shows the extent of areas that may be at risk of inundation from a potential sea level rise of one foot. It is important to note that increased flooding may occur in areas along the edges of mapped areas that may be at risk of inundation.

#### Floodwaters

Approximately 69 percent of the neighborhood is located within an "AE" flood hazard area, and about 5 percent are associated with a "VE" flood hazard area. "AE" flood hazard areas are characterized by a one-percent annual chance of inundation, and "VE" flood hazard areas are characterized by a one-percent annual chance of inundation with the added hazard of high velocity wave action. **Figure 8** shows the location of these flood hazard areas within the neighborhood, and **Figures 9-12** show the projected storm surge from a hypothetical hurricane event, using the SLOSH (Sea Lake and Overland Surges from Hurricanes) model, for storm categories 1-4. Projections of where shallow coastal flooding (eg. "nuisance" flooding during high tides, full moons and rain events) may occur in the neighborhood are shown in **Figures 13-14**. The *Vulnerability Analysis* that follows provides detailed information on the number, use and value of properties in the neighborhood that are vulnerable to floodwaters.

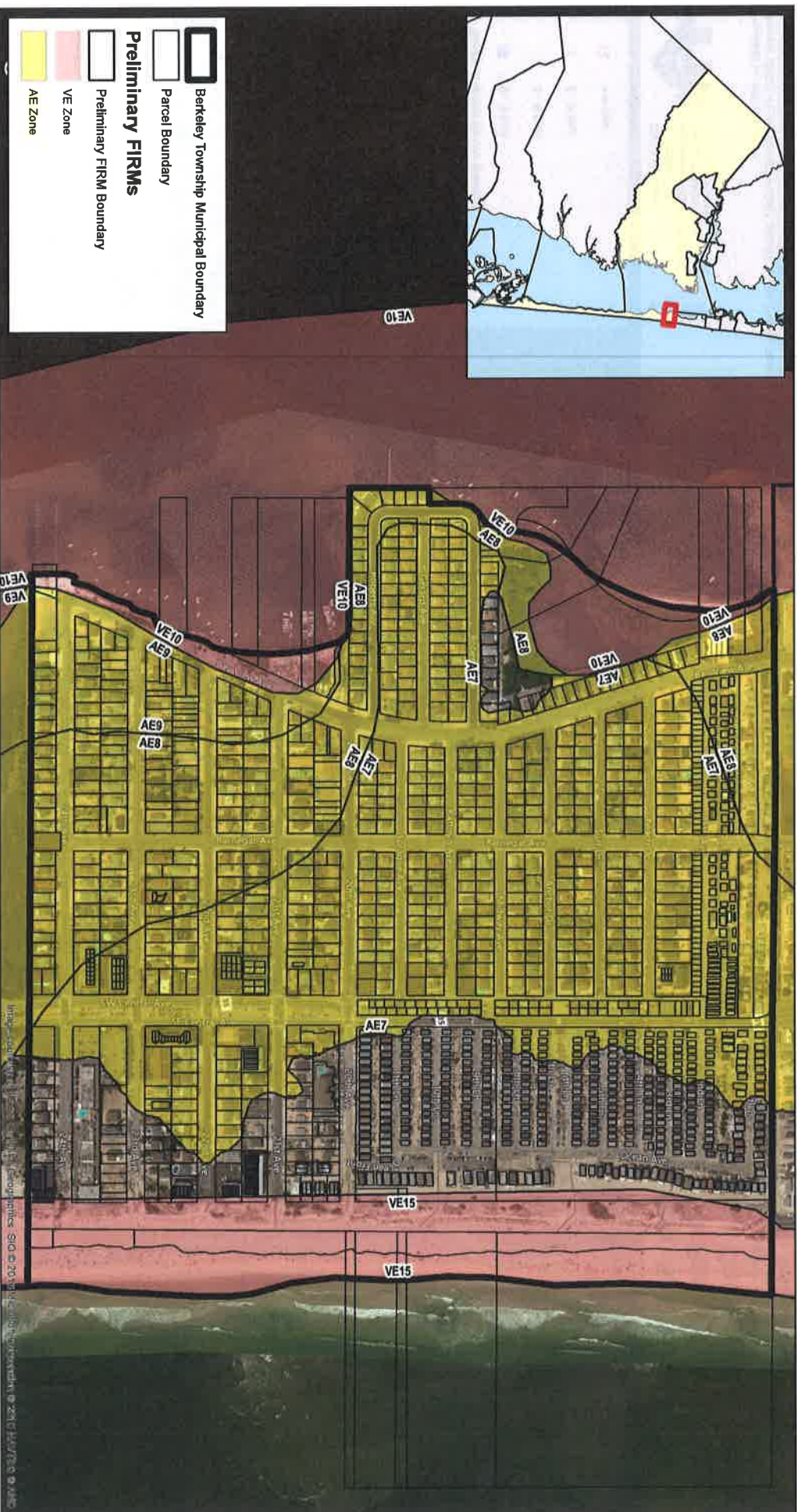




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Prepared by JAC 9/21/2016  
 Source: USGS; FEMA; NJDEP, NJDOT, NJGIN, Ocean County, Berkeley Township  
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**Figure 8: FEMA Flood Hazard Areas  
South Seaside Park Neighborhood,  
Berkeley Township, Ocean County, New Jersey**

Prepared by JAC 9/14/2016  
Source: USGS; FEMA; NJDEP; NJDOT; NJGIN; Ocean County; Berkeley Township  
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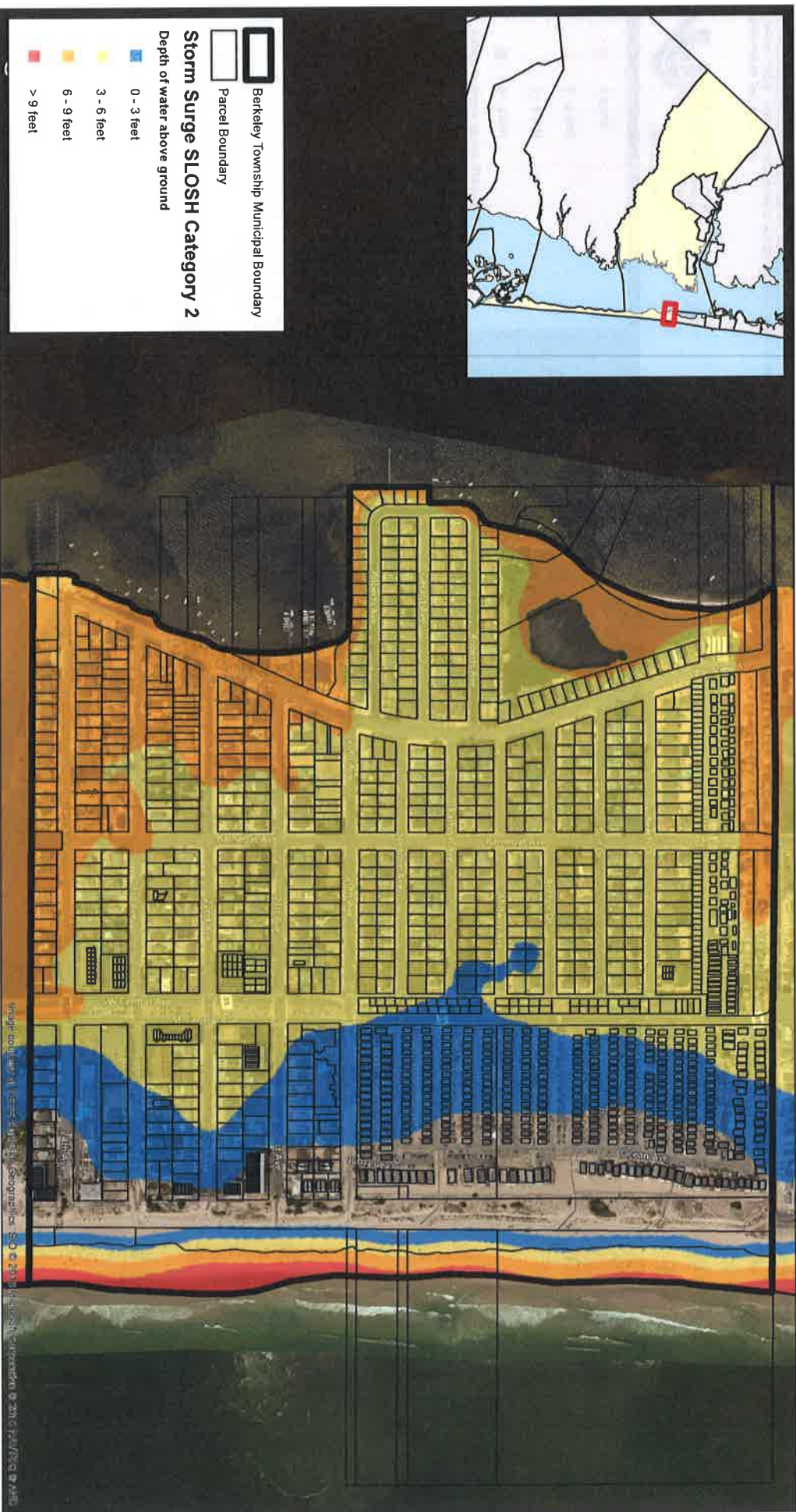


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NOTE: This map was developed using New Jersey Department of Environmental  
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**Figure 10: Storm Surge Projection: SLOSH Category 2  
Berkeley Township, Ocean County, New Jersey**

Prepared by JAC 9/21/2016  
Source: USGS; FEMA; NJDEP; NJDOT; NJGIN; Ocean County; Berkeley Township  
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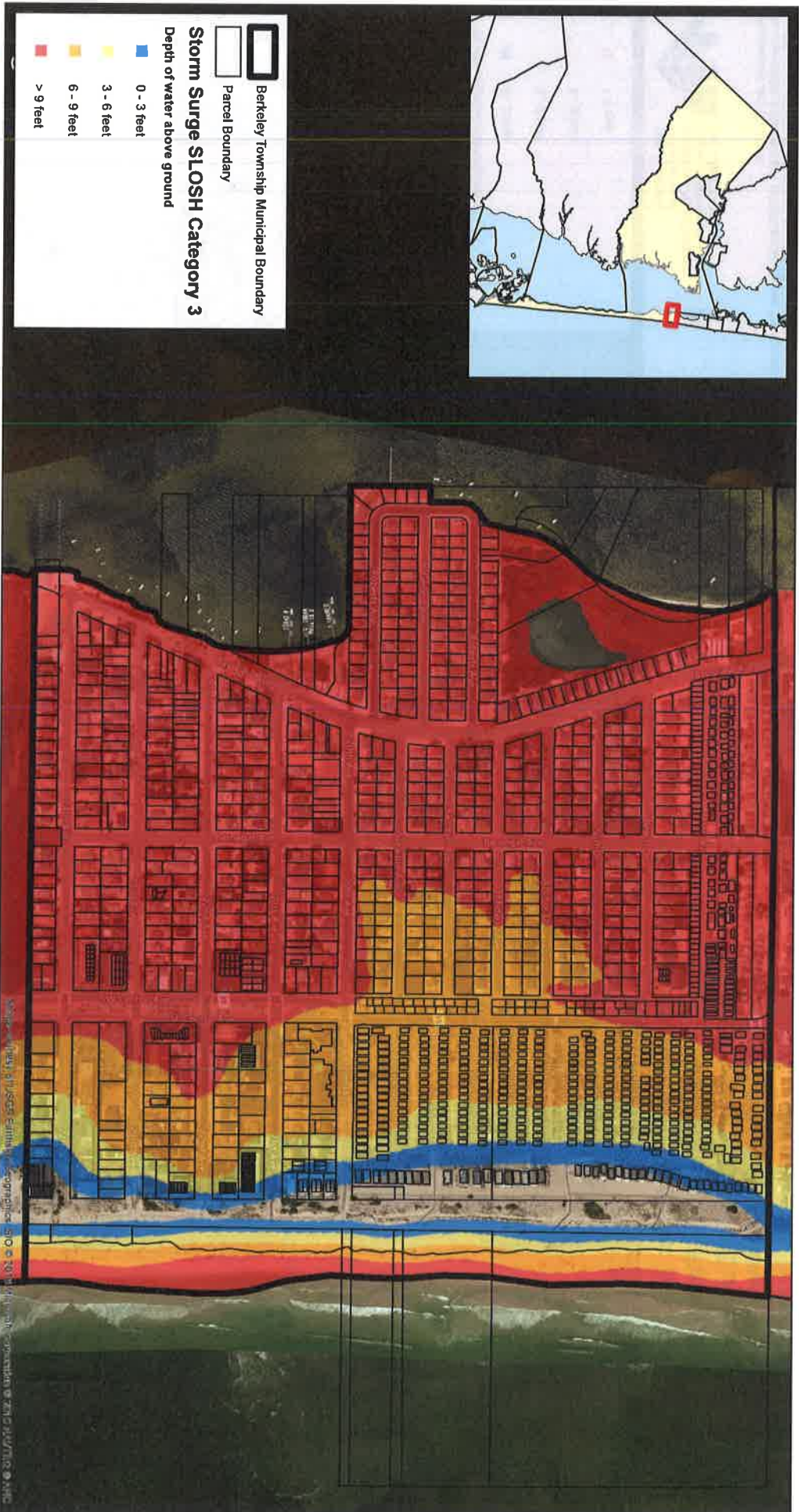
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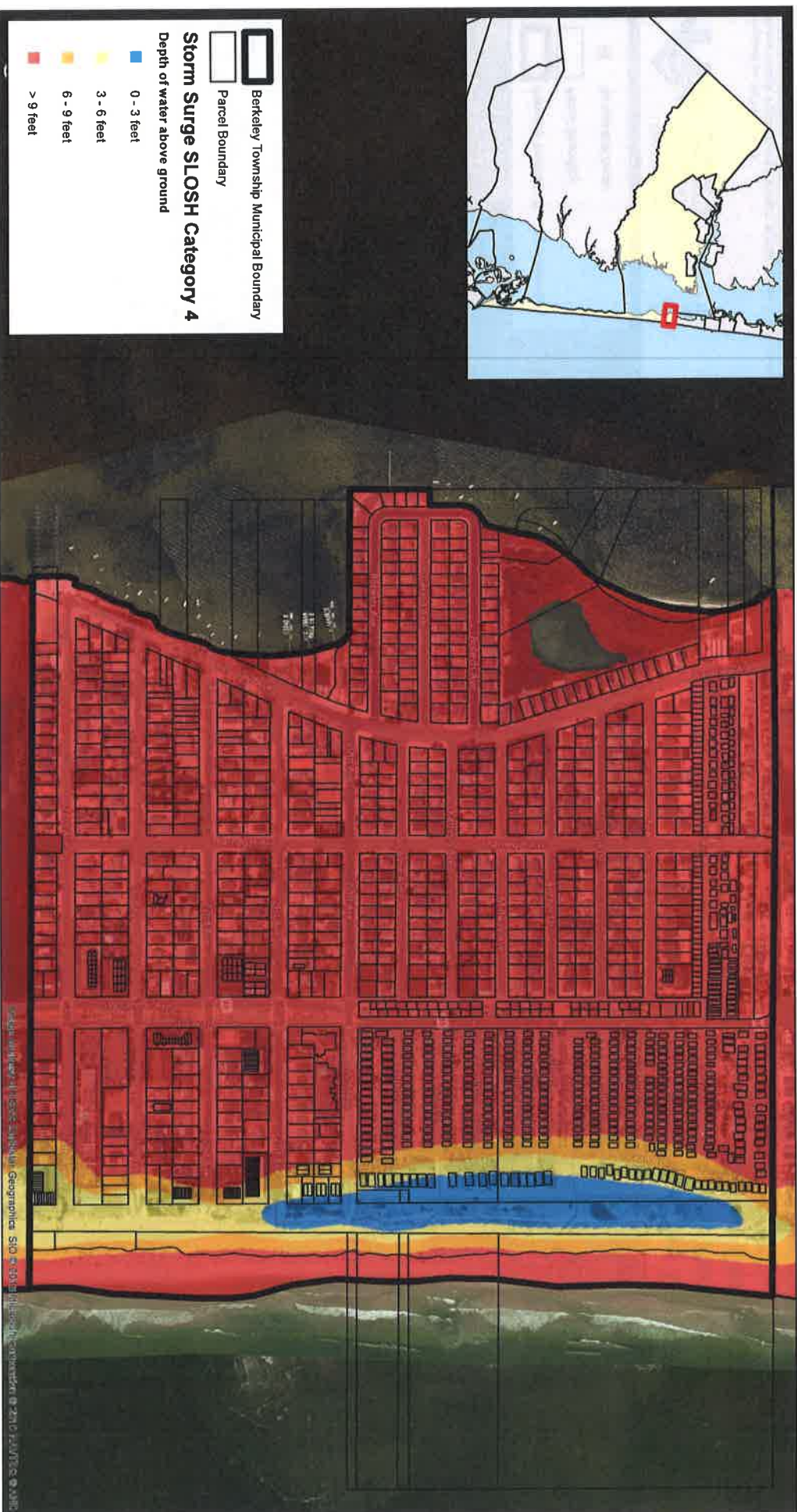



  
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 Source: USGS, FEMA, NJDEP, NJDOT, NJGIN, Ocean County, Berkeley Township
   
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Source: USGS, FEMA, NJDEP, NJDOT, NJGIN, Ocean County, Berkeley Township  
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**Figure 12: Storm Surge Projection: SLOSH Category 4  
Berkeley Township, 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.





**Figure 13: Shallow Coastal Flooding Susceptible Areas  
Berkeley Township, 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.

Prepared by JAC 9/21/2016  
Source: USGS, FEMA, NJDEP, NJDOT, NJGIN, Ocean County, Berkeley Township  
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**Figure 14: Shallow Coastal Flooding Susceptible Areas  
South Seaside Park Neighborhood,  
Berkeley Township, 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.

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**South Seaside Park Neighborhood Plan**  
**Existing Conditions**

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## Vulnerability Analysis

A GIS-based analysis has been performed to assess the potential physical vulnerability of properties in the Study Area to floodwaters, based on the latest preliminary flood insurance rate mapping of the Federal Emergency Management Agency. The details of this analysis are presented in the following subsections.

It is important to note that this vulnerability analysis focuses on floodwaters. Due to the many unknown variables involved, it does not account for sea level rise. Potential impacts of sea level rise are, however, overviewed in the preceding chapter, *Existing Conditions*.

### Number of Vulnerable Properties

There are a total of 1,451 properties in the Study Area. Of the total of 1,451 properties, 1,050, or more than 72 percent, are potentially vulnerable to floodwaters. **Table 2** summarizes the number of potentially vulnerable properties by assessed land use.

**Table 2: Potentially Vulnerable Properties by Assessed Land Use**

Land Use	Number of Properties Vulnerable to Floodwaters
Class 1 (Vacant)	46
Class 2 (Residential)	961
Class 4A (Commercial)	20
Class 4B (Industrial)	1
Class 4C (Multifamily)	1
Class 15C (Public Property)	21
<b>Total</b>	<b>1,050</b>

Areas that are potentially vulnerable to floodwaters encompass slightly more than 62 percent of the Study Area and are depicted in **Figure 15**. This mapping supplements the flood hazard area mapping that was provided in the previous chapter, *Existing Conditions*.

### Assessed Value of Vulnerable Properties

The total assessed value of the 1,050 potentially vulnerable properties is \$392,714,100. This figure includes \$287,035,100 in land value, and \$105,679,000 in improvement value. **Table 3** summarizes the total value of potentially vulnerable properties by assessed land use.





**Figure 15: Potential Vulnerability to Floodwaters  
South Seaside Park Neighborhood  
Berkeley Township, Ocean County, NJ**

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.



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Prepared by: RED, October 1, 2016  
Source: NJDEP, FEMA, NJDOT, Ocean County GIS  
T&M Associates, MOD-IV  
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**South Seaside Park Neighborhood Plan**  
**Vulnerability Analysis**

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**Table 3: Assessed Value of Potentially Vulnerable Properties by Assessed Land Use**

Land Use	Land Value	Improvement Value	Total Assessed Value
Class 1 (Vacant)	\$9,315,400	\$0	\$9,315,400
Class 2 (Residential)	\$259,832,000	\$97,360,700	\$357,192,700
Class 4A (Commercial)	\$13,217,300	\$7,851,300	\$21,068,600
Class 4B (Industrial)	\$348,700	\$18,200	\$366,900
Class 4C (Multifamily)	\$325,000	\$245,100	\$570,100
Class 15C (Public Property)	\$3,996,700	\$203,700	\$4,200,400
Total	\$287,035,100	\$105,679,000	\$392,714,100

**Appendix 2** provides complete details on the potential vulnerability and assessed value of each potentially vulnerable property.

**Figure 16** provides orthographic aerial imagery of the Study Area.

**Appendix 1** provides representative photographs and a key map of the Study Area.

### Critical Infrastructure

Two sites (viz., Block 1715, Lot 2332 and Block 1687.04, Lot 8) contain a combined total of three wells for public water supply; and, NJ Route 35, which crosses the neighborhood, is a designated coastal evacuation route. **Figure 17** provides mapping of these critical features.



**Figure 16: Aerial Imagery  
South Seaside Park Neighborhood  
Berkeley Township, Ocean County, NJ**

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.



 Neighborhood Boundary  
 Municipal Boundary  
 Study Area Parcel

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 Source: NJDEP, FEMA, NJDOT, Ocean County GIS  
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- Neighborhood Boundary
- Public Water Supply Well Site
- Study Area Parcel
- NJ Route 35 (Coastal Evacuation Route)
- Municipal Boundary

**Figure 17: Critical Infrastructure**  
**South Seaside Park Neighborhood**  
**Berkeley Township, Ocean County, NJ**

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.

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## Statement of Goals and Objectives

The South Seaside Park Neighborhood Plan identifies five key goals aimed at increasing resiliency throughout the neighborhood. For each goal, several clear and actionable objectives are provided. The goals and objectives are presented in the following sections.

### Goal 1: Promote Stormwater Management

Stormwater is terrestrial water that originates during precipitation or coastal flooding events. In undeveloped areas, it is either: absorbed into the ground, during which it is naturally filtered and, eventually, replenishes aquifers; accumulated at topographical low points (e.g., depressions, ditches) and evaporated into the atmosphere to, eventually and once again, fall to the Earth as precipitation; or, flows into larger water bodies (e.g., streams, rivers, lakes, oceans). Considering that the neighborhood is largely built out, however, the prevalence of impervious surfaces can impair the ability of stormwater to infiltrate into the ground, which, thereby, causes a disproportionate amount of stormwater to be accumulated at topographical depressions and low points, or flow into larger water bodies. Some of the key consequences of this are: localized flooding; pooling of stormwater, which may create conditions favorable to the reproduction of mosquitos, thereby resulting in the potential for vector-borne diseases (e.g., West Nile Virus and, potentially, Zika); and, pollution of water bodies with silt and other pollutants from impervious surfaces (e.g., oil and heavy metals resulting from vehicle exhaust, salts from winter roadway treatments, nitrogen from lawn care products). However, although significant, proper stormwater management can help to mitigate these impacts, as well as increase the proportion of stormwater that is absorbed into the ground.

Given the above, promoting stormwater management is an important goal for the neighborhood. To promote stormwater management, the South Seaside Neighborhood Plan defines the following objectives:

- Minimize impervious surface cover to reduce stormwater runoff.
- Enhance stormwater management by encouraging green infrastructure techniques in strategic locations, which are discussed in the following chapter of the South Seaside Neighborhood Plan (viz., *Building Resiliency*).
- Where necessary, consider amendments to design requirements and other local codes to facilitate the implementation of green infrastructure techniques within the neighborhood.
- Where practicable, fill topographic low points to minimize the potential for localized flooding and pooling of stormwater.
- Educate the public on the importance of stormwater management and the potential benefits of green infrastructure techniques.

## South Seaside Park Neighborhood Plan

### Statement of Goals and Objectives

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- Support the full implementation of the 2005 Berkeley Township Stormwater Management Plan.

### Goal 2: Ensure the Safety of Buildings and Structures

Buildings and structures located in the neighborhood may be subject to high flood waters and strong winds during storm events. The experience of Hurricane Sandy demonstrated that these flood waters and strong winds can cause significant damage to buildings and structures, and their contents. Therefore, it is of critical importance that the goal of ensuring the safety of buildings and structures is met. To meet this goal, the South Seaside Neighborhood Plan defines the following objectives:

- Ensure that existing building and property maintenance codes are strictly and uniformly enforced.
- Consider the need to amend local codes to require that accessory buildings are properly anchored and secured to the ground. Such a requirement would serve to minimize the generation of potentially dangerous and destructive flood debris during storm events.
- Promote the elevation of principal buildings and electrical and mechanical equipment (e.g., electric panels, generators, air conditioning compressors) above the Advisory Base Flood Elevation.
- Locate new public facilities outside of the flood hazard area.
- Encourage local use of the Ocean County Community Development Block Grant Housing Rehabilitation Program, of which Berkeley Township is a participating community. By doing so, the quality of the local housing stock could be improved and, as a result, made resilient to future storm events.
- Ensure that flood protection devices are in place and properly maintained. This applies to both individual properties (e.g., provision of pumping systems) and the neighborhood as a whole (e.g., provision and maintenance of flood control devices).

### Goal 3: Protect Natural Resources and Promote Shoreline Management

Natural resource areas not only enhance residents' quality of life by providing scenic vistas and, in some cases, recreational opportunities, they also serve important ecological functions. The built-out nature of the neighborhood means that that any reestablishment of natural areas would require the support and cooperation of interested landowners. For instance, and with specific regard to the natural resources in the neighborhood, they: provide important habitat areas; serve as a receptacle for stormwater (e.g., Barnegat Bay); provide expansive areas of pervious surface where stormwater can be absorbed into the ground; and contain vegetation that helps to not only aerate the soil and increase its perviousness and facilitate drainage, but also to stabilize soils and limit erosion.

## South Seaside Park Neighborhood Plan

### Statement of Goals and Objectives

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Additionally, the shoreline of Barnegat Bay is continuously subject to erosion. During storm events, however, erosion may occur more rapidly than during periods of calmer weather and entire segments of shoreline may be destroyed. The shoreline, however, is a critical line of defense against flooding, and property damage, resulting from coastal storms. Promoting effective shoreline management is, therefore, an important goal of the South Seaside Park Neighborhood Plan.

To meet the goal of protecting the neighborhood's natural resource areas and promote effective shoreline management, the Plan defines the following objectives:

- Protect the integrity of existing natural resource areas.
- Investigate opportunities to expand the Township's open space network through participation in the New Jersey Department of Environmental Protection's Green Acres Program, private donations, and collaboration with Ocean County and the non-profit sector (e.g., The Nature Conservancy, Association of New Jersey Environmental Commissions, Barnegat Bay Partnership).
- Ensure that appropriate shoreline stabilization devices are in place and properly maintained. Where appropriate, consider the provision of additional or replacement measures for shoreline stabilization.
- Collaborate with the Barnegat Bay Partnership or a similar organization to investigate the possibility of developing a living shoreline, which would help to stabilize soil and mitigate erosion, in key locations of the neighborhood. Living shorelines are discussed in the following chapter of this South Seaside Park Neighborhood Plan, *Building Resiliency*.
- Support continuing efforts to replenish, maintain and expand the dune system along the full length of the beachfront.
- Educate the public on the importance and benefits of natural resources conservation in general, and within the neighborhood in particular.
- Promote public awareness of the importance and practice of effective shoreline management in the neighborhood.
- Protect and develop a public appreciation for wetland areas in the neighborhood, and particularly along the shoreline of Barnegat Bay.

#### Goal 4: Facilitate Faster Recovery from Future Storm Events

While every measure must be made to prevent damage from future storm events, it is important to lay the foundations for a speedy recovery from potential damage and destruction that may result from future storm events. This includes damage at both the individual property level, as well as the neighborhood level. To meet this goal, the South Seaside Park Neighborhood Plan defines the following objectives:

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## **South Seaside Park Neighborhood Plan**

### **Statement of Goals and Objectives**

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- Encourage adoption of zoning amendments to eliminate any lot non-conformities (e.g., lot width and size) that frequently occur within the neighborhood. Such amendments could reduce the burden on property owners and the township associated with seeking and granting certain variances and, thereby, facilitate reconstruction.
- Ensure that existing building, property maintenance, and zoning codes are strictly and uniformly enforced. By doing so, the maximum safety and integrity of buildings and structures can be ensured, thereby minimizing the vulnerability to damage from potential future flood and storm events. Consider strengthening building, property maintenance, and zoning codes where needed.
- Encourage local use of the Ocean County Community Development Block Grant Housing Rehabilitation Program, of which Berkeley Township is a participating community. By doing so, the quality of the local housing stock could be improved and, as a result, made resilient to future storm events.
- Where necessary, consider amendments to design requirements and other local codes to facilitate the implementation of green infrastructure techniques within the neighborhood.
- Promote the use of small-scale renewable energy generation devices (e.g., solar panels) within the neighborhood. Use of such devices may help to attenuate the impacts of potential disruptions in public electricity service during storm events.
- Identify the locations of, and causes for localized flooding along roadways within the neighborhood. Work with appropriate agencies to eliminate such areas.
- Work with partners on the federal, state, county and local levels to coordinate resiliency efforts.
- Recommend hardening of electric distribution system and supplementation with micro grid. Encourage individual solar and back-up generators.
- Identify areas of ponding and evaluate whether overlayment or fill can direct water to gutter line. Establish a routine for periodic maintenance of existing stormwater system.

### **Goal 5: Recognize and Protect the Coastal Island's Neighborhood Character**

The Township of Berkeley recognizes the unique development character of the South Seaside Park neighborhood, which includes different businesses and a range of housing types. Future development should be mindful of this iconic Jersey Shore neighborhood style and supportive of the immediate neighborhood, adjacent existing land uses and sensitive to its environmental context. To meet the goal of Recognizing and Protecting the Neighborhood's Character the Plan identifies the following objectives:

## **South Seaside Park Neighborhood Plan**

### **Statement of Goals and Objectives**

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- Promote land uses that are consistent and compatible with existing densities and features that are characteristic of similar shore communities.
- Revise the Land Use Plan Map for the neighborhood to reflect existing conditions.
- Ensure that regulations are written and codified in a manner that can be consistently and uniformly applied.
- Encourage new development, infill development and other retrofits to respect the existing scale and character of the neighborhood in order to maintain light, air and open space.
- Protect existing residential areas through the establishment of reasonable screening, parking and buffer requirements for commercial and high-density residential uses.
- Consider reductions to residential densities in order to limit the number of new dwellings that would be subject to damage from coastal flooding. Establish conditional use standards for multi-unit residential development types to incorporate storm resilience.

## Building Resiliency

The goals that are provided in the previous chapter of the South Seaside Park Neighborhood Plan will help the neighborhood to become more resilient to future storm events, and the accompanying objectives to assist in meeting these goals are clear and actionable. This chapter of the South Seaside Park Neighborhood Plan provides an overview of green infrastructure techniques that will further help implement the objectives and meet the goals, and thereby, build resiliency. Additional recommendations addressing land use and zoning improvements, building and site improvements, and other techniques to improve neighborhood resiliency can be found in the previous chapter, Goals and Objectives, as well as in the subsequent chapter, Strategic Action Plan.

### Green Infrastructure Techniques

The use of green infrastructure techniques is a recurring theme in the objectives to meet the goals of the South Seaside Park Neighborhood Plan. Green infrastructure, as relevant to the context of the South Seaside Park Neighborhood Plan, can be described as an approach to reduce and treat stormwater at its source while providing environmental, social and economic benefits. It uses vegetation, soils and other natural and design elements to facilitate natural processes, such as absorption of stormwater into the ground.

Green infrastructure is contrasted by traditional (i.e., gray) infrastructure, which focuses on moving stormwater away from developed areas for treatment offsite; key examples of traditional infrastructure include storm drains and sewers. Traditional infrastructure is a critical part of the neighborhood's line of defense against flooding, but it can be overburdened during storm events. Green infrastructure can, however, be implemented as an environmentally-friendly and cost-effective means of reducing the strain on traditional infrastructure.

As has been shown above, green infrastructure has great potential to help build resiliency. This chapter overviews of various green infrastructure techniques that may be suitable for application on public and private properties within the neighborhood.

Soils in the Neighborhood are not always suitable for certain green infrastructure techniques, as they are very poorly drained due to the shallow depth to groundwater, or in some areas, the high percentage of muck and silt in the soil profile. For example, pervious pavements would require almost constant maintenance to remove sand and other particulates in order to maintain their permeability. That said, there may still be opportunities for some techniques to be implemented within the neighborhood, which are described in the sections that follow.

## South Seaside Park Neighborhood Plan

### Building Resiliency

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#### Absorbent Landscaping

Absorbent landscaping describes vegetated areas that absorb stormwater, such as residential lawns or natural open space areas, but can include semi-engineered stormwater controls, such as bioswales and rain gardens. While the simplest example of green infrastructure, absorbent open space landscapes are among the most effective: nearly all precipitation that falls on absorbent landscapes never becomes runoff but, rather, is absorbed into the ground where it is filtered and, eventually, enters the local aquifer. The neighborhood contains few remaining undeveloped parcels for these purposes, however impervious surface limits, and specific landscaping design and maintenance requirements can mitigate stormwater impacts.

#### Bioswales

Bioswales are open, linear channels designed to capture stormwater as runoff or via drain pipes. They divert stormwater from traditional infrastructure by providing space for it to be absorbed into the ground. They are generally designed to have a maximum depth of six to eight inches, and a maximum absorption time of approximately 48 hours. Depending on the slope of the land, bioswales may have a weir at either end to prevent outflow.

Bioswales are typically planted with sodded grass. However, the aesthetics of low-volume bioswales can be improved by planting a combination of native perennial grasses, shrubs, trees, etc. Bioswale function can be enhanced by providing rock substrate below the growing medium (e.g., topsoil) to enhance and facilitate infiltration of stormwater into the ground. Maintenance requirements are low and mainly include periodic: aeration and cultivation of topsoil to eliminate surface compaction and crusting, which may result from stormwater absorption; inspection and cleaning of drain pipes; and general maintenance for any plantings.

#### Rain Gardens

Rain gardens are similar to bioswales. They are concave landscape areas that are designed to capture and absorb stormwater. Growing medium and substrate structure is largely the same as with bioswales, as are suitable plantings. When planning rain gardens, it is important to note that: several smaller rain gardens are more effective than one large rain garden; rain gardens

**Bioswale**



**Source:** United States Environmental Protection Agency (Public Domain)

## South Seaside Park Neighborhood Plan

### Building Resiliency

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#### Rain Garden



**Source:** United States Environmental Protection Agency (Public Domain)

should be located at least ten feet downslope of building foundations; and, mulch should be replaced periodically. In addition, the maximum depth should be no more than one foot (i.e., 12 inches), the maximum absorption time should be no more than 72 hours, and the sides should have a slope of no greater than 2:1, although a more gradual slope (e.g., 4:1) will facilitate maintenance.

#### Downspout Disconnection

Downspout disconnection refers to the rerouting of rooftop drainage downspouts to specialized containment devices (e.g., rain barrels, cisterns), absorbent landscapes, bioswales, rain gardens, etc., as opposed to traditional stormwater drainage systems (e.g., storm sewers). This allows stormwater to not only be absorbed into the ground, but also to be collected for later use (e.g., watering lawns and gardens), which reduces demand on public water supplies.

It is important to note that containment devices for downspout disconnection should have a secure lid and be light proof. This is necessary to: ensure that animals are unable to enter the containment device; eliminate the possibility of the cistern being populated by mosquitos and other insects and used for breeding; and, to prevent the growth of potentially harmful bacteria.

#### Downspout Disconnection



**Source:** United States Environmental Protection Agency (Public Domain)



## South Seaside Park Neighborhood Plan

### Building Resiliency

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#### Green Roof



Source: United States Environmental Protection Agency (Public Domain)

#### Green Roofs

Green roofs are roofs that are covered with substrate and vegetation that minimize runoff by enabling the retention of precipitation, as well as its evaporation and consumption by vegetation. In addition to minimizing runoff, green roofs lead to reduced building operating costs and energy consumption by providing improved insulation of the roof surface, and absorbing less heat on the roof surface (i.e., increasing the roof surface albedo over traditional roof surfaces).

Flat and low-pitched roofs are most suited to green roof development and retrofitting therewith; when a green roof is planned on a slope of greater than ten degrees, anti-shear measures should be incorporated. Other points to consider when planning for and designing green roofs are that: green roofs must be designed by an engineer or architect, and careful attention must be paid to gravity load calculations; and, that green roofs must have a drainage system under the substrate to allow for excess water to be drained in periods with heavy rain.

#### Living Shorelines

Living shorelines are an approach to shoreline stabilization that uses wetland plants, submerged aquatic plants, oyster reefs, coir fiber logs, sand fill, and stone to provide shoreline protection and maintain important habitat areas. Living shorelines offer numerous benefits over hardened structures (e.g., bulkheads and concrete walls), including: protection of the riparian and intertidal environments; improvement of water quality via filtration of upland runoff; and, creation of habitat for aquatic and terrestrial species. In addition, living shorelines help to minimize erosion and dissipate wave action.

#### Living Shoreline



Source: North Carolina Department of Environmental Quality (Public Domain)

## Proposed Land Use Plan

It is the Township's intention to provide for managed growth that is consistent with its planning goals and objectives by clearly identifying the preferred location and intensity of future land uses. Development and future redevelopment should recognize and protect the community character of South Seaside Park, being supportive of the existing densities and features of the immediate neighborhood and sensitive to its environmental context. Land use decisions should be mindful of a parcel's context and discourage inappropriate intrusions into established residential neighborhoods or environmentally sensitive areas.

The sections that follow provide a general description of the recommendations developed as part of this Neighborhood Plan for South Seaside Park. Following the adoption of the land use plan for the South Seaside Park neighborhood as a component of the Township's Master Plan, the Township's zoning ordinance will need to be reviewed and revised to maintain consistency with the land use plan.

The map of the proposed Land Use Plan for the South Seaside Park neighborhood is included with this plan as **Figure 18**.

### Background

The Township's 2008 Master Plan Reexamination Report recommended a land use study for the South Seaside Park section of Berkeley to analyze and review existing zoning in this area, citing an existing zone plan that did not adequately reflect established land use patterns. The Township adopted the 2008 Land Use and Circulation Plan elements of its Master Plan in 2009, which recommended a wholesale revision to the zone districts on the island, which would correspond to the 2008 Land Use and Circulation Plan elements' revised future land use plan. The proposed changes were intended to consolidate zones and provide context sensitive residential and commercial standards for the neighborhood.

Following Hurricane Sandy, the Township's 2015 Master Plan Reexamination Report and Master Plan Amendments reviewed the 2009 changes to the Land Use Plan Element and the recommendations to revise the zoning in the area. The 2015 Master Plan Reexamination Report and Master Plan Amendments were funded through the New Jersey Department of Community Affairs' Post Sandy Planning Assistance Grant Program, to help assist Berkeley Township in the long-term planning and recovery process from Hurricane Sandy. The report recognized that an in-depth review of the land use and zoning regulations for South Seaside Park would require additional study to ensure that any changes, including approaches to improve storm resiliency, be designed in a manner that is context-sensitive to South Seaside Park's community character. As a result, the Township pursued additional funding under the Post Sandy Planning Assistance

## **South Seaside Park Neighborhood Plan**

### **Proposed Land Use Plan**

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Grant Program to undertake an in-depth review of the land use and zoning regulations for South Seaside Park.

### **Land Use Plan**

The Neighborhood Plan for South Seaside Park proposes the following modifications to the land use plan for South Seaside Park, intended to assist residents and businesses in the ongoing recovery from Hurricane Sandy and improve long term resiliency from future storm events.

#### **Island Residential A**

This land use plan designation generally corresponds to the existing R-50 Zone, located west of Central Avenue (Route 35) and south of 20<sup>th</sup> Avenue, and the section of the existing R-4F Zone, located south of 20<sup>th</sup> Avenue. The area is gridded and virtually built out, primarily as single-family residential. Generally, existing development is conforming for use within the existing R-50 Zone, however the bulk requirements, particularly maximum lot coverage are generally exceeded. Input from residents also highlighted the difficulties that currently exist under the current zoning requirements that have hindered storm resilience-related improvements, such as with the setback requirements.

The Island Residential A land use designation would enable the Township to replace the zone that would maintain the existing densities, but create additional flexibility, without impacting the properties zoned R-50 on the Berkeley Township mainland. This plan recommends the creation of a new zoning district, BR-50, which would maintain the existing character of the built environment, which is single-family homes, at a density of just under nine units per acre (5,000 sq. ft. lots). Uses not compatible with the existing character of the neighborhood, such as mining operations, or hospitals, clinics and charitable institutions (which require a minimum contiguous acreage of 25 acres) should be removed. It is recommended that front yard setback requirements be reduced in this area to reflect existing development.

#### **Island Residential B**

This district generally corresponds to the existing properties in the R-31.5 Zone, the properties zoned R-4F properties north of 20<sup>th</sup> Avenue, and the properties zoned R-TH north of Beach Drive. Most of this area is gridded and virtually built out, primarily as single-family residential. The area west of Central Avenue between 14<sup>th</sup> Avenue and the south side of 15<sup>th</sup> Avenue, currently zoned R-TH (Townhouse) is currently characterized by high-density single-family residential modular cottage communities, similar to that of Midway Beach, however the ownership and management structure varies in each community.

Given the existing character of this area as single-family, it is recommended that townhomes and two- through four family uses be eliminated from this district. The intent of this district is to maintain the existing character of the built environment, which is single-family homes, at a density of just under fourteen units per acre (3,150 sq. ft. lots). In the areas of Island Residential

## **South Seaside Park Neighborhood Plan**

### **Proposed Land Use Plan**

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B that currently contain some form of modular cottage development, special overlay zones, detailing design and bulk standards specific to cottage development, are recommended as a way to enable homeowners to make reasonable renovations to their existing homes. Creation of these design overlays should incorporate standards that complement cottage community association rules and standards. Uses not compatible with the existing character of the neighborhood, such as mining operations, or hospitals, clinics and charitable institutions (which require a minimum contiguous acreage of 25 acres) should be removed. As the R-31.5 Zone is located only on the Barrier Island, modifications to the bulk standards, if needed, can be accomplished without the creation of a new zone district.

#### **Island Main Street**

This land use plan designation generally corresponds to the existing NB (Neighborhood Business) Zone south of 20<sup>th</sup> Avenue. The area is gridded and virtually built out, and includes a mix of residential and non-residential development. The goal behind the Island Main Street land use plan designation is to accommodate local and tourist-oriented retail, as well as residential uses. It is recommended that the NB Zone be revised to permit residential and mixed use (residential over first floor retail) as conditional uses in this district, incorporating standards that provide sufficient buffering from non-residential uses and off-street parking. As the NB Zone is located only on the Barrier Island, modifications to the use, bulk or density standards, can be accomplished without the creation of a new zone district.

#### **Oceanfront Mixed Use**

The Oceanfront Mixed Use land use plan designation corresponds to the existing Resort Commercial (RC) Zone, and also includes the area east of Central Avenue and south of 24<sup>th</sup> Avenue currently zoned Residential Townhouse (R-TH). This area is currently a mix of motels, restaurants, multi-family units, attached and detached single family homes, and parking lots. The purpose of the Oceanfront Mixed-Use District permits a mix of different uses to reflect the existing character of this portion of the neighborhood. As the RC Zone is located only on the Barrier Island, modifications to the use, bulk or density standards, can be accomplished without the creation of a new zone district. Standards that help to "right-size" new structures to their lots, possibly using residential and commercial floor area ratios may be considered. New residential development should provide adequate parking on-site. The RC Zone currently defers to the R-50 Zone for permitted uses and bulk standards, however, any changes to the R-50 Zone in South Seaside Park may require revisions to accommodate or supplement any new standards. It is also recommended that the RC Zone expand to include the adjacent block, currently zoned R-TH, as the tract requirements of the R-TH Zone (minimum of 3 acres) exceeds the size of the entire block (approximately 1.5 acres).



## **South Seaside Park Neighborhood Plan**

### **Proposed Land Use Plan**

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#### Island Cottage Community

This land use plan designation covers the entire Midway Beach community. The goal is to accommodate its existing tight knit development pattern of small-scale, high-density single family residences, while at the same time, creating flexibility so that residents can make reasonable renovations and improvements to their homes in order to comply with building, fire codes, health codes, CAFRA and FEMA requirements. Currently, this area is zoned Residential Low-Rise (R-LR), however the Township currently has an additional zone district, the Beachfront Residential (BR) zone, that creates standards unique to the Midway Beach community. It is recommended that the R-LR zone be revised to incorporate the BR standards, with modifications to setback requirements that enable homeowners to make reasonable renovations to their homes, without impacting the unique character of this community. It is recommended that the Zone map be revised for the existing R-LR area to BR, and the R-LR guidelines be incorporated into a revised BR zone, in order to reduce confusion over the underlying zoning, and promote uniform enforcement of standards. Furthermore, any use deviations from the standards governing the existing Midway Beach cottages, would be governed under many of the existing requirements for the R-LR Zone, although amended zoning requirements and design standards may be considered to ensure that future development maintains the scale and character of the surrounding neighborhood. In addition, a section of Midway Beach, currently zoned for Neighborhood Business (NB), is largely residential in character; the proposed changes to the NB to permit single family and mixed-use (residential over first-floor retail) as conditional uses with parking, buffer and floor area standards may not be suitable in this area given Midway's unique development style of small-scale high-density modular units. Changes to the NB Zone area in Midway Beach should reflect this development style with area-specific use and bulk requirements.<sup>5</sup>

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<sup>5</sup> Subsequent review of previous ordinance amendments suggests that the Midway Beach community was previously rezoned from R-TH, NB and R-LR in 1999 to BR (Ordinance No. 99-36-OAB), however, the NB and R-LR zones are still depicted on the Township's official Zoning Map, last revised July 2011. It is not clear if Ordinance No. 99-36-OAB was later amended, or if the R-LR and NB map zoning remained on the map due to a drafting error.

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**Figure 18: Proposed Land Use  
South Seaside Park Neighborhood,  
Berkeley Township, 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.

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Prepared by NAD 6/13/2017  
Source: USGS; NJDEP; NJDOT; NJGIN; Ocean County, Berkeley Township  
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## Strategic Action Plan

The following actions were developed with the input received from Township Officials and neighborhood residents. Key concerns and obstacles identified from these meetings included the desire to retain the neighborhood's existing development pattern, existing zoning has created obstacles to rebuilding, and riparian grant areas hinder potential recreation and shoreline improvements. These recommendations are designed to meet the goals and objectives of the South Seaside Neighborhood Plan by providing actions that can help mitigate, reduce or prevent impacts to the neighborhood from natural disasters and increase resiliency.

### Action 1: Adopt the South Seaside Park Neighborhood Plan as a Subcomponent of the Township Master Plan

#### Background:

The Township's 2015 Master Plan Reexamination Report recommended additional study of the land use plan for the neighborhood to ensure that any changes, including approaches to improve storm resiliency, be designed in a manner that is context-sensitive to South Seaside Park's community character.

#### Recommendation:

To implement the land use recommendations of this report so that they are consistent with the Township's Master Plan, it is recommended that the Planning Board adopt the neighborhood plan as a component to the Master Plan.

### Action 2: Revise the Township's Zoning Map to Clearly Define Extent of Zone Boundaries

#### Background:

There are several technical errors in the labeling and extents of zone boundary lines on the Township's existing Zoning Map.

#### Recommendation:

- Revise the Township's official Zoning Map so that the zoning boundary lines clearly identify which properties are located in each district, to improve uniform enforcement of zoning regulations. The proposed revisions to the Zoning Map are included as **Figure 19**.
- Correct split-zoned lots and clarify conflicting zone boundary lines. Recommend that zone boundaries follow existing lots line and public right-of-way right centerlines.

## South Seaside Park Neighborhood Plan

### Strategic Action Plan

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- The site currently occupied by the Red Top Marina should be identified as being in the R-31.5 zone, however, this is not clearly illustrated on the existing zoning map. This should be corrected.
- The limits of the BR district are not identified on the existing zoning map. The area of the existing zoning map that consists of the Midway Beach Condominium Association should indicate the BR district.

### Action 3: Revise the Land Use Plan for the South Seaside Park Neighborhood to Provide Consistency Between Existing Uses and Zoning

#### Background:

As part of the analysis performed in the *Existing Conditions* section of this report, it was determined that there are a significant percentage of non-conforming uses in nearly all of the current zoning districts in the neighborhood. This situation hinders redevelopment and recovery efforts compromising the Neighborhood's future resiliency. As the types of uses are generally inoffensive, complementary to the zones in which they are located and permitted either in adjoining zones or elsewhere in the Neighborhood, it is recommended that the zoning ordinance be amended to provide modification to the uses permitted in a variety of the Neighborhood's existing zones. This finding was supported by public comments made during the two community meetings.

#### Recommendation:

- The NB Neighborhood Business district should be amended to permit existing residential uses as either conditional uses requiring Board oversight or permitted uses subject to an administrative review of specific buffering requirements.
- The NB zone should also be amended to permit mixed residential and commercial (residential over first floor retail or office) uses as conditional uses.
- The R-TH zone on 24<sup>th</sup> Avenue should either be amended to permit a variety of uses such as the motels, restaurants, multi-family units, detached single family homes, and parking lots that exist in this zone. Alternatively, this 1.65 acre strip could be incorporated into the R-C Resort Commercial zone, which could provide better consistency between existing and permitted uses.
- The R-4F and R-TH zones continue to not adequately reflect established land use patterns to the extent that they are zoned for multifamily (two, three, and four family units) and townhouses where single-family dwelling units currently exist. It is recommended that these areas be zoned for single-family residential (R-31.5). Consider the use of overlay zones to provide design and bulk standards to protect existing cottage developments.



## Action 4: Establish New Zone Districts, Where Applicable, to Protect Unique Character of Cottage Communities

### Background:

Currently the existing Midway Beach cottage community, located east of Central Avenue, is regulated under the R-LR Low Rise Residential, NB Neighborhood Business, and the BR Beachfront Residential district requirements, and the cottage communities west of Central Avenue are regulated under the R-TH Townhouse. Nearly all of these cottage communities are single-family detached in character, however, each are governed by different association rules and forms of ownership. This zoning renders the unique character of these communities non-conforming for use and bulk requirements. Recently, a similar community Brick Township that had suffered significant Sandy damage was denied permission to rebuild in Superior Court due to the community's non-conforming status and lack of consistency with the Master Plan of that municipality. The Township of Berkeley acknowledges and respects the importance of the development character of cottage communities in the South Seaside Park Neighborhood and seeks to preserve this development style. The proposed revisions to the Zoning Map are included as **Figure 19**.

### Recommendation:

- Amend the existing BR and R-LR zones into a consolidated BR zone, that includes the existing BR district standards as a permitted use for the Midway Beach cottage community.
- Amend the bulk requirements within the existing BR zone to closely mirror the current pattern and style of development that characterizes the Midway Beach cottage community.
- Ensure building height restrictions allow for elevation of structures to conform to newest BFE.
- Recommend the development of additional design standards to ensure that future development retains the scale and character of these cottage developments.
- Replace the zoning for the cottage communities west of Central Avenue currently zoned R-TH to reflect its existing single-family detached character, such as R-31.5. Consider an overlay zone that provides applicable bulk and design standards for the existing cottages.

## Action 5: Revise Zoning Bulk Standards to Reflect Existing Conditions of Established Communities and Promote Storm Resiliency

### Background:

Protect existing development, but not hamper efforts to rebuild with flood protection.

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## **South Seaside Park Neighborhood Plan**

### **Strategic Action Plan**

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#### Recommendation:

- Based upon the current FEMA Base Flood Elevation, single floor cottages (in Midway for example) will conform to the maximum building height permitted under current zoning; under the recommended change to the BR District, sufficient building height will be proposed to accommodate elevation that complies with BFE.
- Revise setback requirements in residential districts that better reflect existing neighborhood conditions to reduce need for bulk variances for residents seeking a partial reconstruction or similar improvement.
- Distinguish the existing R-50 district within the South Seaside Park Neighborhood from that of the mainland with a new BR-50 zone that includes bulk standards that are representative of the existing pattern of development in the Neighborhood.

## **Action 6: Enhance Recreational Facilities**

#### Background:

Neighborhood residents have noted that limited recreation opportunities exist in the area, despite several existing publicly-owned parks and open spaces. In addition, the limited amount of vacant land in the neighborhood hinders the establishment of additional parks or open space, suggesting that future recreation opportunities might be addressed on a programmatic level, or through the modification to existing facilities. Given that the community contains a mix of year-round and seasonal residents, additional study is recommended to identify and address local recreation needs.

#### Recommendations:

- Create a Neighborhood Recreation and Open Space Plan that would identify needs based on resident population and community interest, evaluate existing community facilities and recreation programs to address community needs, and identify potential sites and programming to serve those needs. Identify multi-purpose opportunities.
- Investigate opportunities for the State of New Jersey to permit cross-honoring of local beach badge for boat launch and non-dockage facilities at the 24<sup>th</sup> Avenue Marina.
- Consider establishing a local bike share program or participating in a regional bike share network with neighboring shore communities.
- Verify riparian grants to identify potential sites for bayfront recreation; investigate whether State of New Jersey would permit a lease option.

**South Seaside Park Neighborhood Plan**  
**Strategic Action Plan**

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**Action 7: Identify Opportunities to Cooperate with Federal, State,  
County and Local Entities to Promote Resilience**

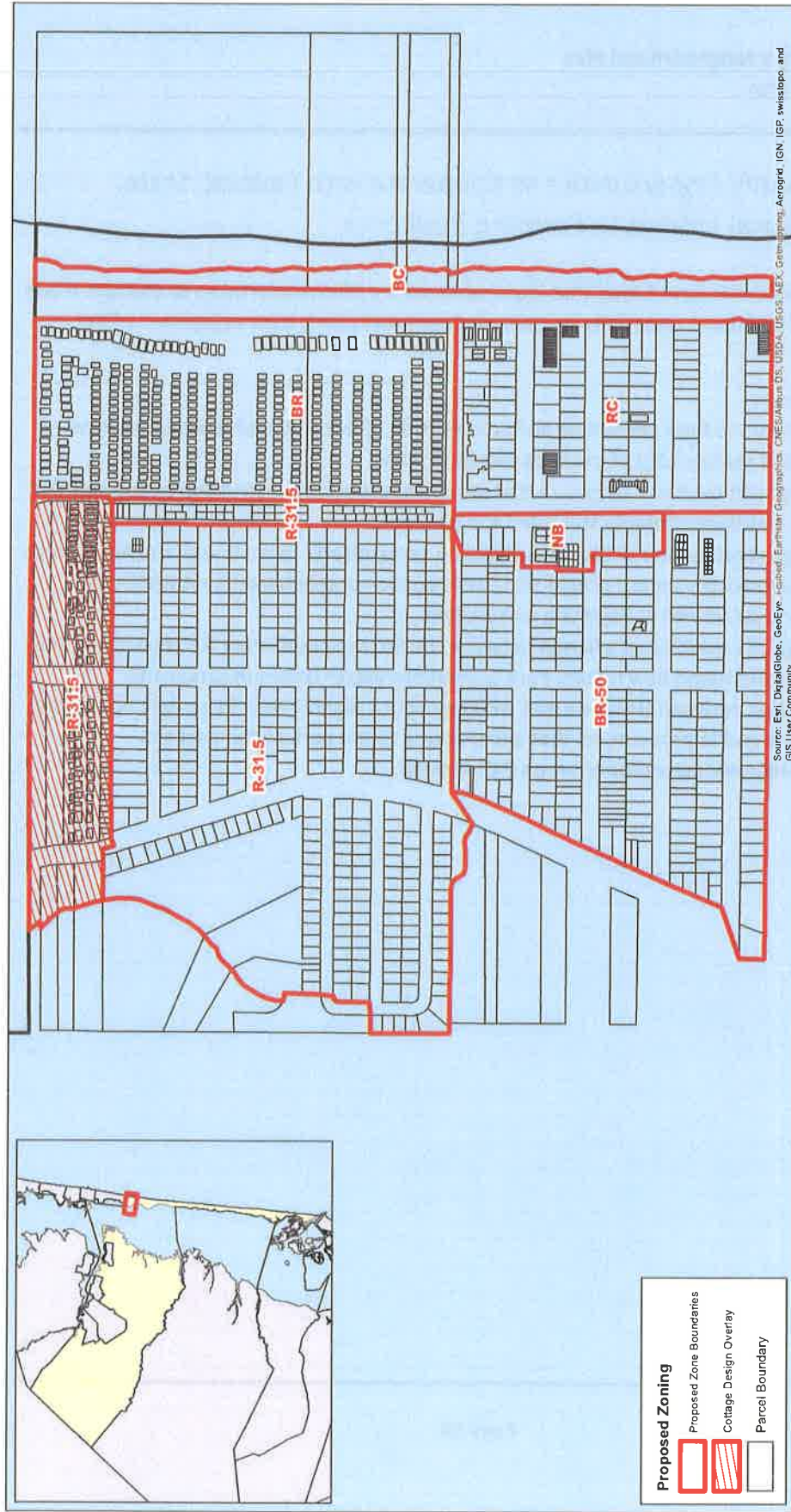
**Background:**

Neighborhood residents have noted that improvements are often undertaken or changes made to public lands that impact their daily routines and potentially limit their enjoyment of the Neighborhood.

**Recommendations:**

- Pursue grants to fund permitting and construction of living shoreline along Bayview Avenue and realignment of beach access at 6<sup>th</sup> Lane.
- Follow-up with the State to ensure that stormwater outfall construction at Bayview and 22<sup>nd</sup> Ave. has been properly stabilized and complete.
- Encourage continuation of the Township's on-going efforts to work with the Army Corps of Engineers to implement proper dune construction and enhancement within the Neighborhood as well in adjoining jurisdictions.
- Encourage the creation of a liaison between the South Seaside Park Neighborhood, the Township and Island Beach State Park to promote better communication and coordination between these entities with respect to Island Beach State Park operations, expansions and improvements that affect access to the park and impact the immediately adjoining properties on 24<sup>th</sup> Avenue.





**Figure 19: Proposed Zoning Map  
South Seaside Park Neighborhood,  
Berkeley Township, 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.

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Source: USGS; FEMA; NJDEP NJDOT; NUGIN; Ocean County, Berkeley Township  
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## Relationship to State and Local Objectives

This chapter discusses the relationships of the Coastal Neighborhood Resiliency Plan to state and local objectives. It discusses the Neighborhood Plan's relationship to the New Jersey State Development and Redevelopment Plan, the Ocean County Comprehensive Master Plan, and the Berkeley Township Master Plan, and the Berkeley Township Strategic Recovery Planning Report.

### New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan was adopted in 2001, and is commonly referred to as the State Plan. As provided in the State Plan, the South Seaside Park neighborhood is located within the Environmentally Sensitive/Barrier Islands Planning Area (Planning Area 5B).

The intent of the Environmentally Sensitive/Barrier Islands Planning Area is to: accommodate growth in centers; protect and enhance the existing character of barrier island communities; minimize the risks from natural hazards; provide access to coastal resources for public use and enjoyment; maintain and improve coastal resource quality; and, revitalize cities and towns.

It is noted that the South Seaside Park Neighborhood Plan does not directly call for additional growth in the neighborhood; thus, it cannot be said to directly support, but in no way negates, the growth-related intents of the of the planning area designation. However, the goals and objectives of the South Seaside Park Neighborhood Plan support the intents of the aforementioned planning areas to: protect the character of existing stable communities; protect natural resources; protect and enhance the existing character of barrier island communities; minimize the risks from natural hazards; provide access to coastal resources for public use and enjoyment; and maintain and improve coastal resource quality. Based on the South Seaside Park Neighborhood Plan's support of these planning area intents, it can be concluded that same is consistent with the New Jersey State Development and Redevelopment Plan.

### New Jersey State Strategic Plan

The State of New Jersey has proposed a new Strategic Plan, which would replace the New Jersey State Development and Redevelopment Plan. The objective of the new plan (viz., New Jersey State Strategic Plan) is to better prioritize and support sustainable economic growth and, thereby, enable the state to fully recover from the financial crisis and the Great Recession of 2008.

The draft New Jersey State Strategic Plan takes a different planning approach than the New Jersey State Development and Redevelopment Plan. For instance, no updated State Plan Policy

## South Seaside Park Neighborhood Plan

### Relationship to State and Local Objectives

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Map (n.b., this is included in the New Jersey State Development and Redevelopment Plan) is included with the draft New Jersey State Strategic Plan. Instead, the draft plan recommends organizing the state into "Priority Growth Investment Areas" and "Priority Preservation Investment Areas" to guide future state investments and programs. The specific investment areas will be identified subsequent to the adoption of the draft New Jersey State Strategic State Plan.

The draft New Jersey State Strategic State Plan indicates that the existing State Plan Policy Map, which places the neighborhood within the Environmentally Sensitive/Barrier Islands planning area, will continue to be used and amended in a manner that is consistent with statutory mandates for planning areas and "smart growth" areas on an interim basis until "Priority Growth Investment Areas" are identified and "Department Strategic Plans" for each state department are in place. The draft New Jersey State Strategic Plan has not yet been adopted by the State Planning Commission and its adoption has been indefinitely delayed.

The Township should stay abreast of the actions of the State Planning Commission with regard to potential adoption of the draft New Jersey State Strategic Plan. However, based on the information that has been presented in this subsection, it appears that the South Seaside Park Neighborhood Plan would be consistent with the New Jersey State Strategic Plan.

## Ocean County Comprehensive Master Plan

The Ocean County Comprehensive Master Plan was adopted in 2011. It is a policy statement about the future development of the county, and its objectives are intended to: address issues of regional concern; and, provide a regional perspective on land use and other issues facing Ocean County.

The Ocean County Comprehensive Master Plan makes several recommendations that are relevant to Berkeley Township's recovery from the effects of Hurricane Sandy, and reducing vulnerabilities to future storms. Key themes of the Ocean County Comprehensive Master Plan's recommendations include: encouraging the retention of established residential neighborhoods; rehabilitating older housing stock; improving mobility; stormwater management; low-impact and green design; preservation of open space; and, maximization of natural absorption of stormwater into the ground.

Relevant recommendations of the 2011 Ocean County Comprehensive Master Plan, with commentary concerning the relevance to resiliency planning in Berkeley Township with commentary in **bold** text follows below:

- *Encourage the New Jersey Department of Transportation to modernize and upgrade state highways throughout Ocean County, including US Route 9, NJ Route 35, NJ Route 37, NJ Route 70, NJ Route 72, NJ Route 88, and NJ Route 166.*

**South Seaside Park Neighborhood Plan**  
Relationship to State and Local Objectives

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**Modernizing and upgrading Ocean County's highways will improve mobility and facilitate the evacuation of Berkeley Township in times of crisis, including during future storms. Route 35 was recently modernized and upgraded in South Seaside Park as part of the immediate restoration response to Sandy.**

- *Support the tourism amenities and needs of shore towns and continue to facilitate the protection and replenishment of county's beaches and shoreline areas.*  
**Protection and replenishment of the county's beaches and shorelines areas, including those along Barnegat Bay in the eastern part of Berkeley Township, will help the county to cope with future hurricanes and storms to mitigate their impacts.**
- *Maintain an ongoing evaluation of the recreational needs of Ocean County residents, and assist in identifying new park and open space areas, as necessary.*  
**Encouraging the preservation of open space, particularly in locations at risk of coastal flooding and potential sea level rise will support stormwater infiltration, and offer a protective buffer to existing residential and commercial areas from flooding and storm surge.**
- *Continue to work with all federal, state, local, and non-profit partners to acquire open space and maximize financial resources available for preservation.*  
**Noted previously, expansion of open space areas promotes resiliency to future hurricanes and storms. The acquisition of the lands that have become the Roberts Avenue Marsh is an example of such efforts.**
- *Encourage land use planning strategies such as low-impact design to preserve open space and maximize the natural infiltration of stormwater.*  
**Preservation of open space and maximization of stormwater infiltration helps minimize flooding and promotes resiliency to future hurricanes and storms.**
- *Explore and assess best management practices used by other areas in the country to address stormwater management.*  
**Effectively addressing stormwater management helps minimize flooding and promotes resiliency to future hurricanes and storms.**
- *Continue to assess structural and nonstructural options for stormwater management to increase infiltration, remove debris, and reduce nutrient and pollution loads.*  
**Increasing infiltration will help to reduce flooding. Additionally, removing debris will help increase the efficiency of existing stormwater management facilities.**



## South Seaside Park Neighborhood Plan

### Relationship to State and Local Objectives

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- *Encourage compliance with new legislation that requires the New Jersey Department of Transportation to address stormwater management issues on state highways, including US Route 9, NJ Route 35, NJ Route 37, NJ Route 70, NJ Route 72, NJ Route 88, and NJ Route 166.*

**Addressing stormwater management issues along highways will help minimize their impacts and increase their safety. This is particularly important as highways generate stormwater runoff, and may serve as evacuation routes during emergencies.**

The key themes of the Ocean County Comprehensive Master Plan's recommendations are common to the goals and objectives of the Coastal Neighborhood Resiliency Plan. It may be concluded that the Ocean County Comprehensive Master Plan and the Coastal Neighborhood Resiliency Plan are generally consistent with one another.

### 2014 Ocean County Multi-Jurisdictional All Hazard Mitigation Plan

The 2014 Multi-Jurisdictional All Hazard Mitigation Plan is intended to provide a blueprint for saving lives and reducing property damage from the effects of natural and man-made disasters. The 2014 Multi-Jurisdictional All Hazard Mitigation Plan identifies the following Berkeley Township-specific actions to mitigate hazards:

- *Adopt ABFE maps;*
- *Continue dune grass planting in the fall;*
- *Continue to enforce building codes*
- *Continue to participate in the National Flood Insurance Program (NFIP);*
- *Elevate residential properties;*
- *Implement erosion control related projects;*
- *implement flood control related projects;*
- *Implement flood proofing project*
- *Implement generator related action*
- *Improve evacuation plans with alternative routes and/or re-entry guidance*
- *Increase regulation for storage of Hazardous Materials in ordinance*
- *Join or maintain NWS Storm Ready program*
- *Maintain and increase rating for CRS program;*
- *Maintain and improve dunes*
- *maintain and improve information on website and/or Facebook;*
- *Maintain Emergency Operations Plan*
- *Maintain, improve, and expand education and awareness programs*
- *Obtain, improve and/or maintain warning related systems, including Nixle and Reverse 911*
- *USACE beach replenishment and/or dune restoration projects*

## **South Seaside Park Neighborhood Plan**

### **Relationship to State and Local Objectives**

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These actions are supported and consistent with the Goals and Objectives of the South Seaside Park Neighborhood Plan.

## **Ocean County Long-Term Community Recovery Plan**

The 2015 Ocean County Long-Term Community Recovery Plan was an effort by the county, in collaboration with officials on the state and local levels as well as nonprofits and other community stakeholders, to develop a long-term recovery strategy after Hurricane Sandy. The plan focused on resiliency, recommending actions that would allow Ocean County to continue to prosper, even following Sandy-like events. The recovery plan outlines 10 actions that would form its recovery strategy, focusing on actions that would help reduce flood insurance premiums, shoreline and infrastructure protection, transportation and residential improvements:

- *Improve Resiliency of Residential Structures for All Income Groups*
- *Improve County Evacuation Plan*
- *Improve County Shelter Management Plan*
- *Protect and Restore Shorelines*
- *Develop a Risk-Preparedness Marketing Campaign*
- *Develop Countywide Tools to Support CRS Participation*

These actions are supported and consistent with the Goals and Objectives of the South Seaside Park Neighborhood Plan.

## **Berkeley Township Master Plan**

The Berkeley Township Master Plan was originally adopted in 1997, and last reexamined and amended in 2015. The focus of this discussion will be the township's 2015 Master Plan Reexamination Report and the master plan amendments, which were appended thereto.

The 2015 Master Plan Reexamination Report and accompanying master plan amendments are broad in scope, place special emphasis on facilitating recovery from Hurricane Sandy, as well as promoting resiliency to future storm impacts and other potential natural hazards. To this end, the reexamination report recommends, and the amendments include: recommendations to add/the addition of several goals to promote resiliency; a discussion of green building techniques and the recommendation to facilitate and promote their implementation within the township; and, recommendations to promote environmental conservation and stewardship, among other examples.

The emphasis of the 2015 Master Plan Reexamination Report, as well as the resiliency-focused elements of its accompanying master plan amendments, is substantially compatible with the Coastal Neighborhood Resiliency Plan. Indeed, promotion of resiliency is at the core of these documents. Moreover, implementation of one (e.g., 2015 Master Plan Reexamination Report

**South Seaside Park Neighborhood Plan**  
Relationship to State and Local Objectives

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and accompanying amendments) will advance the implementation of the other (e.g., South Seaside Park Neighborhood Plan).

**Berkeley Township Strategic Recovery Planning Report**

The Berkeley Township Strategic Recovery Planning Report was adopted in 2014. It serves as the blueprint to guide the township's recovery from the effects of Hurricane Sandy, and to reduce vulnerabilities to future storms. After a thorough evaluation of the impacts of Hurricane Sandy on the township, it articulates a number of planning goals, strategies, and priority actions to improve public safety, increase resistance to damage from future storms, and stimulate economic recovery.

The overall intent and purpose of the South Seaside Park Neighborhood Plan is consistent with and, in fact, reinforces the Berkeley Township Strategic Recovery Planning Report; the same applies for the specific goals and objectives of the South Seaside Park Neighborhood Plan. Implementation of the South Seaside Park Neighborhood Plan will not only help to stimulate further recovery from Hurricane Sandy, but also to build resiliency to future storms within the neighborhood.

# Appendices

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


Appendix 1: Representative Photographs of South Seaside Park  
Neighborhood



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

Prepared by: RED, October 1, 2016  
 Source: NJDEP FEMA, NUDOT Ocean County GIS  
 TAM Associates, MOD JV  
 File Path: H:\CETO\00060\GIS\Projects\Appendix 4.mxd

 Neighborhood Boundary  
 Study Area Parcel

 Photographer Location (Arrowhead Points in Direction of View)  
 Municipal Boundary

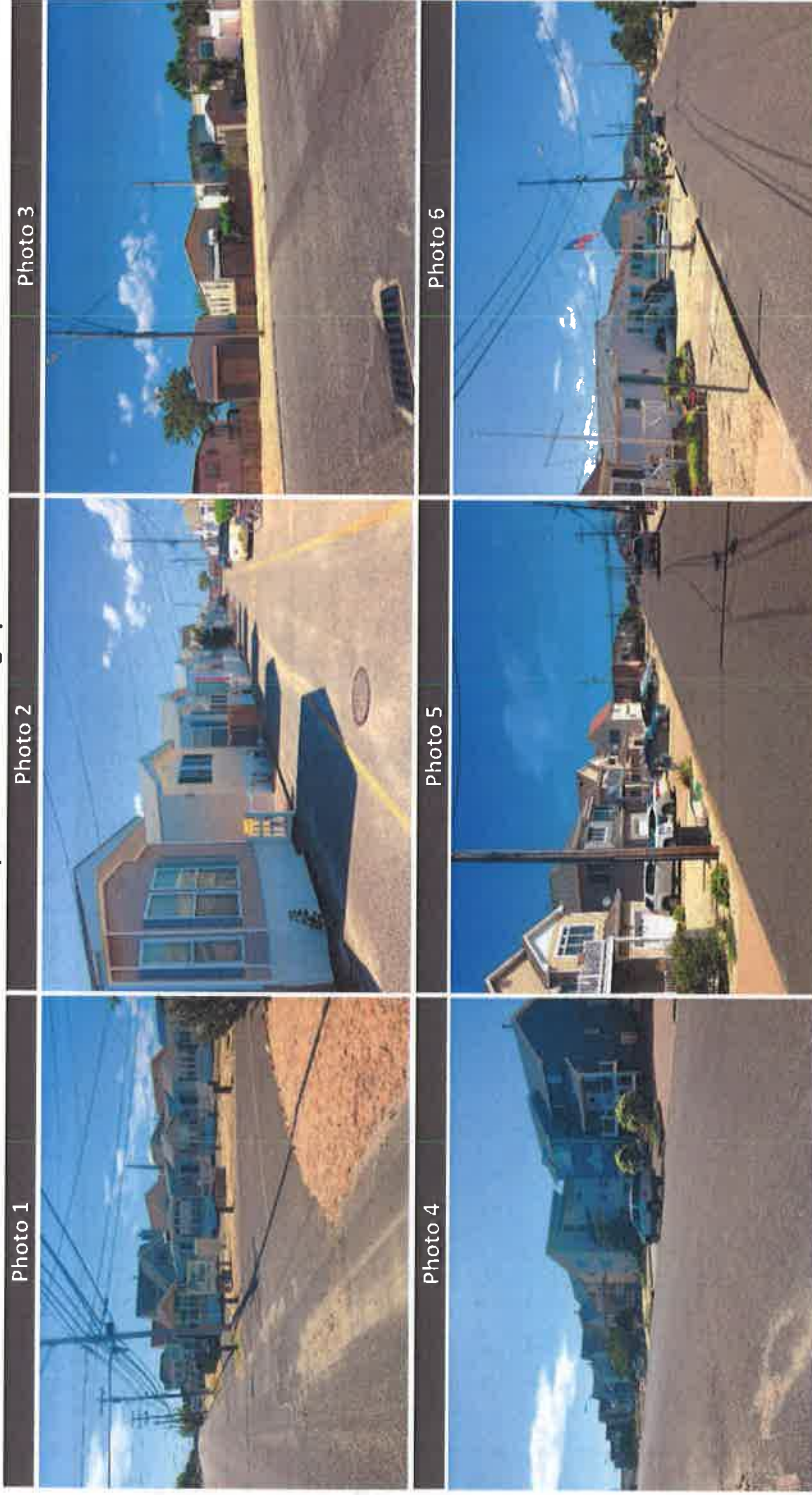
# Appendix 1: Key to Representative Photographs South Seaside Park Neighborhood Berkeley Township, Ocean County, NJ

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.



**South Seaside Park Neighborhood Plan**  
**Appendices**

**Representative Photographs**





South Seaside Park Neighborhood Plan  
Appendices

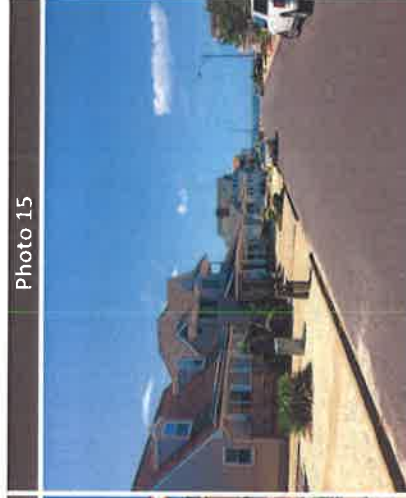
Representative Photographs

Photo 7	Photo 8	Photo 9
		
Photo 10	Photo 11	Photo 12
		





**South Seaside Park Neighborhood Plan**  
Appendices

**Representative Photographs**



**South Seaside Park Neighborhood Plan**  
Appendices

**Representative Photographs — Berkeley Shores**

Photo 19	Photo 20	Photo 21
		
Photo 22	Photo 23	Photo 24
		

**South Seaside Park Neighborhood Plan**  
Appendices

**Representative Photographs**





**South Seaside Park Neighborhood Plan**  
Appendices

**Representative Photographs**

Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36





**South Seaside Park Neighborhood Plan**  
Appendices

**Representative Photographs**



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

**South Seaside Park Neighborhood Plan  
Appendices**

**Representative Photographs**

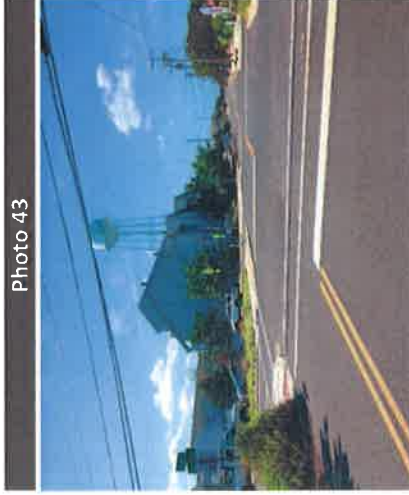


Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

**South Seaside Park Neighborhood Plan**  
Appendices

**Representative Photographs**



**South Seaside Park Neighborhood Plan**  
**Appendices**

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**South Seaside Park Neighborhood Plan**  
**Appendices**

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Appendix 2: Potentially Vulnerable Properties

## APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1687.01	1		2	1425 BAY VIEW AVE	\$ 316,200	\$ 200,000	\$ 516,200	0.13	0.13
1687.01	2		2	1433 BAY VIEW AVE	\$ 310,600	\$ 185,000	\$ 495,600	0.10	0.10
1687.01	3		2	218 BEACH DR	\$ 303,500	\$ 234,400	\$ 537,900	0.14	0.14
1687.01	4		2	216 BEACH DR	\$ 303,500	\$ 187,800	\$ 491,300	0.14	0.14
1687.01	5		2	214 BEACH DR	\$ 303,500	\$ 193,400	\$ 496,900	0.14	0.14
1687.01	6		2	212 BEACH DR	\$ 303,500	\$ 208,300	\$ 511,800	0.14	0.14
1687.01	7		2	210 BEACH DR	\$ 303,500	\$ 191,500	\$ 495,000	0.14	0.14
1687.01	8		2	208 BEACH DR	\$ 303,500	\$ 205,000	\$ 508,500	0.14	0.14
1687.01	9		2	206 BEACH DR	\$ 303,500	\$ 192,500	\$ 496,000	0.14	0.14
1687.01	10		2	204 BEACH DR	\$ 303,500	\$ 195,900	\$ 499,400	0.14	0.14
1687.01	11		2	202 BEACH DR	\$ 303,500	\$ 237,200	\$ 540,700	0.14	0.14
1687.01	12		2	1434 BARNEGAT AVE	\$ 307,900	\$ 161,400	\$ 469,300	0.10	0.10
1687.01	13		2	1428 BARNEGAT AVE	\$ 317,000	\$ 165,200	\$ 482,200	0.11	0.11
1687.02	1		1	1 BAY VIEW AVE	\$ 275,000	\$ -	\$ 275,000	0.11	0.11
1687.02	2		2	217 BEACH DR	\$ 278,300	\$ 107,600	\$ 385,900	0.07	0.07
1687.02	3		2	215 BEACH DR	\$ 278,300	\$ 165,200	\$ 443,500	0.07	0.07
1687.02	4		1	1 BEACH DR	\$ 278,300	\$ -	\$ 278,300	0.07	0.07
1687.02	5		2	211 BEACH DR	\$ 278,300	\$ 64,700	\$ 343,000	0.08	0.08
1687.02	6		2	209 BEACH DR	\$ 278,300	\$ 48,000	\$ 326,300	0.08	0.08
1687.02	7		2	207 BEACH DR	\$ 278,300	\$ 90,400	\$ 368,700	0.08	0.08
1687.02	8		2	205 BEACH DR	\$ 278,300	\$ 172,400	\$ 450,700	0.08	0.08
1687.02	9		2	203 BEACH DR	\$ 278,300	\$ 72,200	\$ 350,500	0.08	0.08
1687.02	10		2	1442 BARNEGAT AVE	\$ 313,100	\$ 361,000	\$ 674,100	0.11	0.11
1687.02	11		2	1452 BARNEGAT AVE	\$ 316,200	\$ 148,400	\$ 464,600	0.10	0.10
1687.02	12		2	202 SURF DR	\$ 278,300	\$ 63,100	\$ 341,400	0.07	0.07
1687.02	13		2	204 SURF DR	\$ 278,300	\$ 175,100	\$ 453,400	0.07	0.07
1687.02	14		2	206 SURF DR	\$ 278,300	\$ 50,700	\$ 329,000	0.07	0.07
1687.02	15		2	208 SURF DR	\$ 278,300	\$ 64,900	\$ 343,200	0.07	0.07
1687.02	16		2	210 SURF DR	\$ 278,300	\$ 93,200	\$ 371,500	0.07	0.07
1687.02	17		2	212 SURF DR	\$ 278,300	\$ 53,900	\$ 332,200	0.07	0.07
1687.02	18		2	214 SURF DR	\$ 278,300	\$ 64,900	\$ 343,200	0.07	0.07
1687.02	19		2	216 SURF DR	\$ 278,300	\$ 109,400	\$ 387,700	0.07	0.07
1687.02	20		1	1 SURF DR	\$ 235,000	\$ -	\$ 235,000	0.07	0.07
1687.03	1		2	1461 BAY VIEW AVE	\$ 299,200	\$ 114,800	\$ 414,000	0.09	0.09
1687.03	2		2	215 SURF DR	\$ 278,300	\$ 170,200	\$ 448,500	0.07	0.07
1687.03	3		2	213 SURF DR	\$ 278,300	\$ 151,500	\$ 429,800	0.07	0.07
1687.03	4		2	211 SURF DR	\$ 278,300	\$ 61,000	\$ 339,300	0.07	0.07
1687.03	5		2	209 SURF DR	\$ 278,300	\$ 322,200	\$ 600,500	0.07	0.07
1687.03	6		2	207 SURF DR	\$ 278,300	\$ 94,500	\$ 372,800	0.07	0.07
1687.03	7		2	205 SURF DR	\$ 278,300	\$ 147,300	\$ 425,600	0.07	0.07
1687.03	8		2	203 SURF DR	\$ 278,300	\$ 59,800	\$ 338,100	0.07	0.07
1687.03	9		2	1458 BARNEGAT AVE	\$ 316,200	\$ 99,600	\$ 415,800	0.11	0.11
1687.03	10		2	200 ANCHOR DR	\$ 313,100	\$ 92,600	\$ 405,700	0.10	0.10
1687.03	11		2	202 ANCHOR DR	\$ 278,300	\$ 70,000	\$ 348,300	0.07	0.07
1687.03	12		2	204 ANCHOR DR	\$ 278,300	\$ 156,200	\$ 434,500	0.07	0.07
1687.03	13		2	206 ANCHOR DR	\$ 278,300	\$ 139,800	\$ 418,100	0.07	0.07
1687.03	14		2	208 ANCHOR DR	\$ 278,300	\$ 148,500	\$ 426,800	0.07	0.07
1687.03	15		2	210 ANCHOR DR	\$ 278,300	\$ 77,700	\$ 356,000	0.07	0.07
1687.03	16		2	212 ANCHOR DR	\$ 278,300	\$ 109,900	\$ 388,200	0.07	0.07
1687.03	17		2	1467 BAY VIEW AVE	\$ 333,500	\$ 142,200	\$ 475,700	0.12	0.12
1687.04	1		2	215 ANCHOR DR	\$ 391,400	\$ 58,600	\$ 450,000	0.17	0.17
1687.04	3		2	209 ANCHOR DR	\$ 318,300	\$ 304,200	\$ 622,500	0.11	0.11

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1687.04	4		2	207 ANCHOR DR	\$ 278,300	\$ 91,700	\$ 370,000	0.07	0.07
1687.04	5		2	205 ANCHOR DR	\$ 278,300	\$ 220,600	\$ 498,900	0.07	0.07
1687.04	6		2	203 ANCHOR DR	\$ 278,300	\$ 61,300	\$ 339,600	0.07	0.07
1687.04	7		2	1474 BARNEGAT AVE	\$ 313,100	\$ 99,400	\$ 412,500	0.10	0.10
1687.04	8		4A	MIDWAY AVE	\$ 281,800	\$ 5,100	\$ 286,900	0.10	0.10
1687.04	9		2	202 MIDWAY AVE	\$ 278,300	\$ 77,900	\$ 356,200	0.07	0.07
1687.04	10		2	204 MIDWAY AVE	\$ 278,300	\$ 52,300	\$ 330,600	0.07	0.07
1687.04	11		2	206 MIDWAY AVE	\$ 278,300	\$ 51,800	\$ 330,100	0.07	0.07
1687.04	12		2	208 MIDWAY AVE	\$ 278,300	\$ 45,800	\$ 324,100	0.07	0.07
1687.04	13		2	210 MIDWAY AVE	\$ 278,300	\$ 153,100	\$ 431,400	0.07	0.07
1687.04	14		2	1483 BAY VIEW AVE	\$ 330,500	\$ 152,100	\$ 482,600	0.10	0.10
1688.01	1		2	121 BEACH DR	\$ 313,100	\$ 72,200	\$ 385,300	0.11	0.11
1688.01	2		2	119 BEACH DR	\$ 278,300	\$ 80,300	\$ 358,600	0.07	0.07
1688.01	3		2	117 BEACH DR	\$ 278,300	\$ 92,300	\$ 370,600	0.07	0.07
1688.01	4		2	115 BEACH DR	\$ 278,300	\$ 146,200	\$ 424,500	0.07	0.07
1688.01	5		2	113 BEACH DR	\$ 278,300	\$ 49,900	\$ 328,200	0.07	0.07
1688.01	6		2	111 BEACH DR	\$ 278,300	\$ 87,700	\$ 366,000	0.07	0.07
1688.01	7		2	109 BEACH DR	\$ 278,300	\$ 58,600	\$ 336,900	0.07	0.07
1688.01	8		2	107 BEACH DR	\$ 356,600	\$ 103,400	\$ 460,000	0.07	0.07
1688.01	9		2	ADDITIONAL TO BLOCK 1688.01, LOT 8	\$ -	\$ -	\$ -	0.07	0.07
1688.01	10.01		2	103 BEACH DR	\$ 295,700	\$ 165,500	\$ 461,200	0.09	0.09
1688.01	10.02		2	101 BEACH DR	\$ 321,800	\$ 207,100	\$ 528,900	0.11	0.11
1688.01	11.01		2	102 SURF DR	\$ 295,700	\$ 266,300	\$ 562,000	0.09	0.09
1688.01	11.02		2	100 SURF DR	\$ 321,800	\$ 247,900	\$ 569,700	0.12	0.12
1688.01	12		2	106 SURF DR	\$ 356,600	\$ 137,500	\$ 494,100	0.07	0.07
1688.01	13		2	ADDITIONAL TO BLOCK 1688.01, LOT 12	\$ -	\$ -	\$ -	0.07	0.07
1688.01	14		2	108 SURF DR	\$ 278,300	\$ 187,400	\$ 465,700	0.07	0.07
1688.01	15		2	110 SURF DR	\$ 278,300	\$ 154,400	\$ 432,700	0.07	0.07
1688.01	16		2	112 SURF DR	\$ 278,300	\$ 59,000	\$ 337,300	0.07	0.07
1688.01	17		2	114 SURF DR	\$ 278,300	\$ 98,900	\$ 377,200	0.07	0.07
1688.01	18		2	116 SURF DR	\$ 278,300	\$ 114,900	\$ 393,200	0.07	0.07
1688.01	19		2	118 SURF DR	\$ 278,300	\$ 90,800	\$ 369,100	0.07	0.07
1688.01	20		2	1453 BARNEGAT AVE	\$ 313,100	\$ 110,900	\$ 424,000	0.10	0.10
1688.02	1		2	1429 BARNEGAT AVE	\$ 307,900	\$ 178,100	\$ 486,000	0.10	0.10
1688.02	2		2	1435 BARNEGAT AVE	\$ 317,000	\$ 157,200	\$ 474,200	0.11	0.11
1688.02	3		2	118 BEACH DR	\$ 303,500	\$ 174,400	\$ 477,900	0.14	0.14
1688.02	4		2	116 BEACH DR	\$ 303,500	\$ 194,300	\$ 497,800	0.14	0.14
1688.02	5		2	114 BEACH DR	\$ 303,500	\$ 253,200	\$ 556,700	0.14	0.14
1688.02	6		2	112 BEACH DR	\$ 303,500	\$ 169,400	\$ 472,900	0.14	0.14
1688.02	7		2	110 BEACH DR	\$ 303,500	\$ 169,400	\$ 472,900	0.14	0.14
1688.02	8		2	108 BEACH DR	\$ 303,500	\$ 298,400	\$ 601,900	0.14	0.14
1688.02	9		2	106 BEACH DR	\$ 303,500	\$ 208,800	\$ 512,300	0.14	0.14
1688.02	10		2	104 BEACH DR	\$ 303,500	\$ 131,500	\$ 435,000	0.14	0.14
1688.02	11.01		2	BEACH DRIVE	\$ -	\$ -	\$ -	0.37	0.37
1688.02	11.01 C102B		2	100 BEACH DR	\$ 175,000	\$ 179,600	\$ 354,600	0.01	0.01
1688.02	11.01 C102A		2	102 BEACH DR	\$ 175,000	\$ 179,600	\$ 354,600	0.01	0.01
1688.02	11.01 C100B		2	94 BEACH DR	\$ 175,000	\$ 179,600	\$ 354,600	0.01	0.01
1688.02	11.01 C100A		2	96 BEACH DR	\$ 175,000	\$ 179,600	\$ 354,600	0.01	0.01
1688.02	11.01 C100C		2	92 BEACH DR	\$ 175,000	\$ 184,700	\$ 359,700	0.01	0.01
1688.02	11.01 C102C		2	98 BEACH DR	\$ 175,000	\$ 184,700	\$ 359,700	0.01	0.01
1688.03	1		2	1459 BARNEGAT AVE	\$ 295,700	\$ 215,400	\$ 511,100	0.09	0.09
1688.03	2		2	119 SURF DR	\$ 278,300	\$ 73,000	\$ 351,300	0.08	0.08

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1688.03	3		2	117 SURF DR	\$ 278,300	\$ 70,700	\$ 349,000	0.08	0.08
1688.03	4		2	115 SURF DR	\$ 295,700	\$ 53,600	\$ 349,300	0.09	0.09
1688.03	5		2	113 SURF DR	\$ 278,300	\$ 66,800	\$ 345,100	0.07	0.07
1688.03	6		2	111 SURF DR	\$ 278,300	\$ 168,400	\$ 446,700	0.07	0.07
1688.03	7		2	109 SURF DR	\$ 278,300	\$ 232,600	\$ 510,900	0.07	0.07
1688.03	8		2	107 SURF DR	\$ 278,300	\$ 73,500	\$ 351,800	0.07	0.07
1688.03	9		2	105 SURF DR	\$ 257,400	\$ 107,600	\$ 365,000	0.07	0.07
1688.03	10.01		2	103 SURF DR	\$ 295,700	\$ 222,900	\$ 518,600	0.09	0.09
1688.03	10.02		2	101 SURF DR	\$ 321,800	\$ 324,300	\$ 646,100	0.12	0.12
1688.03	11.01		2	102 ANCHOR DR	\$ 295,700	\$ 220,400	\$ 516,100	0.09	0.09
1688.03	11.02		2	100 ANCHOR DR	\$ 321,800	\$ 370,900	\$ 692,700	0.12	0.12
1688.03	12		2	104 ANCHOR DR	\$ 278,300	\$ 107,400	\$ 385,700	0.07	0.07
1688.03	13		2	106 ANCHOR DR	\$ 278,300	\$ 66,900	\$ 345,200	0.07	0.07
1688.03	14		2	108 ANCHOR DR	\$ 278,300	\$ 127,200	\$ 405,500	0.07	0.07
1688.03	15		2	110 ANCHOR DR	\$ 278,300	\$ 167,400	\$ 445,700	0.07	0.07
1688.03	16		2	112 ANCHOR DR	\$ 278,300	\$ 67,300	\$ 345,600	0.07	0.07
1688.03	17		2	114 ANCHOR DR	\$ 295,700	\$ 99,400	\$ 395,100	0.09	0.09
1688.03	18		2	116 ANCHOR DR	\$ 278,300	\$ 148,000	\$ 426,300	0.07	0.07
1688.03	19		2	118 ANCHOR DR	\$ 278,300	\$ 48,600	\$ 326,900	0.07	0.07
1688.03	20		2	1465 BARNEGAT AVE	\$ 295,700	\$ 84,000	\$ 379,700	0.09	0.09
1688.04	1		2	121 ANCHOR DR	\$ 351,400	\$ 229,200	\$ 580,600	0.14	0.14
1688.04	3		2	117 ANCHOR DR	\$ 316,600	\$ 185,800	\$ 502,400	0.11	0.11
1688.04	4		2	115 ANCHOR DR	\$ 278,300	\$ 51,300	\$ 329,600	0.07	0.07
1688.04	5		2	113 ANCHOR DR	\$ 278,300	\$ 49,200	\$ 327,500	0.07	0.07
1688.04	6		2	111 ANCHOR DR	\$ 278,300	\$ 62,000	\$ 340,300	0.07	0.07
1688.04	7		2	109 ANCHOR DR	\$ 278,300	\$ 186,900	\$ 465,200	0.07	0.07
1688.04	8		2	107 ANCHOR DR	\$ 278,300	\$ 179,900	\$ 458,200	0.07	0.07
1688.04	9		2	105 ANCHOR DR	\$ 278,300	\$ 163,500	\$ 441,800	0.07	0.07
1688.04	10.01		2	103 ANCHOR DR	\$ 295,700	\$ 200,900	\$ 496,600	0.09	0.09
1688.04	10.02		2	101 ANCHOR DR	\$ 321,800	\$ 204,900	\$ 526,700	0.11	0.11
1688.04	11.01		2	102 MIDWAY AVE	\$ 295,700	\$ 210,000	\$ 505,700	0.09	0.09
1688.04	11.02		2	100 MIDWAY AVE	\$ 321,800	\$ 199,200	\$ 521,000	0.11	0.11
1688.04	12		2	104 MIDWAY AVE	\$ 278,300	\$ 109,100	\$ 387,400	0.07	0.07
1688.04	13		2	106 MIDWAY AVE	\$ 278,300	\$ 61,000	\$ 339,300	0.07	0.07
1688.04	14		2	108 MIDWAY AVE	\$ 278,300	\$ 63,100	\$ 341,400	0.07	0.07
1688.04	15		2	110 MIDWAY AVE	\$ 278,300	\$ 63,100	\$ 341,400	0.07	0.07
1688.04	16		2	112 MIDWAY AVE	\$ 278,300	\$ 62,600	\$ 340,900	0.07	0.07
1688.04	17		2	114 MIDWAY AVE	\$ 278,300	\$ 54,400	\$ 332,700	0.07	0.07
1688.04	18		2	116 MIDWAY AVE	\$ 278,300	\$ 53,800	\$ 332,100	0.07	0.07
1688.04	19		2	118 MIDWAY AVE	\$ 278,300	\$ 110,300	\$ 388,600	0.07	0.07
1688.04	20		2	1481 BARNEGAT AVE	\$ 313,100	\$ 31,000	\$ 344,100	0.10	0.10
1689	1.01		15C	ROBERTS AVE	\$ 175,000	\$ -	\$ 175,000	0.77	0.77
1689	1.02		15C	ADDITIONAL TO BLOCK 1689, LOT 1.01	\$ -	\$ -	\$ -	1.65	1.56
1689	1.03		15C	ADDITIONAL TO BLOCK 1689, LOT 1.01	\$ -	\$ -	\$ -	4.38	3.68
1689	1.04		15C	1490 BAY VIEW AVE	\$ 442,000	\$ 432,400	\$ 874,400	0.08	0.05
1689	1.05		15C	ADDITIONAL TO BLOCK 1689, LOT 1.01	\$ -	\$ -	\$ -	0.77	0.77
1689	1.06		15C	ADDITIONAL TO BLOCK 1689, LOT 1.01	\$ -	\$ -	\$ -	1.02	1.02
1689	1.07		15C	ADDITIONAL TO BLOCK 1689, LOT 1.01	\$ -	\$ -	\$ -	3.58	3.58
1689	3		2	1476 BAY VIEW AVE	\$ 432,800	\$ 263,100	\$ 695,900	0.07	0.02
1689	4		2	1472 BAY VIEW AVE	\$ 432,800	\$ 259,300	\$ 692,100	0.08	0.03
1689	5		2	1468 BAY VIEW AVE	\$ 432,800	\$ 269,700	\$ 702,500	0.07	0.06
1689	6		2	1470 BAY VIEW AVE	\$ 432,800	\$ 266,900	\$ 699,700	0.08	0.08



APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1689	7		2	1460 BAY VIEW AVE	\$ 432,800	\$ 257,200	\$ 690,000	0.07	0.07
1689	8		2	1456 BAY VIEW AVE	\$ 432,800	\$ 268,200	\$ 701,000	0.08	0.08
1689	9		2	1452 BAY VIEW AVE	\$ 432,800	\$ 253,200	\$ 686,000	0.08	0.08
1689	10		2	1448 BAY VIEW AVE	\$ 432,800	\$ 265,700	\$ 698,500	0.07	0.07
1689	11		2	1444 BAY VIEW AVE	\$ 432,800	\$ 275,400	\$ 708,200	0.08	0.08
1689	12		2	1440 BAY VIEW AVE	\$ 432,800	\$ 251,700	\$ 684,500	0.08	0.08
1689	13		2	1436 BAY VIEW AVE	\$ 442,000	\$ 247,500	\$ 689,500	0.09	0.09
1689	14		2	1432 BAY VIEW AVE	\$ 442,000	\$ 269,200	\$ 711,200	0.08	0.08
1689	15		2	1428 BAY VIEW AVE	\$ 460,400	\$ 260,000	\$ 720,400	0.10	0.10
1689	16		2	1424 BAY VIEW AVE	\$ 442,000	\$ 260,000	\$ 702,000	0.09	0.09
1689	17		2	1420 BAY VIEW AVE	\$ 464,100	\$ 259,300	\$ 723,400	0.11	0.11
1689.01	1		4A	2000 BAY VIEW AVE	\$ 900,000	\$ 214,400	\$ 1,114,400	0.31	0.31
1689.01	204.01		1	1 RIPARIAN GRANT	\$ 12,200	\$ -	\$ 12,200	2.05	2.05
1689.01	206.01		1	1 RIPARIAN GRANT	\$ 4,300	\$ -	\$ 4,300	0.82	0.82
1689.01	208.02		1	1 RIPARIAN GRANT	\$ 13,600	\$ -	\$ 13,600	2.65	2.65
1689.01	214.01		1	1 RIPARIAN GRANT	\$ 7,300	\$ -	\$ 7,300	1.41	1.41
1689.01	224.01		1	1 RIPARIAN GRANT	\$ 6,000	\$ -	\$ 6,000	1.19	1.19
1689.02	3		2	212 TWENTIETH AVE	\$ 298,000	\$ 299,800	\$ 597,800	0.10	0.10
1689.02	3.01		2	2 BAY VIEW AVE	\$ 284,600	\$ -	\$ 284,600	0.08	0.08
1689.03	1		2	384 ROBERTS AVE	\$ 420,100	\$ 102,600	\$ 522,700	0.11	0.11
1689.03	2		2	382 ROBERTS AVE	\$ 378,300	\$ 176,200	\$ 554,500	0.07	0.07
1689.03	3		2	380 ROBERTS AVE	\$ 378,300	\$ 71,700	\$ 450,000	0.07	0.07
1689.03	4		2	378 ROBERTS AVE	\$ 378,300	\$ 71,700	\$ 450,000	0.07	0.07
1689.03	5		2	376 ROBERTS AVE	\$ 378,300	\$ 116,700	\$ 495,000	0.07	0.07
1689.03	6		2	374 ROBERTS AVE	\$ 378,300	\$ 66,700	\$ 445,000	0.07	0.07
1689.03	7		2	372 ROBERTS AVE	\$ 378,300	\$ 95,400	\$ 473,700	0.07	0.07
1689.03	8		2	370 ROBERTS AVE	\$ 378,300	\$ 108,800	\$ 487,100	0.07	0.07
1689.03	9		2	366 ROBERTS AVE	\$ 456,600	\$ 618,400	\$ 1,075,000	0.07	0.07
1689.03	10		2	ADDITIONAL TO BLOCK 1689.03, LOT 9	\$ -	\$ -	\$ -	0.07	0.07
1689.03	11		1	364 ROBERTS AVE	\$ 339,200	\$ -	\$ 339,200	0.07	0.07
1689.03	12		2	362 ROBERTS AVE	\$ 456,600	\$ 643,400	\$ 1,100,000	0.07	0.07
1689.03	13		2	ADDITIONAL TO BLOCK 1689.03, LOT 12	\$ -	\$ -	\$ -	0.07	0.07
1689.03	14		2	358 ROBERTS AVE	\$ 378,300	\$ 185,200	\$ 563,500	0.07	0.07
1689.03	15		2	356 ROBERTS AVE	\$ 380,000	\$ 185,600	\$ 565,600	0.07	0.07
1689.03	16		2	354 ROBERTS AVE	\$ 394,000	\$ 865,800	\$ 1,259,800	0.16	0.16
1689.03	17		2	352 ROBERTS AVE	\$ 565,900	\$ 414,100	\$ 980,000	0.18	0.18
1689.03	18		2	350 ROBERTS AVE	\$ 558,000	\$ 287,500	\$ 845,500	0.08	0.08
1689.03	19		2	348 ROBERTS AVE	\$ 528,300	\$ 258,900	\$ 787,200	0.07	0.07
1689.03	20		2	346 ROBERTS AVE	\$ 528,300	\$ 240,000	\$ 768,300	0.07	0.07
1689.03	21		2	344 ROBERTS AVE	\$ 531,000	\$ 213,100	\$ 744,100	0.07	0.07
1689.03	22		15C	ROBERTS AVE	\$ 442,500	\$ -	\$ 442,500	1.17	1.17
1689.03	23		15C	ROBERTS AVE	\$ 380,000	\$ -	\$ 380,000	0.07	0.07
1689.03	24		1	ROBERTS AVE	\$ 325,000	\$ -	\$ 325,000	0.07	0.07
1689.04	1		2	345 ROBERTS AVE	\$ 436,200	\$ 285,500	\$ 721,700	0.11	0.11
1689.04	2		2	329 GERARD AVE	\$ 395,500	\$ 113,600	\$ 509,100	0.07	0.07
1689.04	3		2	327 GERARD AVE	\$ 395,500	\$ 71,600	\$ 467,100	0.07	0.07
1689.04	4		2	325 GERARD AVE	\$ 395,500	\$ 99,500	\$ 495,000	0.07	0.07
1689.04	5		2	323 GERARD AVE	\$ 395,500	\$ 60,900	\$ 456,400	0.07	0.07
1689.04	6		2	321 GERARD AVE	\$ 395,500	\$ 97,800	\$ 493,300	0.07	0.07
1689.04	7		2	319 GERARD AVE	\$ 395,500	\$ 129,400	\$ 524,900	0.07	0.07
1689.04	8		2	317 GERARD AVE	\$ 395,500	\$ 141,400	\$ 536,900	0.07	0.07
1689.04	9		2	315 GERARD AVE	\$ 395,500	\$ 204,900	\$ 600,400	0.07	0.07

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1689.04	10		2	313 GERARD AVE	\$ 395,500	\$ 100,200	\$ 495,700	0.07	0.07
1689.04	11		2	311 GERARD AVE	\$ 395,500	\$ 76,900	\$ 472,400	0.07	0.07
1689.04	12		2	309 GERARD AVE	\$ 395,500	\$ 103,100	\$ 498,600	0.07	0.07
1689.04	13		2	307 GERARD AVE	\$ 395,500	\$ 134,500	\$ 530,000	0.07	0.07
1689.04	14		2	305 GERARD AVE	\$ 395,500	\$ 130,600	\$ 526,100	0.08	0.08
1689.04	15		2	303 GERARD AVE	\$ 395,500	\$ 185,100	\$ 580,600	0.08	0.08
1689.04	16		2	301 GERARD AVE	\$ 417,600	\$ 352,600	\$ 770,200	0.11	0.11
1689.04	17		2	1530 BAY VIEW AVE	\$ 424,400	\$ 75,600	\$ 500,000	0.15	0.15
1689.04	18		2	381 ROBERTS AVE	\$ 426,000	\$ 209,000	\$ 635,000	0.11	0.11
1689.04	20		2	377 ROBERTS AVE	\$ 431,500	\$ 115,700	\$ 547,200	0.11	0.11
1689.04	21		2	375 ROBERTS AVE	\$ 395,500	\$ 93,600	\$ 489,100	0.07	0.07
1689.04	22		2	373 ROBERTS AVE	\$ 395,500	\$ 44,500	\$ 440,000	0.07	0.07
1689.04	23		2	371 ROBERTS AVE	\$ 395,500	\$ 113,500	\$ 509,000	0.07	0.07
1689.04	24		2	369 ROBERTS AVE	\$ 395,500	\$ 99,500	\$ 495,000	0.07	0.07
1689.04	25		2	367 ROBERTS AVE	\$ 395,500	\$ 118,700	\$ 514,200	0.07	0.07
1689.04	26		2	365 ROBERTS AVE	\$ 395,500	\$ 54,500	\$ 450,000	0.07	0.07
1689.04	27		2	363 ROBERTS AVE	\$ 395,500	\$ 103,100	\$ 498,600	0.07	0.07
1689.04	28		2	359 ROBERTS AVE	\$ 395,500	\$ 104,500	\$ 500,000	0.07	0.07
1689.04	29		2	357 ROBERTS AVE	\$ 395,500	\$ 150,200	\$ 545,700	0.07	0.07
1689.04	30		2	355 ROBERTS AVE	\$ 395,500	\$ 96,700	\$ 492,200	0.07	0.07
1689.04	31		2	353 ROBERTS AVE	\$ 436,200	\$ 58,800	\$ 495,000	0.11	0.11
1689.05	1		2	331 ROBERTS AVE	\$ 436,200	\$ 138,600	\$ 574,800	0.11	0.11
1689.05	2		2	329 ROBERTS AVE	\$ 395,500	\$ 100,000	\$ 495,500	0.07	0.07
1689.05	3		2	327 ROBERTS AVE	\$ 395,500	\$ 151,600	\$ 547,100	0.07	0.07
1689.05	4		2	325 ROBERTS AVE	\$ 395,500	\$ 54,500	\$ 450,000	0.07	0.07
1689.05	5		2	323 ROBERTS AVE	\$ 395,500	\$ 156,400	\$ 551,900	0.07	0.07
1689.05	6		2	321 ROBERTS AVE	\$ 395,500	\$ 174,100	\$ 569,600	0.07	0.07
1689.05	7		2	319 ROBERTS AVE	\$ 395,500	\$ 116,700	\$ 512,200	0.07	0.07
1689.05	8		2	317 ROBERTS AVE	\$ 395,500	\$ 59,500	\$ 455,000	0.07	0.07
1689.05	9		2	315 ROBERTS AVE	\$ 370,400	\$ 79,600	\$ 450,000	0.07	0.07
1689.05	10		2	313 ROBERTS AVE	\$ 395,500	\$ 209,100	\$ 604,600	0.07	0.07
1689.05	11		2	311 ROBERTS AVE	\$ 395,500	\$ 112,800	\$ 508,300	0.07	0.07
1689.05	12		2	309 ROBERTS AVE	\$ 395,500	\$ 70,200	\$ 465,700	0.07	0.07
1689.05	13		2	307 ROBERTS AVE	\$ 395,500	\$ 93,800	\$ 489,300	0.07	0.07
1689.05	14		2	305 ROBERTS AVE	\$ 395,500	\$ 71,000	\$ 466,500	0.07	0.07
1689.05	15		2	303 ROBERTS AVE	\$ 395,500	\$ 171,600	\$ 567,100	0.07	0.07
1689.05	16		2	1504 BAY VIEW AVE	\$ 434,600	\$ 230,700	\$ 665,300	0.12	0.12
1689.05	17		2	1510 BAY VIEW AVE	\$ 391,100	\$ 91,300	\$ 482,400	0.12	0.12
1689.05	18		2	302 GERARD AVE	\$ 395,500	\$ 155,200	\$ 550,700	0.07	0.07
1689.05	19		2	304 GERARD AVE	\$ 395,500	\$ 192,800	\$ 588,300	0.07	0.07
1689.05	20		2	306 GERARD AVE	\$ 395,500	\$ 14,500	\$ 410,000	0.07	0.07
1689.05	21		2	308 GERARD AVE	\$ 395,500	\$ 89,900	\$ 485,400	0.07	0.07
1689.05	22		2	310 GERARD AVE	\$ 395,500	\$ 79,000	\$ 474,500	0.07	0.07
1689.05	23		2	312 GERARD AVE	\$ 395,500	\$ 4,500	\$ 400,000	0.07	0.07
1689.05	24		2	314 GERARD AVE	\$ 395,500	\$ 81,600	\$ 477,100	0.07	0.07
1689.05	25		2	316 GERARD AVE	\$ 395,500	\$ 129,500	\$ 525,000	0.07	0.07
1689.05	26		2	318 GERARD AVE	\$ 395,500	\$ 108,700	\$ 504,200	0.07	0.07
1689.05	27		2	320 GERARD AVE	\$ 395,500	\$ 92,800	\$ 488,300	0.07	0.07
1689.05	28		2	322 GERARD AVE	\$ 395,500	\$ 98,900	\$ 494,400	0.07	0.07
1689.05	29		2	324 GERARD AVE	\$ 395,500	\$ 143,400	\$ 538,900	0.07	0.07
1689.05	30		2	326 GERARD AVE	\$ 395,500	\$ 54,500	\$ 450,000	0.07	0.07
1689.05	31		2	328 GERARD AVE	\$ 395,500	\$ 98,300	\$ 493,800	0.07	0.07

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1689.05	32		2	339 ROBERTS AVE	\$ 436,200	\$ 61,800	\$ 498,000	0.11	0.11
1689.06	26		2	324 ROBERTS AVE	\$ 378,300	\$ 140,500	\$ 518,800	0.07	0.07
1689.06	27		2	322 ROBERTS AVE	\$ 378,300	\$ 101,600	\$ 479,900	0.07	0.07
1689.06	28		2	320 ROBERTS AVE	\$ 378,300	\$ 66,200	\$ 444,500	0.07	0.05
1689.06	29		2	318 ROBERTS AVE	\$ 378,300	\$ 103,100	\$ 481,400	0.07	0.01
1689.06	30		2	316 ROBERTS AVE	\$ 378,300	\$ 202,500	\$ 580,800	0.07	0.01
1689.06	31		2	314 ROBERTS AVE	\$ 378,300	\$ 112,800	\$ 491,100	0.07	0.00
1689.06	32		2	312 ROBERTS AVE	\$ 378,300	\$ 91,700	\$ 470,000	0.07	0.00
1689.06	33		2	310 ROBERTS AVE	\$ 378,300	\$ 232,800	\$ 611,100	0.07	0.01
1689.06	34		2	308 ROBERTS AVE	\$ 378,300	\$ 109,600	\$ 487,900	0.07	0.01
1689.06	35		2	306 ROBERTS AVE	\$ 378,300	\$ 76,000	\$ 454,300	0.07	0.01
1689.06	36		2	304 ROBERTS AVE	\$ 378,300	\$ 172,100	\$ 550,400	0.07	0.02
1689.06	37		2	302 ROBERTS AVE	\$ 378,300	\$ 200,200	\$ 578,500	0.07	0.01
1689.06	38		1	ROBERTS AVE	\$ 421,800	\$ -	\$ 421,800	0.11	0.07
1690.01	1		2	1495 BAY VIEW AVE	\$ 305,000	\$ 186,500	\$ 491,500	0.08	0.08
1690.01	2		2	211 MIDWAY AVE	\$ 278,300	\$ 180,400	\$ 458,700	0.07	0.07
1690.01	3		2	209 MIDWAY AVE	\$ 278,300	\$ 108,200	\$ 386,500	0.07	0.07
1690.01	4		2	207 MIDWAY AVE	\$ 278,300	\$ 79,600	\$ 357,900	0.07	0.07
1690.01	5		2	205 MIDWAY AVE	\$ 278,300	\$ 158,200	\$ 436,500	0.07	0.07
1690.01	6		2	203 MIDWAY AVE	\$ 278,300	\$ 65,200	\$ 343,500	0.07	0.07
1690.01	7		2	201 MIDWAY AVE	\$ 299,200	\$ 172,900	\$ 472,100	0.09	0.09
1690.01	8		2	200 KATHRYN AVE	\$ 299,200	\$ 81,100	\$ 380,300	0.09	0.09
1690.01	9		2	202 KATHRYN AVE	\$ 278,300	\$ 49,100	\$ 327,400	0.07	0.07
1690.01	10		2	204 KATHRYN AVE	\$ 278,300	\$ 60,600	\$ 338,900	0.07	0.07
1690.01	11		2	206 KATHRYN AVE	\$ 278,300	\$ 135,700	\$ 414,000	0.07	0.07
1690.01	12		2	208 KATHRYN AVE	\$ 278,300	\$ 66,500	\$ 344,800	0.07	0.07
1690.01	13		2	210 KATHRYN AVE	\$ 278,300	\$ 62,500	\$ 340,800	0.07	0.07
1690.01	14		2	1503 BAY VIEW AVE	\$ 305,000	\$ 113,000	\$ 418,000	0.08	0.08
1690.02	1		2	1511 BAY VIEW AVE	\$ 305,000	\$ 62,400	\$ 367,400	0.08	0.08
1690.02	2		2	211 KATHRYN AVE	\$ 278,300	\$ 116,300	\$ 394,600	0.07	0.07
1690.02	3		2	209 KATHRYN AVE	\$ 278,300	\$ 128,400	\$ 406,700	0.07	0.07
1690.02	4		2	207 KATHRYN AVE	\$ 278,300	\$ 143,300	\$ 421,600	0.07	0.07
1690.02	5		2	205 KATHRYN AVE	\$ 278,300	\$ 49,800	\$ 328,100	0.07	0.07
1690.02	6		2	203 KATHRYN AVE	\$ 278,300	\$ 204,900	\$ 483,200	0.07	0.07
1690.02	7		2	201 KATHRYN AVE	\$ 299,200	\$ 324,900	\$ 624,100	0.09	0.09
1690.02	8		2	1518 BARNEGAT AVE	\$ 305,000	\$ 87,600	\$ 392,600	0.09	0.09
1690.02	9		2	202 SPRAGUE AVE	\$ 278,300	\$ 136,600	\$ 414,900	0.07	0.07
1690.02	10		2	204 SPRAGUE AVE	\$ 278,300	\$ 185,300	\$ 463,600	0.07	0.07
1690.02	11		2	206 SPRAGUE AVE	\$ 278,300	\$ 69,600	\$ 347,900	0.07	0.07
1690.02	12		2	208 SPRAGUE AVE	\$ 278,300	\$ 58,300	\$ 336,600	0.07	0.07
1690.02	13		2	210 SPRAGUE AVE	\$ 278,300	\$ 121,500	\$ 399,800	0.07	0.07
1690.02	14		2	1519 BAY VIEW AVE	\$ 305,000	\$ 56,100	\$ 361,100	0.09	0.09
1690.03	1		2	213 SPRAGUE AVE	\$ 282,800	\$ -	\$ 282,800	0.07	0.07
1690.03	2		2	211 SPRAGUE AVE	\$ 280,000	\$ 159,000	\$ 439,000	0.07	0.07
1690.03	3		2	209 SPRAGUE AVE	\$ 278,300	\$ 63,300	\$ 341,600	0.07	0.07
1690.03	4		2	207 SPRAGUE AVE	\$ 278,300	\$ 90,800	\$ 369,100	0.07	0.07
1690.03	5		2	205 SPRAGUE AVE	\$ 278,300	\$ 62,200	\$ 340,500	0.07	0.07
1690.03	6		2	203 SPRAGUE AVE	\$ 278,300	\$ 63,200	\$ 341,500	0.07	0.07
1690.03	7		2	1528 BARNEGAT AVE	\$ 298,000	\$ 96,400	\$ 394,400	0.09	0.09
1690.03	8		2	1536 BARNEGAT AVE	\$ 298,000	\$ 95,400	\$ 393,400	0.09	0.09
1690.03	9		2	202 TWENTIETH AVE	\$ 278,300	\$ 169,800	\$ 448,100	0.07	0.07
1690.03	10		2	204 TWENTIETH AVE	\$ 278,300	\$ 167,500	\$ 445,800	0.07	0.07

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1690.03	11		2	206 TWENTIETH AVE	\$ 278,300	\$ 70,800	\$ 349,100	0.07	0.07
1690.03	12		2	208 TWENTIETH AVE	\$ 278,300	\$ 164,800	\$ 443,100	0.07	0.07
1690.03	13		2	210 TWENTIETH AVE	\$ 283,500	\$ 151,800	\$ 435,300	0.08	0.08
1691.01	1		2	1529 BARNEGAT AVE	\$ 316,200	\$ 93,500	\$ 409,700	0.10	0.10
1691.01	2		2	119 SPRAGUE AVE	\$ 278,300	\$ 223,400	\$ 501,700	0.07	0.07
1691.01	3		2	117 SPRAGUE AVE	\$ 278,300	\$ 55,800	\$ 334,100	0.07	0.07
1691.01	4		2	115 SPRAGUE AVE	\$ 278,300	\$ 58,600	\$ 336,900	0.07	0.07
1691.01	5		2	113 SPRAGUE AVE	\$ 278,300	\$ 212,500	\$ 490,800	0.07	0.07
1691.01	6		2	111 SPRAGUE AVE	\$ 278,300	\$ 74,200	\$ 352,500	0.07	0.07
1691.01	7		2	109 SPRAGUE AVE	\$ 278,300	\$ 52,100	\$ 330,400	0.07	0.07
1691.01	8		2	107 SPRAGUE AVE	\$ 278,300	\$ 47,100	\$ 325,400	0.07	0.07
1691.01	9		2	105 SPRAGUE AVE	\$ 278,300	\$ 207,900	\$ 486,200	0.07	0.07
1691.01	10.01		2	103 SPRAGUE AVE	\$ 309,600	\$ 369,700	\$ 679,300	0.10	0.10
1691.01	10.02		2	101 SPRAGUE AVE	\$ 309,600	\$ 269,900	\$ 579,500	0.09	0.09
1691.01	11.01		1	100 TWENTIETH AVE	\$ 309,600	\$ -	\$ 309,600	0.10	0.10
1691.01	11.02		1	102 TWENTIETH AVE	\$ 309,600	\$ -	\$ 309,600	0.10	0.10
1691.01	12		2	104 TWENTIETH AVE	\$ 278,300	\$ 96,200	\$ 374,500	0.07	0.07
1691.01	13		2	106 TWENTIETH AVE	\$ 278,300	\$ 97,500	\$ 375,800	0.07	0.07
1691.01	14		2	108 TWENTIETH AVE	\$ 278,300	\$ 76,500	\$ 354,800	0.07	0.07
1691.01	15		2	110 TWENTIETH AVE	\$ 278,300	\$ 117,100	\$ 395,400	0.07	0.07
1691.01	16		2	112 TWENTIETH AVE	\$ 278,300	\$ 84,500	\$ 362,800	0.07	0.07
1691.01	17		2	114 TWENTIETH AVE	\$ 278,300	\$ 114,900	\$ 393,200	0.07	0.07
1691.01	18		2	116 TWENTIETH AVE	\$ 278,300	\$ 80,200	\$ 358,500	0.07	0.07
1691.01	19		2	118 TWENTIETH AVE	\$ 278,300	\$ -	\$ 278,300	0.07	0.07
1691.01	20		2	1535 BARNEGAT AVE	\$ 313,100	\$ 120,000	\$ 433,100	0.10	0.10
1691.02	1		2	121 KATHRYN AVE	\$ 313,100	\$ 61,800	\$ 374,900	0.10	0.10
1691.02	2		2	119 KATHRYN AVE	\$ 278,300	\$ 52,300	\$ 330,600	0.07	0.07
1691.02	3		2	117 KATHRYN AVE	\$ 278,300	\$ 197,900	\$ 476,200	0.07	0.07
1691.02	4		2	115 KATHRYN AVE	\$ 278,300	\$ 87,300	\$ 365,600	0.07	0.07
1691.02	5		2	113 KATHRYN AVE	\$ 278,300	\$ 72,100	\$ 350,400	0.07	0.07
1691.02	6		2	111 KATHRYN AVE	\$ 278,300	\$ 66,800	\$ 345,100	0.07	0.07
1691.02	7		2	109 KATHRYN AVE	\$ 278,300	\$ 133,800	\$ 412,100	0.07	0.07
1691.02	8		2	107 KATHRYN AVE	\$ 278,300	\$ 73,300	\$ 351,600	0.07	0.07
1691.02	9		2	105 KATHRYN AVE	\$ 278,300	\$ 52,900	\$ 331,200	0.07	0.07
1691.02	10.01		2	103 KATHRYN AVE	\$ 285,700	\$ 1,100	\$ 286,800	0.09	0.09
1691.02	10.02		2	101 KATHRYN AVE	\$ 321,800	\$ 239,300	\$ 561,100	0.11	0.11
1691.02	11.01		1	102 SPRAGUE AVE	\$ 285,700	\$ -	\$ 285,700	0.09	0.09
1691.02	11.02		1	1 SPRAGUE AVE	\$ 311,800	\$ -	\$ 311,800	0.11	0.11
1691.02	12		2	104 SPRAGUE AVE	\$ 278,300	\$ 60,300	\$ 338,600	0.07	0.07
1691.02	13		2	106 SPRAGUE AVE	\$ 278,300	\$ 128,200	\$ 406,500	0.07	0.07
1691.02	14		2	108 SPRAGUE AVE	\$ 278,300	\$ 56,800	\$ 335,100	0.07	0.07
1691.02	15		2	110 SPRAGUE AVE	\$ 278,300	\$ 88,800	\$ 367,100	0.07	0.07
1691.02	16		2	112 SPRAGUE AVE	\$ 278,300	\$ 108,300	\$ 386,600	0.07	0.07
1691.02	17		2	114 SPRAGUE AVE	\$ 278,300	\$ 390,500	\$ 668,800	0.07	0.07
1691.02	18		2	116 SPRAGUE AVE	\$ 278,300	\$ 46,800	\$ 325,100	0.07	0.07
1691.02	19		2	118 SPRAGUE AVE	\$ 278,300	\$ 66,500	\$ 344,800	0.07	0.07
1691.02	20		2	1517 BARNEGAT AVE	\$ 316,200	\$ 91,600	\$ 407,800	0.10	0.10
1691.03	1		2	1493 BARNEGAT AVE	\$ 313,100	\$ 131,700	\$ 444,800	0.10	0.10
1691.03	2		2	119 MIDWAY AVE	\$ 278,300	\$ 77,200	\$ 355,500	0.07	0.07
1691.03	3		2	117 MIDWAY AVE	\$ 278,300	\$ 50,200	\$ 328,500	0.07	0.07
1691.03	4		2	115 MIDWAY AVE	\$ 278,300	\$ 45,400	\$ 323,700	0.07	0.07
1691.03	5		2	113 MIDWAY AVE	\$ 278,300	\$ 78,400	\$ 356,700	0.07	0.07



APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1691.03	6		2	111 MIDWAY AVE	\$ 278,300	\$ 51,200	\$ 329,500	0.07	0.07
1691.03	7		2	109 MIDWAY AVE	\$ 278,300	\$ 60,500	\$ 338,800	0.07	0.07
1691.03	8		2	107 MIDWAY AVE	\$ 278,300	\$ 171,500	\$ 449,800	0.07	0.07
1691.03	9		2	105 MIDWAY AVE	\$ 278,300	\$ 107,700	\$ 386,000	0.07	0.07
1691.03	10.01		2	103 MIDWAY AVE	\$ 295,700	\$ 169,900	\$ 465,600	0.09	0.09
1691.03	10.02		2	101 MIDWAY AVE	\$ 321,800	\$ 245,400	\$ 567,200	0.11	0.11
1691.03	11.01		1	102 KATHRYN AVE	\$ 295,700	\$ -	\$ 295,700	0.09	0.09
1691.03	11.02		1	100 KATHRYN AVE	\$ 321,800	\$ -	\$ 321,800	0.11	0.11
1691.03	12		4B	104 KATHRYN AVE	\$ 348,700	\$ 18,200	\$ 366,900	0.07	0.07
1691.03	13		2	106 KATHRYN AVE	\$ 278,300	\$ 54,600	\$ 332,900	0.07	0.07
1691.03	14		2	108 KATHRYN AVE	\$ 278,300	\$ 53,500	\$ 331,800	0.07	0.07
1691.03	15		2	110 KATHRYN AVE	\$ 278,300	\$ 173,100	\$ 451,400	0.07	0.07
1691.03	16		2	112 KATHRYN AVE	\$ 278,300	\$ 60,000	\$ 338,300	0.07	0.07
1691.03	17		2	114 KATHRYN AVE	\$ 278,300	\$ 61,100	\$ 339,400	0.07	0.07
1691.03	18		2	116 KATHRYN AVE	\$ 278,300	\$ 86,500	\$ 364,800	0.07	0.07
1691.03	19		2	118 KATHRYN AVE	\$ 278,300	\$ 85,000	\$ 363,300	0.07	0.07
1691.03	20		2	1497 BARNEGAT AVE	\$ 313,100	\$ 48,500	\$ 361,600	0.10	0.10
1692	1		1	CENTRAL AVENUE	\$ -	\$ -	\$ -	0.09	0.09
1692	1 C.81		1	81 CENTRAL AVE	\$ 85,000	\$ -	\$ 85,000	0.03	0.03
1692	1 C.82		1	82 CENTRAL AVE	\$ 85,000	\$ -	\$ 85,000	0.03	0.03
1692	1 C.83		1	83 CENTRAL AVE	\$ 85,000	\$ -	\$ 85,000	0.03	0.03
1692	1 C.84		1	84 CENTRAL AVE	\$ 85,000	\$ -	\$ 85,000	0.03	0.03
1692	1 C.157		2	159B W CENTRAL AVE	\$ 150,000	\$ 33,500	\$ 183,500	0.03	0.03
1692	1 C.169		2	169 W CENTRAL AVE	\$ 175,000	\$ 23,000	\$ 198,000	0.02	0.02
1692	1 C.168		2	168 CENTRAL AVE	\$ 175,000	\$ 26,100	\$ 201,100	0.02	0.02
1692	1 C.177		2	177 W CENTRAL AVE	\$ 175,000	\$ 29,200	\$ 204,200	0.02	0.02
1692	1 C.179		2	179 W CENTRAL AVE	\$ 175,000	\$ 29,700	\$ 204,700	0.04	0.04
1692	1 C.163		2	163 W CENTRAL AVE	\$ 175,000	\$ 31,900	\$ 206,900	0.03	0.03
1692	1 C.175		2	175 W CENTRAL AVE	\$ 175,000	\$ 32,000	\$ 207,000	0.03	0.03
1692	1 C.171		2	171 W CENTRAL AVE	\$ 175,000	\$ 32,600	\$ 207,600	0.03	0.03
1692	1 C.165		2	165 W CENTRAL AVE	\$ 175,000	\$ 32,800	\$ 207,800	0.02	0.02
1692	1 C.174		2	174 CENTRAL AVE	\$ 175,000	\$ 32,800	\$ 207,800	0.03	0.03
1692	1 C.176		2	176 CENTRAL AVE	\$ 175,000	\$ 34,100	\$ 209,100	0.02	0.02
1692	1 C.167		2	167 W CENTRAL AVE	\$ 175,000	\$ 35,200	\$ 210,200	0.02	0.02
1692	1 C.166		2	166 CENTRAL AVE	\$ 175,000	\$ 35,400	\$ 210,400	0.02	0.02
1692	1 C.172		2	172 CENTRAL AVE	\$ 175,000	\$ 35,600	\$ 210,600	0.03	0.03
1692	1 C.178		2	178 CENTRAL AVE	\$ 175,000	\$ 35,900	\$ 210,900	0.04	0.04
1692	1 C.170		2	170 CENTRAL AVE	\$ 175,000	\$ 36,400	\$ 211,400	0.03	0.03
1692	1 C.162		2	162 CENTRAL AVE	\$ 175,000	\$ 37,700	\$ 212,700	0.03	0.03
1692	1 C.164		2	164 CENTRAL AVE	\$ 175,000	\$ 39,700	\$ 214,700	0.02	0.02
1692	1 C.173		2	173 W CENTRAL AVE	\$ 175,000	\$ 48,500	\$ 223,500	0.03	0.03
1692	1 C.158		2	158 CENTRAL AVE	\$ 200,000	\$ 26,700	\$ 226,700	0.05	0.05
1692	1 C.159		2	159A W CENTRAL AVE	\$ 200,000	\$ 32,500	\$ 232,500	0.03	0.03
1692	1 C.155		2	158A CENTRAL AVE	\$ 200,000	\$ 36,300	\$ 236,300	0.04	0.04
1692	1 C.160		2	160 CENTRAL AVE	\$ 200,000	\$ 37,700	\$ 237,700	0.06	0.06
1692	1 C.156		4A	156 CENTRAL AVE	\$ 385,000	\$ 83,600	\$ 468,600	0.06	0.06
1692	1 C.152		2	152 CENTRAL AVE	\$ 395,000	\$ 120,200	\$ 505,200	0.08	0.08
1693	1 C.197		2	CENTRAL AVENUE	\$ -	\$ -	\$ -	0.02	0.02
1693	1 C.183		2	183 W CENTRAL AVE	\$ 175,000	\$ 26,400	\$ 201,400	0.03	0.03
1693	1 C.202		2	189B W CENTRAL AVE	\$ 175,000	\$ 28,600	\$ 203,600	0.03	0.03
1693	1 C.185		2	185 W CENTRAL AVE	\$ 175,000	\$ 29,200	\$ 204,200	0.03	0.03
1693	1 C.200		2	189A W CENTRAL AVE	\$ 175,000	\$ 29,400	\$ 204,400	0.03	0.03

## APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1693	1 C.187		2	187 W CENTRAL AVE	\$ 175,000	\$ 30,900	\$ 205,900	0.03	0.03
1693	1 C.182		2	182 CENTRAL AVE	\$ 175,000	\$ 31,400	\$ 206,400	0.02	0.02
1693	1 C.191		2	191 W CENTRAL AVE	\$ 175,000	\$ 31,700	\$ 206,700	0.03	0.03
1693	1 C.181		2	181 W CENTRAL AVE	\$ 175,000	\$ 32,000	\$ 207,000	0.03	0.03
1693	1 C.189		2	189 W CENTRAL AVE	\$ 175,000	\$ 33,400	\$ 208,400	0.03	0.03
1693	1 C.195		2	195 W CENTRAL AVE	\$ 180,000	\$ 28,500	\$ 208,500	0.02	0.02
1693	1 C.199		2	188A CENTRAL AVE	\$ 180,000	\$ 29,600	\$ 209,600	0.03	0.03
1693	1 C.186		2	186 CENTRAL AVE	\$ 175,000	\$ 35,300	\$ 210,300	0.03	0.03
1693	1 C.193		2	193 W CENTRAL AVE	\$ 180,000	\$ 31,000	\$ 211,000	0.03	0.03
1693	1 C.188		2	188 CENTRAL AVE	\$ 180,000	\$ 33,800	\$ 213,800	0.03	0.03
1693	1 C.190		2	190 CENTRAL AVE	\$ 180,000	\$ 34,000	\$ 214,000	0.03	0.03
1693	1 C.184		2	184 CENTRAL AVE	\$ 180,000	\$ 35,100	\$ 215,100	0.03	0.03
1693	1 C.194		2	194 CENTRAL AVE	\$ 185,000	\$ 31,400	\$ 216,400	0.02	0.02
1693	1 C.180		2	180 CENTRAL AVE	\$ 180,000	\$ 36,600	\$ 216,600	0.03	0.03
1693	1 C.201		2	188B CENTRAL AVE	\$ 180,000	\$ 36,700	\$ 216,700	0.03	0.03
1693	1 C.192		2	192 CENTRAL AVE	\$ 200,000	\$ 73,300	\$ 273,300	0.03	0.03
1693	1 C.198		2	198 CENTRAL AVE	\$ 250,000	\$ 37,500	\$ 287,500	0.08	0.08
1694	1		2	FIRST LANE	\$ -	\$ -	\$ -	11.85	3.36
1694	1 C.001		2	FIRST LANE	\$ 195,000	\$ 75,400	\$ 270,400	0.02	0.02
1694	1.01		15C	FIRST LANE	\$ -	\$ -	\$ -	0.19	0.10
1694	1.02		1	FIRST LANE	\$ -	\$ -	\$ -	0.04	0.02
1694	2 C.002		2	FIRST LANE	\$ 195,000	\$ 40,500	\$ 235,500	0.02	0.02
1694	3 C.003		2	FIRST LANE	\$ 195,000	\$ 64,300	\$ 259,300	0.02	0.02
1694	4 C.004		2	FIRST LANE	\$ 258,000	\$ -	\$ 258,000	0.02	0.02
1694	5 C.005		2	FIRST LANE	\$ 235,500	\$ 32,500	\$ 268,000	0.02	0.02
1694	6 C.006		2	FIRST LANE	\$ 250,000	\$ 38,500	\$ 288,500	0.02	0.02
1694	7 C.007		2	FIRST LANE	\$ 273,000	\$ 82,500	\$ 355,500	0.02	0.02
1694	8 C.008		2	FIRST LANE	\$ 241,100	\$ 91,900	\$ 333,000	0.02	0.02
1694	17 C.017		2	FIRST LANE	\$ 225,000	\$ 54,900	\$ 279,900	0.02	0.02
1694	18 C.018		2	FIRST LANE	\$ 225,000	\$ 43,400	\$ 268,400	0.02	0.02
1694	19 C.019		2	FIRST LANE	\$ 225,000	\$ 25,000	\$ 250,000	0.02	0.02
1694	20 C.020		2	FIRST LANE	\$ 225,000	\$ 53,600	\$ 278,600	0.03	0.03
1694	21 C.021		2	FIRST LANE	\$ 225,000	\$ 19,000	\$ 244,000	0.02	0.02
1694	22 C.022		2	FIRST LANE	\$ 225,000	\$ 40,200	\$ 265,200	0.02	0.02
1694	23 C.023		2	FIRST LANE	\$ 227,300	\$ 67,700	\$ 295,000	0.02	0.02
1694	24 C.024		2	FIRST LANE	\$ 258,000	\$ 23,900	\$ 281,900	0.02	0.02
1694	25 C.025		2	FIRST LANE	\$ 258,000	\$ 50,700	\$ 308,700	0.02	0.02
1694	26 C.026		2	FIRST LANE	\$ 273,000	\$ 72,100	\$ 345,100	0.03	0.03
1694	27 C.027		2	FIRST LANE	\$ 273,000	\$ 47,300	\$ 320,300	0.02	0.02
1694	28 C.028		2	FIRST LANE	\$ 273,000	\$ 23,500	\$ 296,500	0.02	0.02
1694	29 C.029		2	FIRST LANE	\$ 282,000	\$ 55,100	\$ 337,100	0.02	0.00
1694	37 C.037		2	SECOND LANE	\$ 225,000	\$ 39,100	\$ 264,100	0.01	0.01
1694	38 C.038		2	SECOND LANE	\$ 225,000	\$ 70,200	\$ 295,200	0.01	0.01
1694	39 C.039		2	SECOND LANE	\$ 225,000	\$ 50,400	\$ 275,400	0.01	0.01
1694	40 C.040		2	SECOND LANE	\$ 258,000	\$ 128,200	\$ 386,200	0.01	0.01
1694	41 C.041		2	SECOND LANE	\$ 258,000	\$ 48,200	\$ 306,200	0.01	0.01
1694	42 C.042		2	SECOND LANE	\$ 258,000	\$ 17,000	\$ 275,000	0.01	0.01
1694	43 C.043		2	SECOND LANE	\$ 273,000	\$ 45,900	\$ 318,900	0.01	0.01
1694	55 C.055		2	SECOND LANE	\$ 225,000	\$ 45,100	\$ 270,100	0.01	0.01
1694	56 C.056		2	SECOND LANE	\$ 225,000	\$ 45,300	\$ 270,300	0.01	0.01
1694	57 C.057		2	SECOND LANE	\$ 225,000	\$ -	\$ 225,000	0.01	0.01
1694	58 C.058		2	SECOND LANE	\$ 258,000	\$ 46,100	\$ 304,100	0.01	0.01

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1694	59 C.059		2 SECOND LANE		\$ 258,000	\$ 14,900	\$ 272,900	0.01	0.01
1694	60 C.060		2 SECOND LANE		\$ 258,000	\$ 50,100	\$ 308,100	0.01	0.01
1694	61 C.061		2 SECOND LANE		\$ 273,000	\$ 49,700	\$ 322,700	0.01	0.01
1694	72 C.072		2 THIRD LANE		\$ 225,000	\$ 21,400	\$ 246,400	0.01	0.01
1694	73 C.073		2 THIRD LANE		\$ 225,000	\$ 43,100	\$ 268,100	0.01	0.01
1694	74 C.074		2 THIRD LANE		\$ 225,000	\$ 24,000	\$ 249,000	0.01	0.01
1694	75 C.075		2 THIRD LANE		\$ 258,000	\$ 46,700	\$ 304,700	0.01	0.01
1694	76 C.076		2 THIRD LANE		\$ 258,000	\$ 52,300	\$ 310,300	0.01	0.01
1694	77 C.077		2 THIRD LANE		\$ 258,000	\$ 39,000	\$ 297,000	0.01	0.01
1694	78 C.078		2 THIRD LANE		\$ 273,000	\$ 10,600	\$ 283,600	0.01	0.01
1694	89 C.089		2 THIRD LANE		\$ 184,400	\$ 54,600	\$ 239,000	0.01	0.01
1694	90 C.090		2 THIRD LANE		\$ 225,000	\$ 47,000	\$ 272,000	0.01	0.01
1694	91 C.091		2 THIRD LANE		\$ 225,000	\$ 53,800	\$ 278,800	0.01	0.01
1694	92 C.092		2 THIRD LANE		\$ 258,000	\$ 49,400	\$ 307,400	0.01	0.01
1694	93 C.093		2 THIRD LANE		\$ 258,000	\$ 48,200	\$ 306,200	0.01	0.01
1694	94 C.094		2 THIRD LANE		\$ 258,000	\$ 77,100	\$ 335,100	0.01	0.01
1694	106 C.106		2 31 FOURTH LANE		\$ 195,000	\$ 42,900	\$ 237,900	0.01	0.01
1694	107 C.107		2 29 FOURTH LANE		\$ 225,000	\$ 53,100	\$ 278,100	0.01	0.01
1694	108 C.108		2 27 FOURTH LANE		\$ 225,000	\$ 51,100	\$ 276,100	0.01	0.01
1694	109 C.109		2 25 FOURTH LANE		\$ 258,000	\$ 45,600	\$ 303,600	0.01	0.01
1694	110 C.110		2 23 FOURTH LANE		\$ -	\$ -	\$ -	0.01	0.00
1694	121 C.121		2 32 FOURTH LANE		\$ 225,000	\$ 52,400	\$ 277,400	0.01	0.01
1694	122 C.122		2 30 FOURTH LANE		\$ 225,000	\$ 63,900	\$ 288,900	0.01	0.01
1694	123 C.123		2 28 FOURTH LANE		\$ 225,000	\$ 46,500	\$ 271,500	0.01	0.01
1694	137 C.137		2 31 FIFTH LANE		\$ 225,000	\$ 85,400	\$ 310,400	0.01	0.01
1694	138 C.138		2 29 FIFTH LANE		\$ 225,000	\$ 54,100	\$ 279,100	0.01	0.01
1694	139 C.139		2 27 FIFTH LANE		\$ 225,000	\$ 48,400	\$ 273,400	0.01	0.00
1694	153 C.153		4A 32 FIFTH LANE		\$ 254,400	\$ 62,700	\$ 317,100	0.01	0.01
1694	154 C.154		2 30 FIFTH LANE		\$ 225,000	\$ 56,100	\$ 281,100	0.01	0.01
1694	155 C.155		2 28 FIFTH LANE		\$ 225,000	\$ 47,800	\$ 272,800	0.01	0.01
1694	169 C.169		2 29 SIXTH LANE		\$ 225,000	\$ 25,000	\$ 250,000	0.01	0.01
1694	170 C.170		2 27 SIXTH LANE		\$ 225,000	\$ 49,400	\$ 274,400	0.01	0.01
1694	171 C.171		2 25 SIXTH LANE		\$ 237,400	\$ 55,600	\$ 293,000	0.01	0.01
1694	172 C.172		2 23 SIXTH LANE		\$ 258,000	\$ 49,300	\$ 307,300	0.01	0.01
1694	173 C.173		2 21 SIXTH LANE		\$ 258,000	\$ 20,800	\$ 278,800	0.01	0.00
1694	184 C.184		2 32 SEVENTH LANE		\$ 225,000	\$ 50,100	\$ 275,100	0.01	0.01
1694	185 C.185		2 30 SEVENTH LANE		\$ 225,000	\$ 60,700	\$ 285,700	0.01	0.01
1694	186 C.186		2 28 SEVENTH LANE		\$ 225,000	\$ 58,300	\$ 283,300	0.01	0.01
1694	187 C.187		2 26 SEVENTH LANE		\$ 246,200	\$ 33,800	\$ 280,000	0.01	0.01
1694	188 C.188		2 24 SEVENTH LANE		\$ 258,000	\$ 56,200	\$ 314,200	0.01	0.00
1694	200 C.200		2 31 EIGHTH LANE		\$ 225,000	\$ 55,900	\$ 280,900	0.01	0.01
1694	201 C.201		2 29 EIGHTH LANE		\$ 225,000	\$ 56,500	\$ 281,500	0.01	0.01
1694	202 C.202		2 27 EIGHTH LANE		\$ 225,000	\$ 50,300	\$ 275,300	0.01	0.01
1694	203 C.203		2 25 EIGHTH LANE		\$ 258,000	\$ 55,200	\$ 313,200	0.01	0.00
1694	216 C.216		2 32 EIGHTH LANE		\$ 225,000	\$ 49,700	\$ 274,700	0.01	0.01
1694	217 C.217		2 30 EIGHTH LANE		\$ 225,000	\$ 40,000	\$ 265,000	0.01	0.00
1694	218 C.218		2 28 EIGHTH LANE		\$ 225,000	\$ 34,400	\$ 259,400	0.01	0.00
1694	219 C.219		2 26 EIGHTH LANE		\$ 258,000	\$ 58,300	\$ 316,300	0.01	0.00
1694	296 C.296		2 40 ELEVENTH LANE		\$ 225,000	\$ 44,500	\$ 269,500	0.01	0.01
1694	312 C.312		4A 39 ELEVENTH LANE		\$ 233,600	\$ 61,700	\$ 295,300	0.02	0.02
1694	330 C.330		2 40 TWENTIETH AVE		\$ 225,000	\$ 58,900	\$ 283,900	0.02	0.02
1699	1		2 OCEAN AVENUE		\$ -	\$ -	\$ -	5.65	0.35

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1705	202		1	TWENTIETH AVENUE	\$ -	\$ -	\$ -	0.33	0.13
1705	201		2	TWENTIETH AVENUE	\$ -	\$ -	\$ -	0.08	0.03
1705	203.01	C.001	1	TWENTIETH AVENUE	\$ 485,000	\$ -	\$ 485,000	0.18	0.18
1705	203		2	SOUTH OCEAN AVENUE	\$ -	\$ -	\$ -	0.10	0.03
1705	205		2	SOUTH OCEAN AVENUE	\$ -	\$ -	\$ -	0.07	0.03
1705	207		2	2012 OCEAN AVE	\$ 900,000	\$ 289,500	\$ 1,189,500	0.14	0.03
1705	208		4A	2013 CENTRAL AVE	\$ 450,200	\$ 441,000	\$ 891,200	0.09	0.09
1705	2119		2	22 TWENTY-FIRST AVE	\$ 457,000	\$ 8,000	\$ 465,000	0.11	0.01
1705	2121		2	26 TWENTY-FIRST AVE	\$ 450,000	\$ 15,000	\$ 465,000	0.12	0.07
1705	2123		2	28 TWENTY-FIRST AVE	\$ 382,000	\$ 8,000	\$ 390,000	0.12	0.03
1705	2125		2	30 TWENTY-FIRST AVE	\$ 500,000	\$ 97,000	\$ 597,000	0.12	0.03
1705	2127		2	40 TWENTY-FIRST AVE	\$ 500,000	\$ 175,000	\$ 675,000	0.12	0.12
1706	201		4A	2001 CENTRAL AVE	\$ 351,000	\$ 139,700	\$ 490,700	0.14	0.14
1706	203		2	2005 CENTRAL AVE	\$ 243,800	\$ 129,400	\$ 373,200	0.11	0.11
1706	205		2	2009 CENTRAL AVE	\$ 239,300	\$ 346,000	\$ 585,300	0.11	0.11
1706	207		2	120 TWENTY-FIRST AVE	\$ 239,300	\$ 61,600	\$ 300,900	0.10	0.10
1706	2030		2	103 TWENTIETH AVE	\$ 325,000	\$ 157,100	\$ 482,100	0.12	0.12
1706	2032		2	105 TWENTIETH AVE	\$ 325,000	\$ 151,300	\$ 476,300	0.12	0.12
1706	2034		2	111 TWENTIETH AVE	\$ 325,000	\$ 214,600	\$ 539,600	0.12	0.12
1706	2036		2	115 TWENTIETH AVE	\$ 325,000	\$ 118,200	\$ 443,200	0.12	0.12
1706	2038		2	119 TWENTIETH AVE	\$ 325,000	\$ 92,000	\$ 417,000	0.12	0.12
1706	2040		2	121 TWENTIETH AVE	\$ 325,000	\$ 85,500	\$ 410,500	0.12	0.12
1706	2042		2	125 TWENTIETH AVE	\$ 408,800	\$ -	\$ 408,800	0.12	0.12
1706	2044		2	125 TWENTIETH AVE	\$ 454,500	\$ -	\$ 454,500	0.12	0.12
1706	2046		2	2001 BARNEGAT AVE	\$ 295,000	\$ 255,000	\$ 550,000	0.06	0.06
1706	2046.01		2	2005 BARNEGAT AVE	\$ 295,000	\$ 25,000	\$ 320,000	0.06	0.06
1706	2131.01		2	102A TWENTY-FIRST AVE	\$ 275,000	\$ 125,300	\$ 400,300	0.01	0.01
1706	2131.02		2	102B TWENTY-FIRST AVE	\$ 126,700	\$ 401,700	\$ 401,700	0.10	0.10
1706	2133	C0001	2	TWENTY-FIRST AVENUE	\$ 275,000	\$ 186,600	\$ 461,600	0.06	0.06
1706	2133	C0002	2	TWENTY-FIRST AVENUE	\$ 275,000	\$ 187,500	\$ 462,500	0.06	0.06
1706	2135		2	110 TWENTY-FIRST AVE	\$ 325,000	\$ 209,000	\$ 534,000	0.11	0.11
1706	2137		2	112 TWENTY-FIRST AVE	\$ 325,000	\$ 282,700	\$ 607,700	0.11	0.11
1706	2139		2	118 TWENTY-FIRST AVE	\$ 325,000	\$ 115,800	\$ 440,800	0.11	0.11
1706	2141		2	122 TWENTY-FIRST AVE	\$ 325,000	\$ 72,800	\$ 397,800	0.11	0.11
1706	2143		2	126 TWENTY-FIRST AVE	\$ 325,000	\$ 120,800	\$ 445,800	0.11	0.11
1706	2145.01		2	130 TWENTY-FIRST AVE	\$ 325,000	\$ 229,300	\$ 554,300	0.11	0.11
1706	2147.01		2	134 TWENTY-FIRST AVE	\$ 325,000	\$ 89,600	\$ 414,600	0.12	0.12
1707	202		1	BAY VIEW AVE	\$ 416,500	\$ -	\$ 416,500	0.10	0.10
1707	202.01		1	ADDITIONAL TO BLOCK 1707, LOT 202	\$ -	\$ -	\$ -	0.03	0.03
1707	204		2	2004 BAY VIEW AVE	\$ 417,000	\$ 240,600	\$ 657,600	0.14	0.14
1707	206		2	2009 BAY VIEW AVE	\$ 418,800	\$ 136,700	\$ 555,500	0.11	0.11
1707	208		2	230 TWENTY-FIRST AVE	\$ 316,000	\$ 110,300	\$ 426,300	0.07	0.07
1707	208.01		2	232 TWENTY-FIRST AVE	\$ 396,000	\$ 111,100	\$ 507,100	0.06	0.06
1707	2050		2	2000 BARNEGAT AVE	\$ 325,000	\$ 79,500	\$ 404,500	0.12	0.12
1707	2052		2	205 TWENTIETH AVE	\$ 275,000	\$ 51,600	\$ 326,600	0.06	0.06
1707	2052.01		2	207 TWENTIETH AVE	\$ 275,000	\$ 15,000	\$ 290,000	0.06	0.06
1707	2054		2	209 TWENTIETH AVE	\$ 275,000	\$ 25,000	\$ 300,000	0.06	0.06
1707	2056		2	213 TWENTIETH AVE	\$ 325,000	\$ 222,200	\$ 547,200	0.12	0.12
1707	2056.01		2	215 TWENTIETH AVE	\$ 275,000	\$ 25,000	\$ 300,000	0.06	0.06
1707	2058		2	219 TWENTIETH AVE	\$ 375,000	\$ 244,900	\$ 619,900	0.18	0.18
1707	2060		2	223 TWENTIETH AVE	\$ 275,000	\$ 165,700	\$ 440,700	0.06	0.06
1707	2151		2	2008 BARNEGAT AVE	\$ 325,000	\$ 210,600	\$ 535,600	0.11	0.11



APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1707	2153		2	206 TWENTY-FIRST AVE	\$ 325,000	\$ 167,400	\$ 492,400	0.11	0.11
1707	2155		2	210 TWENTY-FIRST AVE	\$ 325,000	\$ 140,900	\$ 465,900	0.11	0.11
1707	2157		2	212 TWENTY-FIRST AVE	\$ 325,000	\$ 166,500	\$ 491,500	0.11	0.11
1707	2159		2	216 TWENTY-FIRST AVE	\$ 325,000	\$ 150,900	\$ 475,900	0.11	0.11
1707	2161		1	222 TWENTY-FIRST AVE	\$ 275,000	\$ -	\$ 275,000	0.11	0.11
1707	2163		2	226 TWENTY-FIRST AVE	\$ 325,000	\$ 98,300	\$ 423,300	0.11	0.11
1708	211		2	TWENTY-FIRST AVENUE	\$ -	\$ -	\$ -	0.28	0.05
1708	212		2	TWENTY-FIRST AVENUE	\$ -	\$ -	\$ -	0.24	0.24
1708	214		4A	2102 CENTRAL AVE	\$ 700,000	\$ 100,000	\$ 800,000	0.27	0.27
1708	215		2	SOUTH OCEAN AVENUE	\$ -	\$ -	\$ -	0.28	0.05
1708	2112		2	19 TWENTY-FIRST AVE	\$ 450,000	\$ 167,400	\$ 617,400	0.11	0.00
1708	2114		2	21 TWENTY-FIRST AVE	\$ 562,500	\$ -	\$ 562,500	0.17	0.01
1708	2120		2	25 TWENTY-FIRST AVE	\$ 450,000	\$ 250,000	\$ 700,000	0.12	0.10
1708	2122		2	27 TWENTY-FIRST AVE	\$ 500,000	\$ 332,300	\$ 832,300	0.12	0.12
1708	2211		2	18 TWENTY-SECOND AVE	\$ 500,000	\$ 131,300	\$ 631,300	0.11	0.01
1708	2213		2	12 TWENTY-SECOND AVE	\$ 469,000	\$ 81,000	\$ 550,000	0.11	0.09
1708	2215		2	16 TWENTY-SECOND AVE	\$ 500,000	\$ 124,300	\$ 624,300	0.11	0.11
1708	2217		2	20 TWENTY-SECOND AVE	\$ 500,000	\$ 56,000	\$ 556,000	0.12	0.12
1708	2219		2	24 TWENTY-SECOND AVE	\$ 500,000	\$ 136,800	\$ 636,800	0.10	0.10
1708	2221		2	28 TWENTY-SECOND AVE	\$ 422,500	\$ 52,500	\$ 475,000	0.11	0.11
1708	2223		2	32 TWENTY-SECOND AVE	\$ 500,000	\$ 444,300	\$ 944,300	0.11	0.11
1708	2225		2	34 TWENTY-SECOND AVE	\$ 500,000	\$ 208,500	\$ 708,500	0.11	0.11
1708	2227		2	46 TWENTY-SECOND AVE	\$ 500,000	\$ 140,700	\$ 640,700	0.11	0.11
1708 211	2118		2	TWENTY-FIRST AVENUE	\$ -	\$ -	\$ -	0.17	0.05
1708 212	1 C 001		2	TWENTY-FIRST AVENUE	\$ 325,400	\$ 74,600	\$ 400,000	0.01	0.01
1708 212	2 C 002		2	TWENTY-FIRST AVENUE	\$ 255,400	\$ 74,600	\$ 330,000	0.01	0.01
1708 212	3 C 003		2	TWENTY-FIRST AVENUE	\$ 280,400	\$ 74,600	\$ 355,000	0.01	0.01
1708 212	4 C 004		2	TWENTY-FIRST AVENUE	\$ 450,000	\$ 40,000	\$ 490,000	0.01	0.01
1708 212	5 C 005		2	TWENTY-FIRST AVENUE	\$ 405,000	\$ 40,000	\$ 445,000	0.01	0.01
1708 212	6 C 006		2	TWENTY-FIRST AVENUE	\$ 280,400	\$ 74,600	\$ 355,000	0.01	0.01
1708 212	7 C 007		2	TWENTY-FIRST AVENUE	\$ 255,400	\$ 74,600	\$ 330,000	0.01	0.01
1708 212	8 C 008		2	TWENTY-FIRST AVENUE	\$ 305,400	\$ 74,600	\$ 380,000	0.01	0.01
1708 212	9 C 009		2	TWENTY-FIRST AVENUE	\$ 450,000	\$ 40,000	\$ 490,000	0.01	0.01
1708 212	10 C 010		2	TWENTY-FIRST AVENUE	\$ 450,000	\$ 40,000	\$ 490,000	0.01	0.01
1709	211		2	TWENTY-FIRST AVENUE	\$ -	\$ -	\$ -	0.15	0.15
1709	211.01 C0001		2	TWENTY-FIRST AVENUE	\$ 300,000	\$ 225,600	\$ 525,600	0.02	0.02
1709	211.01 C0002		2	TWENTY-FIRST AVENUE	\$ 300,000	\$ 185,000	\$ 485,000	0.02	0.02
1709	211.01 C0003		2	TWENTY-FIRST AVENUE	\$ 300,000	\$ 185,000	\$ 485,000	0.02	0.02
1709	211.01 C0004		2	TWENTY-FIRST AVENUE	\$ 300,000	\$ 185,000	\$ 485,000	0.02	0.02
1709	211.01 C0005		2	TWENTY-FIRST AVENUE	\$ 300,000	\$ 245,600	\$ 545,600	0.02	0.02
1709	211.01 C0006		2	TWENTY-FIRST AVENUE	\$ 300,000	\$ 185,000	\$ 485,000	0.02	0.02
1709	211.01 C0007		2	TWENTY-FIRST AVENUE	\$ 300,000	\$ 185,000	\$ 485,000	0.02	0.02
1709	211.01 C0008		2	TWENTY-FIRST AVENUE	\$ 300,000	\$ 200,000	\$ 500,000	0.02	0.02
1709	215		2	W ROUTE 35	\$ -	\$ -	\$ -	0.23	0.23
1709	2132		2	TWENTY-FIRST AVE	\$ 325,000	\$ 68,100	\$ 393,100	0.11	0.11
1709	2134		2	11 TWENTY-FIRST AVE	\$ 325,000	\$ 385,300	\$ 710,300	0.11	0.11
1709	2136		2	117 TWENTY-FIRST AVE	\$ 325,000	\$ 74,600	\$ 399,600	0.11	0.11
1709	2138		2	121 TWENTY-FIRST AVE	\$ 325,000	\$ 310,600	\$ 635,600	0.11	0.11
1709	2140		2	123 TWENTY-FIRST AVE	\$ 295,000	\$ 80,600	\$ 375,600	0.08	0.08
1709	2142		2	125 TWENTY-FIRST AVE	\$ 355,000	\$ 100,000	\$ 455,000	0.10	0.10
1709	2142.01		2	ADDITIONAL TO BLOCK 1709, LOT 2142	\$ -	\$ -	\$ -	0.06	0.06
1709	2144		2	131 TWENTY-FIRST AVE	\$ 290,000	\$ -	\$ 290,000	0.11	0.11

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1709	2146		2	2105 BARNEGAT AVE	\$ 325,000	\$ 97,300	\$ 422,300	0.11	0.11
1709	2233		2	106 TWENTY-SECOND AVE	\$ 305,000	\$ 89,200	\$ 394,200	0.09	0.09
1709	2235		2	110 TWENTY-SECOND AVE	\$ 325,000	\$ 224,000	\$ 549,000	0.12	0.12
1709	2237		2	118 TWENTY-SECOND AVE	\$ 425,000	\$ 104,700	\$ 529,700	0.12	0.12
1709	2239		2	ADDITIONAL TO BLOCK 1709, LOT 2237	\$ -	\$ -	\$ -	0.12	0.12
1709	2241		2	124 TWENTY-SECOND AVE	\$ 325,000	\$ 129,200	\$ 454,200	0.12	0.12
1709	2243		2	126 TWENTY-SECOND AVE	\$ 325,000	\$ 90,000	\$ 415,000	0.12	0.12
1709	2245		2	130 TWENTY-SECOND AVE	\$ 325,000	\$ 97,300	\$ 422,300	0.12	0.12
1709	2247		2	134 TWENTY-SECOND AVE	\$ 325,000	\$ 162,400	\$ 487,400	0.11	0.11
1709	215	1 C.001	2	NJ ROUTE 35	\$ 170,000	\$ 78,100	\$ 248,100	0.01	0.01
1709	215	2 C.02	2	2108 CENTRAL AVE 2	\$ 175,000	\$ 76,900	\$ 251,900	0.01	0.01
1709	215	3 C.03	2	2108 CENTRAL AVE 3	\$ 175,000	\$ 76,900	\$ 251,900	0.01	0.01
1709	215	4 C.04	2	2108 CENTRAL AVE 4	\$ 170,000	\$ 78,100	\$ 248,100	0.01	0.01
1709	215	5 C.05	2	2108 CENTRAL AVE 5	\$ 180,000	\$ 80,300	\$ 260,300	0.01	0.01
1709	215	6 C.06	2	2108 CENTRAL AVE 6	\$ 185,000	\$ 79,200	\$ 264,200	0.01	0.01
1709	215	7 C.07	2	2108 CENTRAL AVE 7	\$ 185,000	\$ 79,000	\$ 264,000	0.01	0.01
1709	215	8 C.08	2	2108 CENTRAL AVE 8	\$ 180,000	\$ 80,500	\$ 260,500	0.01	0.01
1709	215	9 C.09	2	2108 CENTRAL AVE 9	\$ 190,000	\$ 85,900	\$ 275,900	0.01	0.01
1709	215	10 C.10	2	2108 CENTRAL AVE 10	\$ 195,000	\$ 83,300	\$ 278,300	0.01	0.01
1709	215	11 C.11	2	2108 CENTRAL AVE 11	\$ 195,000	\$ 83,600	\$ 278,600	0.01	0.01
1709	215	12 C.12	2	2108 CENTRAL AVE 12	\$ 190,000	\$ 85,900	\$ 275,900	0.01	0.01
1710	212		2	2100 BAY VIEW AVE	\$ 408,000	\$ 60,900	\$ 468,900	0.08	0.08
1710	214		2	2104 BAY VIEW AVE	\$ 416,600	\$ 54,600	\$ 471,200	0.11	0.11
1710	216		2	2108 BAY VIEW AVE	\$ 405,800	\$ 114,200	\$ 520,000	0.07	0.07
1710	218		2	2112 BAY VIEW AVE	\$ 406,000	\$ 17,000	\$ 423,000	0.10	0.10
1710	2150		2	203 TWENTY-FIRST AVE	\$ 325,000	\$ 107,200	\$ 432,200	0.11	0.11
1710	2152		2	205 TWENTY-FIRST AVE	\$ 325,000	\$ 91,200	\$ 416,200	0.11	0.11
1710	2154		2	213 TWENTY-FIRST AVE	\$ 325,000	\$ 51,700	\$ 376,700	0.11	0.11
1710	2156		2	215 TWENTY-FIRST AVE	\$ 325,000	\$ 300,200	\$ 625,200	0.11	0.11
1710	2158		2	219 TWENTY-FIRST AVE	\$ 325,000	\$ 50,700	\$ 375,700	0.11	0.11
1710	2160		2	223 TWENTY-FIRST AVE	\$ 325,000	\$ 6,200	\$ 331,200	0.11	0.11
1710	2162		2	227 TWENTY-FIRST AVE	\$ 325,000	\$ 116,300	\$ 441,300	0.11	0.11
1710	2164		2	231 TWENTY-FIRST AVE	\$ 325,000	\$ 300,900	\$ 625,900	0.11	0.11
1710	2166		2	237 TWENTY-FIRST AVE	\$ 325,000	\$ 420,000	\$ 745,000	0.12	0.12
1710	2251		2	202 TWENTY-SECOND AVE	\$ 325,000	\$ 99,200	\$ 424,200	0.11	0.11
1710	2253		2	206 TWENTY-SECOND AVE	\$ 325,000	\$ 81,700	\$ 406,700	0.11	0.11
1710	2255		2	210 TWENTY-SECOND AVE	\$ 325,000	\$ 164,000	\$ 489,000	0.11	0.11
1710	2257		2	214 TWENTY-SECOND AVE	\$ 325,000	\$ 147,100	\$ 472,100	0.11	0.11
1710	2259		2	218 TWENTY-SECOND AVE	\$ 325,000	\$ 92,200	\$ 417,200	0.11	0.11
1710	2261		2	222 TWENTY-SECOND AVE	\$ 325,000	\$ 180,700	\$ 505,700	0.11	0.11
1710	2263		2	228 TWENTY-SECOND AVE	\$ 325,000	\$ 79,000	\$ 404,000	0.11	0.11
1710	2265		2	230 TWENTY-SECOND AVE	\$ 275,000	\$ 267,200	\$ 542,200	0.06	0.06
1710	2265.01		2	232 TWENTY-SECOND AVE	\$ 275,000	\$ 145,000	\$ 420,000	0.06	0.06
1710	2267		2	236 TWENTY-SECOND AVE	\$ 325,000	\$ 73,500	\$ 398,500	0.11	0.11
1710	2269		2	238 TWENTY-SECOND AVE	\$ 325,000	\$ 169,600	\$ 494,600	0.11	0.11
1711	221		2	TWENTY-SECOND AVENUE	\$ -	\$ -	\$ -	0.17	0.17
1711	222		2	TWENTY-SECOND AVENUE	\$ -	\$ -	\$ -	0.27	0.27
1711	225.01		2	8 TWENTY-THIRD AVE	\$ 680,000	\$ 417,000	\$ 1,097,000	0.17	0.02
1711	225.02		2	10 TWENTY-THIRD AVE	\$ 680,000	\$ 431,300	\$ 1,111,300	0.18	0.02
1711	2260		2	7 TWENTY-SECOND AVE	\$ 480,000	\$ 69,000	\$ 549,000	0.11	0.01
1711	2212		2	11 TWENTY-SECOND AVE	\$ 500,000	\$ 65,000	\$ 565,000	0.12	0.08
1711	2214		2	15 TWENTY-SECOND AVE	\$ 500,000	\$ 128,200	\$ 628,200	0.11	0.11

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1711	2216		2	19 TWENTY-SECOND AVE	\$ 500,000	\$ 104,700	\$ 604,700	0.12	0.12
1711	2218		2	23 TWENTY-SECOND AVE	\$ 500,000	\$ 122,500	\$ 622,500	0.10	0.10
1711	2220		2	27 TWENTY-SECOND AVE	\$ 500,000	\$ 81,800	\$ 581,800	0.11	0.11
1711	2222		2	31 TWENTY-SECOND AVE	\$ 475,000	\$ 144,700	\$ 619,700	0.12	0.12
1711	2224		2	35 TWENTY-SECOND AVE	\$ 500,000	\$ 132,100	\$ 632,100	0.11	0.11
1711	2226		2	45 TWENTY-SECOND AVE	\$ 250,000	\$ 101,100	\$ 351,100	0.12	0.12
1711	2315		2	16 TWENTY-THIRD AVE	\$ 425,000	\$ 474,200	\$ 899,200	0.11	0.01
1711	2317		1	1 TWENTY-THIRD AVE	\$ 425,000	\$ -	\$ 425,000	0.12	0.07
1711	2319.01		2	24A TWENTY-THIRD AVE	\$ 450,000	\$ 100,000	\$ 550,000	0.06	0.06
1711	2319.02		2	24B TWENTY-THIRD AVE	\$ 450,000	\$ 167,700	\$ 617,700	0.04	0.04
1711	2321		2	34 TWENTY-THIRD AVE	\$ 800,000	\$ 215,000	\$ 1,015,000	0.11	0.11
1711	2323		2	38 TWENTY-THIRD AVE	\$ 160,000	\$ 73,600	\$ 233,600	0.01	0.01
1711	2325		2	2201 CENTRAL AVE 101	\$ 150,000	\$ 73,400	\$ 223,400	0.01	0.01
1711	2327		2	2201 CENTRAL AVE 102	\$ 150,000	\$ 72,800	\$ 222,800	0.01	0.01
1711	2329		2	2201 CENTRAL AVE 103	\$ 150,000	\$ 72,800	\$ 222,800	0.01	0.01
1711	2331		2	2201 CENTRAL AVE 104	\$ 160,000	\$ 69,000	\$ 229,000	0.01	0.01
1711	2333		2	2201 CENTRAL AVE 201	\$ 200,000	\$ 83,700	\$ 283,700	0.01	0.01
1711	2335		2	2201 CENTRAL AVE 202	\$ 225,000	\$ 86,600	\$ 311,600	0.01	0.01
1711	2337		2	2201 CENTRAL AVE 203	\$ 160,000	\$ 56,300	\$ 216,300	0.01	0.01
1711	2339		2	2201 CENTRAL AVE 204	\$ 160,000	\$ 56,300	\$ 216,300	0.01	0.01
1711	2341		2	2201 CENTRAL AVE 205	\$ 160,000	\$ 56,300	\$ 216,300	0.01	0.01
1711	2343		2	2201 CENTRAL AVE 206	\$ 160,000	\$ 56,300	\$ 216,300	0.01	0.01
1711	2345		2	2201 CENTRAL AVE 207	\$ 225,000	\$ 86,600	\$ 311,600	0.01	0.01
1711	2347		2	2201 CENTRAL AVE 208	\$ 200,000	\$ 83,700	\$ 283,700	0.01	0.01
1712	221		4A	2204 CENTRAL AVE	\$ 570,200	\$ 96,000	\$ 666,200	0.10	0.10
1712	223		4A	ADDITIONAL TO BLOCK 1712, LOT 221	\$ -	\$ -	\$ -	0.12	0.12
1712	225		4A	2207 CENTRAL AVE	\$ 796,900	\$ 238,100	\$ 1,035,000	0.12	0.12
1712	227		4A	ADDITIONAL TO BLOCK 1712, LOT 225	\$ -	\$ -	\$ -	0.12	0.12
1712	2230		2	101 TWENTY-SECOND AVE	\$ 325,000	\$ 67,500	\$ 392,500	0.11	0.11
1712	2232		2	105 TWENTY-SECOND AVE	\$ 325,000	\$ 97,200	\$ 422,200	0.11	0.11
1712	2234		2	111 TWENTY-SECOND AVE	\$ 325,000	\$ 255,000	\$ 580,000	0.11	0.11
1712	2236		2	115 TWENTY-SECOND AVE	\$ 325,000	\$ 35,000	\$ 360,000	0.11	0.11
1712	2238		2	117 TWENTY-SECOND AVE	\$ 325,000	\$ 79,000	\$ 404,000	0.11	0.11
1712	2240		2	123 TWENTY-SECOND AVE	\$ 325,000	\$ 108,800	\$ 433,800	0.11	0.11
1712	2242		2	127 TWENTY-SECOND AVE	\$ 325,000	\$ 48,800	\$ 373,800	0.11	0.11
1712	2244		2	131 TWENTY-SECOND AVE	\$ 340,000	\$ 134,200	\$ 474,200	0.16	0.16
1712	2246		2	133 TWENTY-SECOND AVE	\$ 325,000	\$ 116,100	\$ 441,100	0.11	0.11
1712	2331		2	100 TWENTY-THIRD AVE	\$ 325,000	\$ 25,000	\$ 350,000	0.12	0.12
1712	2333		2	104 TWENTY-THIRD AVE	\$ 277,800	\$ 37,800	\$ 315,600	0.12	0.12
1712	2335		2	110 TWENTY-THIRD AVE	\$ 325,000	\$ 148,300	\$ 473,300	0.12	0.12
1712	2337		2	114 TWENTY-THIRD AVE	\$ 325,000	\$ 215,400	\$ 540,400	0.12	0.12
1712	2339		2	116 TWENTY-THIRD AVE	\$ 325,000	\$ 130,600	\$ 455,600	0.12	0.12
1712	2341.01	C.001	2	120 TWENTY-THIRD AVE	\$ 225,000	\$ 85,100	\$ 310,100	0.09	0.09
1712	2341.02	C.002	2	120 TWENTY-THIRD AVE	\$ 180,000	\$ 44,400	\$ 224,400	0.02	0.02
1712	2341.03	C.003	2	120 TWENTY-THIRD AVE	\$ 157,500	\$ 52,100	\$ 209,600	0.01	0.01
1712	2343		2	126 TWENTY-THIRD AVE	\$ 325,000	\$ 75,900	\$ 400,900	0.12	0.12
1712	2345		2	128 TWENTY-THIRD AVE	\$ 233,400	\$ 61,600	\$ 295,000	0.07	0.07
1712	2347		2	1213 BARNEGAT AVE	\$ 325,000	\$ -	\$ 325,000	0.12	0.12
1713	222		2	2200 BAY VIEW AVE	\$ 416,600	\$ 328,800	\$ 745,400	0.13	0.13
1713	224		2	2206 BAY VIEW AVE	\$ 424,200	\$ 87,200	\$ 511,400	0.16	0.16
1713	226		2	2208 BAY VIEW AVE	\$ 355,100	\$ 119,900	\$ 475,000	0.05	0.05
1713	226.01		2	2210 BAY VIEW AVE	\$ 354,100	\$ 171,700	\$ 525,800	0.06	0.06

## APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1713	228.01		2	250 TWENTY-THIRD AVE	\$ 450,000	\$ 150,000	\$ 600,000	0.15	0.15
1713	2250		2	201 TWENTY-SECOND AVE	\$ 325,000	\$ 178,500	\$ 503,500	0.10	0.10
1713	2252		1	211 TWENTY-SECOND AVE	\$ 325,000	\$ -	\$ 325,000	0.11	0.11
1713	2254		2	213 TWENTY-SECOND AVE	\$ 325,000	\$ 190,000	\$ 465,000	0.07	0.07
1713	2256		2	215 TWENTY-SECOND AVE	\$ 405,000	\$ 85,000	\$ 490,000	0.18	0.18
1713	2258		2	219 TWENTY-SECOND AVE	\$ 345,000	\$ 70,400	\$ 415,400	0.13	0.13
1713	2260		2	225 TWENTY-SECOND AVE	\$ 325,000	\$ 154,900	\$ 479,900	0.12	0.12
1713	2262		2	227 TWENTY-SECOND AVE	\$ 325,000	\$ 98,400	\$ 423,400	0.10	0.10
1713	2264		2	231 TWENTY-SECOND AVE	\$ 185,000	\$ 68,400	\$ 253,400	0.06	0.06
1713	2266.01		2	233 TWENTY-SECOND AVE	\$ 275,000	\$ 82,600	\$ 357,600	0.06	0.06
1713	2266.02		2	235 TWENTY-SECOND AVE	\$ 275,000	\$ 116,600	\$ 391,600	0.06	0.06
1713	2266.03		2	237 TWENTY-SECOND AVE	\$ 250,000	\$ 5,000	\$ 255,000	0.06	0.06
1713	2266.04		2	239 TWENTY-SECOND AVE	\$ 275,000	\$ 98,500	\$ 373,500	0.05	0.05
1713	2270		2	243 TWENTY-SECOND AVE	\$ 275,000	\$ 264,400	\$ 539,400	0.06	0.06
1713	2270.01		2	241 TWENTY-SECOND AVE	\$ 275,000	\$ 160,600	\$ 435,600	0.05	0.05
1713	2351		2	202 TWENTY-THIRD AVE	\$ 325,000	\$ 136,400	\$ 461,400	0.09	0.09
1713	2353		2	206 TWENTY-THIRD AVE	\$ 325,000	\$ 45,000	\$ 370,000	0.11	0.11
1713	2355		2	208 TWENTY-THIRD AVE	\$ 275,000	\$ 120,600	\$ 395,600	0.07	0.07
1713	2357		2	212 TWENTY-THIRD AVE	\$ 375,000	\$ 15,600	\$ 390,600	0.15	0.15
1713	2359		2	216 TWENTY-THIRD AVE	\$ 339,000	\$ 101,300	\$ 440,300	0.13	0.13
1713	2361		2	220 TWENTY-THIRD AVE	\$ 309,000	\$ 124,900	\$ 433,900	0.09	0.09
1713	2363		2	226 TWENTY-THIRD AVE	\$ 325,000	\$ 341,100	\$ 666,100	0.11	0.11
1713	2365		2	230 TWENTY-THIRD AVE	\$ 325,000	\$ 209,100	\$ 534,100	0.11	0.11
1713	2367		2	232 TWENTY-THIRD AVE	\$ 325,000	\$ 241,500	\$ 566,500	0.11	0.11
1713	2369		2	238 TWENTY-THIRD AVE	\$ 325,000	\$ 150,900	\$ 475,900	0.11	0.11
1713	2371		2	244 TWENTY-THIRD AVE	\$ 325,000	\$ 328,900	\$ 653,900	0.11	0.11
1713	2373		2	246 TWENTY-THIRD AVE	\$ 275,000	\$ 59,500	\$ 334,500	0.05	0.05
1713	2373.02		2	248 TWENTY-THIRD AVE	\$ 289,000	\$ 115,300	\$ 404,300	0.07	0.07
1714	231.08		1	27 TWENTY-THIRD AVE	\$ 425,000	\$ -	\$ 425,000	0.08	0.08
1714	232		4A	CENTRAL AVE	\$ 765,800	\$ 3,400	\$ 769,200	0.52	0.46
1714	235		4A	OCEAN AVE	\$ 3,838,400	\$ 2,451,600	\$ 6,290,000	1.62	0.32
1714	2316		2	2 TWENTY-THIRD AVENUE	\$ -	\$ -	\$ -	0.35	0.02
1715	231		2	NJ ROUTE 35	\$ -	\$ -	\$ -	0.23	0.23
1715	235		2	NJ ROUTE 35	\$ -	\$ -	\$ -	0.37	0.37
1715	2352		4A	105 TWENTY-THIRD AVE	\$ 540,000	\$ 30,400	\$ 570,400	0.12	0.12
1715	2334		4A	ADDITIONAL TO BLOCK 1715, LOT 2332	\$ -	\$ -	\$ -	0.11	0.11
1715	2336		2	113 TWENTY-THIRD AVE	\$ 325,000	\$ 185,800	\$ 510,800	0.12	0.12
1715	2338		2	117 TWENTY-THIRD AVE	\$ 325,000	\$ 55,100	\$ 380,100	0.11	0.11
1715	2340		2	123 TWENTY-THIRD AVE	\$ 325,000	\$ 45,600	\$ 370,600	0.12	0.12
1715	2342		2	125 TWENTY-THIRD AVE	\$ 325,000	\$ 35,000	\$ 360,000	0.12	0.12
1715	2344		2	131 TWENTY-THIRD AVE	\$ 293,000	\$ 72,100	\$ 365,100	0.07	0.07
1715	2346		2	135 TWENTY-THIRD AVE	\$ 357,000	\$ 72,300	\$ 429,300	0.16	0.16
1715	2435		2	110 TWENTY-FOURTH AVE	\$ 325,000	\$ 138,000	\$ 463,000	0.11	0.11
1715	2437		2	114 TWENTY-FOURTH AVE	\$ 325,000	\$ 105,400	\$ 430,400	0.12	0.12
1715	2439		2	116 TWENTY-FOURTH AVE	\$ 325,000	\$ 262,200	\$ 587,200	0.11	0.11
1715	2441		2	120 TWENTY-FOURTH AVE	\$ 325,000	\$ 154,100	\$ 479,100	0.12	0.12
1715	2443		2	126 TWENTY-FOURTH AVE	\$ 325,000	\$ 94,100	\$ 419,100	0.12	0.12
1715	2445		2	130 TWENTY-FOURTH AVE	\$ 325,000	\$ 100,700	\$ 425,700	0.12	0.12
1715	2447		2	136 TWENTY-FOURTH AVE	\$ 325,000	\$ 65,600	\$ 390,600	0.12	0.12
1715 231	1 C.001		2	NJ ROUTE 35	\$ 285,000	\$ 74,800	\$ 359,800	0.01	0.01
1715 231	2 C.02		2	103 TWENTY-THIRD AVE #2	\$ 285,000	\$ 65,000	\$ 350,000	0.01	0.01
1715 231	3 C.03		2	103 TWENTY-THIRD AVE #3	\$ 285,000	\$ 65,000	\$ 350,000	0.01	0.01



## APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1715.231	4 C.04		2	103 TWENTY-THIRD AVE #4	\$ 285,000	\$ 65,000	\$ 350,000	0.01	0.01
1715.231	5 C.05		2	103 TWENTY-THIRD AVE #5	\$ 285,000	\$ 65,000	\$ 350,000	0.01	0.01
1715.231	6 C.06		2	103 TWENTY-THIRD AVE #6	\$ 285,000	\$ 14,500	\$ 299,500	0.01	0.01
1715.231	7 C.07		2	103 TWENTY-THIRD AVE #7	\$ 375,000	\$ 64,700	\$ 439,700	0.01	0.01
1715.231	8 C.08		2	103 TWENTY-THIRD AVE #8	\$ 375,000	\$ 18,000	\$ 393,000	0.01	0.01
1715.231	9 C.09		2	103 TWENTY-THIRD AVE #9	\$ 375,000	\$ 18,000	\$ 393,000	0.01	0.01
1715.231	10 C.10		2	103 TWENTY-THIRD AVE #10	\$ 375,000	\$ 64,700	\$ 439,700	0.01	0.01
1715.231	11 C.11		2	103 TWENTY-THIRD AVE #11	\$ 375,000	\$ 70,000	\$ 445,000	0.01	0.01
1715.231	12 C.12		2	103 TWENTY-THIRD AVE #12	\$ 375,000	\$ 18,000	\$ 393,000	0.01	0.01
1715.235	1.01		2	100 TWENTY-FOURTH AVE #1	\$ 160,000	\$ 15,000	\$ 175,000	0.01	0.01
1715.235	1.02		2	100 TWENTY-FOURTH AVE #2	\$ 160,000	\$ 35,400	\$ 195,400	0.01	0.01
1715.235	1.03		2	100 TWENTY-FOURTH AVE #3	\$ 160,000	\$ 35,400	\$ 195,400	0.01	0.01
1715.235	1.04		2	100 TWENTY-FOURTH AVE #4	\$ 160,000	\$ 35,400	\$ 195,400	0.01	0.01
1715.235	1.05		2	100 TWENTY-FOURTH AVE #5	\$ 160,000	\$ 30,000	\$ 190,000	0.01	0.01
1715.235	1.06		2	100 TWENTY-FOURTH AVE #6	\$ 160,000	\$ 35,400	\$ 195,400	0.01	0.01
1715.235	1.07		2	100 TWENTY-FOURTH AVE #7	\$ 160,000	\$ 35,400	\$ 195,400	0.01	0.01
1715.235	1.08		2	100 TWENTY-FOURTH AVE #8	\$ 160,000	\$ 35,400	\$ 195,400	0.01	0.01
1715.235	2.01		2	100 TWENTY-FOURTH AVE #81	\$ 160,000	\$ 35,400	\$ 195,400	0.01	0.01
1715.235	2.02		2	100 TWENTY-FOURTH AVE #82	\$ 160,000	\$ 31,200	\$ 191,200	0.01	0.01
1715.235	2.03		2	100 TWENTY-FOURTH AVE #83	\$ 160,000	\$ 31,200	\$ 191,200	0.01	0.01
1715.235	2.04		2	100 TWENTY-FOURTH AVE #84	\$ 160,000	\$ 31,200	\$ 191,200	0.01	0.01
1715.235	2.05		2	100 TWENTY-FOURTH AVE #85	\$ 160,000	\$ 31,200	\$ 191,200	0.01	0.01
1715.235	2.06		2	100 TWENTY-FOURTH AVE #86	\$ 160,000	\$ 31,200	\$ 191,200	0.01	0.01
1715.235	2.07		2	100 TWENTY-FOURTH AVE #87	\$ 160,000	\$ 25,000	\$ 185,000	0.01	0.01
1715.235	2.08		2	100 TWENTY-FOURTH AVE #88	\$ 160,000	\$ 31,200	\$ 191,200	0.01	0.01
1716	232		2	2300 BAY VIEW AVE	\$ 401,800	\$ 78,200	\$ 480,000	0.06	0.06
1716	234		2	2310 BAY VIEW AVE	\$ 410,200	\$ 291,500	\$ 701,700	0.09	0.09
1716	236		2	2312 BAY VIEW AVE	\$ 420,800	\$ 215,700	\$ 636,500	0.12	0.12
1716	238.01 C.001		2	TWENTY-FOURTH AVENUE	\$ 408,100	\$ 183,600	\$ 591,700	0.08	0.08
1716	238.02 C.002		2	TWENTY-FOURTH AVENUE	\$ 295,000	\$ 160,100	\$ 455,100	0.06	0.06
1716	2350		2	2306 BARNEGAT AVE	\$ 275,000	\$ 71,800	\$ 346,800	0.06	0.06
1716	2352		2	203 TWENTY-THIRD AVE	\$ 375,000	\$ 127,700	\$ 502,700	0.18	0.18
1716	2354		2	211 TWENTY-THIRD AVE	\$ 325,000	\$ 161,700	\$ 486,700	0.12	0.12
1716	2356		2	213 TWENTY-THIRD AVE	\$ 325,000	\$ 102,800	\$ 427,800	0.12	0.12
1716	2358		2	219 TWENTY-THIRD AVE	\$ 325,000	\$ 180,600	\$ 505,600	0.12	0.12
1716	2360		2	221 TWENTY-THIRD AVE	\$ 325,000	\$ 88,300	\$ 413,300	0.12	0.12
1716	2362		2	223 TWENTY-THIRD AVE	\$ 299,000	\$ 264,600	\$ 563,600	0.09	0.09
1716	2364		2	229 TWENTY-THIRD AVE	\$ 299,000	\$ 42,100	\$ 341,100	0.09	0.09
1716	2364.01		2	231 TWENTY-THIRD AVE	\$ 275,000	\$ 27,400	\$ 302,400	0.06	0.06
1716	2366		2	235 TWENTY-THIRD AVE	\$ 325,000	\$ 30,600	\$ 355,600	0.11	0.11
1716	2368		2	237 TWENTY-THIRD AVE	\$ 325,000	\$ 47,000	\$ 372,000	0.11	0.11
1716	2370		2	241 TWENTY-THIRD AVE	\$ 325,000	\$ 325,400	\$ 650,400	0.11	0.11
1716	2372		2	245 TWENTY-THIRD AVE	\$ 299,000	\$ 232,300	\$ 531,300	0.09	0.09
1716	2374		2	247 TWENTY-THIRD AVE	\$ 299,000	\$ 61,900	\$ 360,900	0.09	0.09
1716	2374.01		2	251 TWENTY-THIRD AVE	\$ 299,000	\$ -	\$ 299,000	0.09	0.09
1716	2376		2	255 TWENTY-THIRD AVE	\$ 299,000	\$ 87,300	\$ 386,300	0.09	0.09
1716	2451		4C	200 TWENTY-FOURTH AVE	\$ 325,000	\$ 245,100	\$ 570,100	0.11	0.11
1716	2453		2	206 TWENTY-FOURTH AVE	\$ 325,000	\$ 68,800	\$ 393,800	0.11	0.11
1716	2455		1	210 TWENTY-FOURTH AVE	\$ 325,000	\$ -	\$ 325,000	0.11	0.11
1716	2457		2	214 TWENTY-FOURTH AVE	\$ 325,000	\$ 96,100	\$ 421,100	0.11	0.11
1716	2459		1	TWENTY-FOURTH AVE	\$ 300,000	\$ -	\$ 300,000	0.11	0.11
1716	2461		2	224 TWENTY-FOURTH AVE	\$ 325,000	\$ 105,000	\$ 430,000	0.11	0.11

## APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1716	2463		2	226 TWENTY-FOURTH AVE	\$ 325,000	\$ 113,000	\$ 438,000	0.11	0.11
1716	2465		2	230 TWENTY-FOURTH AVE	\$ 325,000	\$ 190,100	\$ 515,100	0.11	0.11
1716	2467		2	234 TWENTY-FOURTH AVE	\$ 325,000	\$ 140,500	\$ 465,500	0.11	0.11
1716	2469		2	238 TWENTY-FOURTH AVE	\$ 325,000	\$ 168,500	\$ 493,500	0.11	0.11
1716	2471		2	242 TWENTY-FOURTH AVE	\$ 325,000	\$ 213,500	\$ 538,500	0.11	0.11
1716	2473.01		2	244 TWENTY-FOURTH AVE	\$ 325,000	\$ 300,000	\$ 625,000	0.11	0.11
1716	2475.01		2	248 TWENTY-FOURTH AVE	\$ 325,000	\$ 378,700	\$ 703,700	0.11	0.11
1716	2477		2	250 TWENTY-FOURTH AVE	\$ 325,000	\$ 218,900	\$ 543,900	0.11	0.11
1717	241		2	2 TWENTY-FOURTH AVENUE	\$ -	\$ -	\$ -	0.20	0.02
1717	242		15C	CENTRAL AVE	\$ 651,200	\$ -	\$ 651,200	0.28	0.27
1717	2424		2	41 TWENTY-FOURTH AVE	\$ 445,000	\$ 25,000	\$ 470,000	0.12	0.00
1717.241	204		2	KINGS GATE CONDO	\$ 300,000	\$ 94,500	\$ 394,500	0.01	0.00
1717.241	205		2	TWENTY-FOURTH AVE	\$ 300,000	\$ 57,300	\$ 357,300	0.01	0.00
1717.241	206		2	KINGS GATE CONDO	\$ 300,000	\$ 85,700	\$ 385,700	0.01	0.00
1717.241	301		2	KINGS GATE CONDO	\$ 300,000	\$ 74,300	\$ 374,300	0.01	0.00
1717.241	302		2	KINGS GATE CONDO	\$ 300,000	\$ 87,700	\$ 387,700	0.01	0.00
1717.241	303		2	KINGS GATE CONDO	\$ 300,000	\$ 85,700	\$ 385,700	0.01	0.00
1717.241	304		2	KINGS GATE CONDO	\$ 300,000	\$ 94,500	\$ 394,500	0.01	0.00
1717.241	305		2	KINGS GATE CONDO	\$ 300,000	\$ 59,000	\$ 359,000	0.01	0.00
1717.241	306		2	KINGS GATE CONDO	\$ 300,000	\$ 69,500	\$ 369,500	0.01	0.00
1718	241		15C	2401 CENTRAL AVE	\$ 700,000	\$ -	\$ 700,000	0.11	0.11
1718	243		15C	ADDITIONAL TO BLOCK 1718, LOT 241	\$ -	\$ -	\$ -	0.11	0.11
1718	2430		2	101 TWENTY-FOURTH AVE	\$ 325,000	\$ 304,400	\$ 629,400	0.11	0.11
1718	2432		2	105 TWENTY-FOURTH AVE	\$ 325,000	\$ 465,000	\$ 790,000	0.11	0.11
1718	2434		2	109 TWENTY-FOURTH AVE	\$ 325,000	\$ 152,100	\$ 477,100	0.09	0.09
1718	2436		2	115 TWENTY-FOURTH AVE	\$ 325,000	\$ 166,200	\$ 491,200	0.11	0.11
1718	2438		2	119 TWENTY-FOURTH AVE	\$ 325,000	\$ 277,700	\$ 602,700	0.12	0.12
1718	2440		2	123 TWENTY-FOURTH AVE	\$ 325,000	\$ 240,500	\$ 565,500	0.12	0.12
1718	2442		2	127 TWENTY-FOURTH AVE	\$ 325,000	\$ 137,100	\$ 462,100	0.11	0.11
1718	2444		2	131 TWENTY-FOURTH AVE	\$ 325,000	\$ 191,000	\$ 516,000	0.12	0.12
1718	2446		2	135 TWENTY-FOURTH AVE	\$ 325,000	\$ 289,400	\$ 614,400	0.13	0.13
1719	242		15C	267 TWENTY-FOURTH AVE	\$ 1,260,000	\$ 203,700	\$ 1,463,700	0.39	0.39
1719	242.01		15C	ADDITIONAL TO BLOCK 1719, LOT 242	\$ -	\$ -	\$ -	0.25	0.25
1719	2450		1	201 TWENTY-FOURTH AVE	\$ 450,000	\$ -	\$ 450,000	0.10	0.10
1719	2452		2	205 TWENTY-FOURTH AVE	\$ 450,000	\$ 101,000	\$ 551,000	0.11	0.11
1719	2454		2	211 TWENTY-FOURTH AVE	\$ 450,000	\$ 220,000	\$ 670,000	0.11	0.11
1719	2456		1	213 TWENTY-FOURTH AVE	\$ 450,000	\$ -	\$ 450,000	0.10	0.10
1719	2458		2	219 TWENTY-FOURTH AVE	\$ 450,000	\$ 276,400	\$ 726,400	0.11	0.11
1719	2460		2	223 TWENTY-FOURTH AVE	\$ 450,000	\$ 253,600	\$ 703,600	0.10	0.10
1719	2462		2	227 TWENTY-FOURTH AVE	\$ 450,000	\$ 278,100	\$ 728,100	0.11	0.11
1719	2464		2	231 TWENTY-FOURTH AVE	\$ 450,000	\$ 270,900	\$ 720,900	0.11	0.11
1719	2466		2	235 TWENTY-FOURTH AVE	\$ 450,000	\$ 265,400	\$ 715,400	0.11	0.11
1719	2468		2	239 TWENTY-FOURTH AVE	\$ 424,100	\$ 265,900	\$ 690,000	0.13	0.13
1719	2470		2	243 TWENTY-FOURTH AVE	\$ 450,000	\$ 290,900	\$ 740,900	0.09	0.09
1719	2472		2	245 TWENTY-FOURTH AVE	\$ 450,000	\$ 204,800	\$ 654,800	0.11	0.11
1719	2474		2	251 TWENTY-FOURTH AVE	\$ 450,000	\$ 305,400	\$ 755,400	0.10	0.10
1719	2476		2	253 TWENTY-FOURTH AVE	\$ 450,000	\$ 97,000	\$ 547,000	0.13	0.13
1719	2478		15C	ADDITIONAL TO BLOCK 1719, LOT 242	\$ -	\$ -	\$ -	0.10	0.10
1720	1		1	OCEAN AVE	\$ 4,500	\$ -	\$ 4,500	1.68	1.68
1720	1.01		1	ADDITIONAL TO BLOCK 1720, LOT 1	\$ -	\$ -	\$ -	21.99	3.21
1720	2		1	ADDITIONAL TO BLOCK 1720, LOT 1	\$ -	\$ -	\$ -	0.67	0.67
1720	2.01		1	ADDITIONAL TO BLOCK 1720, LOT 1	\$ -	\$ -	\$ -	7.01	0.71

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1720	3		15C	OCEAN AVE	\$ 388,000	\$ -	\$ 388,000	0.31	0.31
1720	3.01		1	ADDITIONAL TO BLOCK 1720, LOT 1	\$ -	\$ -	\$ -	0.07	0.07
1720	3.02		15C	ADDITIONAL TO BLOCK 1720, LOT 3	\$ -	\$ -	\$ -	3.31	0.38
1720	3.03		1	ADDITIONAL TO BLOCK 1720, LOT 1	\$ -	\$ -	\$ -	0.85	0.09
1720	4		1	2 TWENTY-THIRD AVE	\$ 99,500	\$ -	\$ 99,500	0.47	0.47
1720	4.01		15C	ADDITIONAL TO BLOCK 1720, LOT 3	\$ -	\$ -	\$ -	0.06	0.06
1720	4.02		15C	ADDITIONAL TO BLOCK 1720, LOT 3	\$ -	\$ -	\$ -	1.52	1.52
1720	4.03		15C	ADDITIONAL TO BLOCK 1720, LOT 3	\$ -	\$ -	\$ -	0.77	0.09
1720	5		2	SOUTH OCEAN AVENUE	\$ -	\$ -	\$ -	0.16	0.16
1721	1		4A	BARNEGAT AVE	\$ 1,800,000	\$ 2,232,900	\$ 4,032,900	0.84	0.84
1721	2		4A	ADDITIONAL TO BLOCK 1721, LOT 1	\$ -	\$ -	\$ -	1.00	1.00
1721	3		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ -	\$ -	\$ -	1.34	1.34
1721	3 C.053		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1721	3 C.054		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.055		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.056		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.057		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.058		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.059		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.060		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.061		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.062		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.063		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.064		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.065		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.066		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.067		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.068		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.069		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.070		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.071		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.072		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.073		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.074		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.075		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.076		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1721	3 C.077		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 75,000	\$ -	\$ 75,000	0.02	0.02
1721	3 C.078		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 75,000	\$ -	\$ 75,000	0.02	0.02
1721	3 C.079		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 75,000	\$ -	\$ 75,000	0.02	0.02
1721	3 C.080		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 75,000	\$ -	\$ 75,000	0.02	0.02
1721	3 C.129		2	57 SHORE VILLAS ROAD	\$ 150,000	\$ 42,200	\$ 192,200	0.01	0.01
1721	3 C.144		2	67 SHORE VILLAS ROAD	\$ 150,000	\$ 43,900	\$ 193,900	0.01	0.01
1721	3 C.114		2	47 SHORE VILLAS ROAD	\$ 150,000	\$ 44,500	\$ 194,500	0.02	0.02
1721	3 C.116		2	40 SHORE VILLAS ROAD	\$ 150,000	\$ 46,100	\$ 196,100	0.01	0.01
1721	3 C.125		2	46 SHORE VILLAS ROAD	\$ 150,000	\$ 47,700	\$ 197,700	0.01	0.01
1721	3 C.135		2	61 SHORE VILLAS ROAD	\$ 150,000	\$ 48,700	\$ 198,700	0.01	0.01
1721	3 C.141		2	65 SHORE VILLAS ROAD	\$ 150,000	\$ 51,200	\$ 201,200	0.01	0.01
1721	3 C.127		2	55N ARLINGTON WAY	\$ 150,000	\$ 52,000	\$ 202,000	0.01	0.01
1721	3 C.119		2	42 SHORE VILLAS ROAD	\$ 150,000	\$ 52,600	\$ 202,600	0.02	0.02
1721	3 C.126		2	55 SHORE VILLAS ROAD	\$ 150,000	\$ 52,900	\$ 202,900	0.02	0.02
1721	3 C.115		2	47N ARLINGTON WAY	\$ 150,000	\$ 53,300	\$ 203,300	0.01	0.01
1721	3 C.111		2	45 SHORE VILLAS RD	\$ 150,000	\$ 54,800	\$ 204,800	0.02	0.02

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1721	3 C.131		2	50 SHORE VILLAS ROAD	\$ 150,000	\$ 54,800	\$ 204,800	0.02	0.02
1721	3 C.136		2	61N ARLINGTON WAY	\$ 150,000	\$ 55,100	\$ 205,100	0.01	0.01
1721	3 C.122		2	44 SHORE VILLAS ROAD	\$ 150,000	\$ 55,600	\$ 205,600	0.02	0.02
1721	3 C.142		2	65N ARLINGTON WAY	\$ 155,000	\$ 50,600	\$ 205,600	0.01	0.01
1721	3 C.124		2	53N ARLINGTON WAY	\$ 150,000	\$ 55,700	\$ 205,700	0.01	0.01
1721	3 C.130		2	57N ARLINGTON WAY	\$ 150,000	\$ 55,800	\$ 205,800	0.01	0.01
1721	3 C.133		2	59N ARLINGTON WAY	\$ 150,000	\$ 55,800	\$ 205,800	0.01	0.01
1721	3 C.139		2	63N ARLINGTON WAY	\$ 150,000	\$ 57,300	\$ 207,300	0.01	0.01
1721	3 C.117		2	49 SHORE VILLAS ROAD	\$ 150,000	\$ 57,600	\$ 207,600	0.02	0.02
1721	3 C.140		2	56 SHORE VILLAS ROAD	\$ 150,000	\$ 58,000	\$ 208,000	0.02	0.02
1721	3 C.137		2	54 SHORE VILLAS ROAD	\$ 150,000	\$ 59,200	\$ 209,200	0.02	0.02
1721	3 C.120		2	51 SHORE VILLAS ROAD	\$ 150,000	\$ 61,200	\$ 211,200	0.02	0.02
1721	3 C.143		2	58 SHORE VILLAS ROAD	\$ 155,000	\$ 56,400	\$ 211,400	0.02	0.02
1721	3 C.128		2	48 SHORE VILLAS ROAD	\$ 160,000	\$ 55,200	\$ 215,200	0.02	0.02
1721	3 C.118		2	49N ARLINGTON WAY	\$ 150,000	\$ 66,000	\$ 216,000	0.01	0.01
1721	3 C.134		2	52 SHORE VILLAS ROAD	\$ 160,000	\$ 56,000	\$ 216,000	0.02	0.02
1721	3 C.121		2	51N ARLINGTON WAY	\$ 160,000	\$ 56,500	\$ 216,500	0.01	0.01
1721	3 C.132		2	59 SHORE VILLAS ROAD	\$ 155,000	\$ 67,700	\$ 222,700	0.01	0.01
1721	3 C.112		2	45N ARLINGTON WAY	\$ 160,000	\$ 63,000	\$ 223,000	0.01	0.01
1721	3 C.147		2	69N ARLINGTON WAY	\$ 195,000	\$ 28,900	\$ 223,900	0.03	0.03
1721	3 C.138		2	63 SHORE VILLAS ROAD	\$ 155,000	\$ 70,000	\$ 225,000	0.02	0.02
1721	3 C.113		2	38A SHORE VILLAS ROAD	\$ 200,000	\$ 44,700	\$ 244,700	0.02	0.02
1721	3 C.123		2	53 SHORE VILLAS ROAD	\$ 160,000	\$ 86,800	\$ 246,800	0.02	0.02
1721	3 C.146		2	60 SHORE VILLAS ROAD	\$ 185,000	\$ 64,800	\$ 249,800	0.02	0.02
1721	3 C.149		2	62 SHORE VILLAS ROAD	\$ 200,000	\$ 67,800	\$ 267,800	0.02	0.02
1721	3 C.145		2	67N ARLINGTON WAY	\$ 195,000	\$ 86,400	\$ 281,400	0.01	0.01
1721	3 C.148		2	69 SHORE VILLAS ROAD	\$ 275,000	\$ 53,600	\$ 328,600	0.02	0.02
1721	3 C.151		2	73N ARLINGTON WAY	\$ 275,000	\$ 58,600	\$ 333,600	0.02	0.02
1721	3 C.150		2	73 SHORE VILLAS ROAD	\$ 265,000	\$ 74,900	\$ 339,900	0.03	0.03
1722	1		4A	CENTRAL AVE	\$ 1,350,000	\$ 1,690,700	\$ 3,040,700	0.95	0.95
1722	2		4A	ADDITIONAL TO BLOCK 1722, LOT 1	\$ -	\$ -	\$ -	0.87	0.87
1722	3		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ -	\$ -	\$ -	1.36	1.36
1722	3 C.090		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 45,000	\$ -	\$ 45,000	0.01	0.01
1722	3 C.092		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 65,000	\$ -	\$ 65,000	0.00	0.00
1722	3 C.002		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.003		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.004		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.005		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.006		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.007		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.008		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.009		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.010		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.011		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.012		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.025		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.026		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.027		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.028		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.029		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.030		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.031		2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02



APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1722	3 C.032	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.033	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.034	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.035	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.036	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.037	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.038	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.039	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.040	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.041	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.042	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.043	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.044	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.045	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.046	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.047	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.048	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.049	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.050	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.051	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.052	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.02	0.02
1722	3 C.085	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.086	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.087	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.091	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 70,000	\$ -	\$ 70,000	0.01	0.01
1722	3 C.001	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 80,000	\$ -	\$ 80,000	0.01	0.01
1722	3 C.015	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 85,000	\$ -	\$ 85,000	0.01	0.01
1722	3 C.016	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 85,000	\$ -	\$ 85,000	0.02	0.02
1722	3 C.017	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 85,000	\$ -	\$ 85,000	0.01	0.01
1722	3 C.018	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 85,000	\$ -	\$ 85,000	0.02	0.02
1722	3 C.019	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 85,000	\$ -	\$ 85,000	0.02	0.02
1722	3 C.020	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 85,000	\$ -	\$ 85,000	0.02	0.02
1722	3 C.021	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 85,000	\$ -	\$ 85,000	0.01	0.01
1722	3 C.022	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 85,000	\$ -	\$ 85,000	0.01	0.01
1722	3 C.023	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 85,000	\$ -	\$ 85,000	0.02	0.02
1722	3 C.024	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 95,000	\$ -	\$ 95,000	0.01	0.01
1722	3 C.014	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 120,000	\$ 46,200	\$ 166,200	0.01	0.01
1722	3 C.094	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 150,000	\$ 43,500	\$ 193,500	0.01	0.01
1722	3 C.098	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 145,000	\$ 54,400	\$ 199,400	0.02	0.02
1722	3 C.099	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 140,000	\$ 60,000	\$ 200,000	0.02	0.02
1722	3 C.097	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 150,000	\$ 50,900	\$ 200,900	0.02	0.02
1722	3 C.102	-	2	32 SHORE VILLAS ROAD	\$ 150,000	\$ 53,300	\$ 203,300	0.01	0.01
1722	3 C.100	-	2	33 SHORE VILLAS ROAD	\$ 150,000	\$ 55,900	\$ 205,900	0.01	0.01
1722	3 C.108	-	2	34 SHORE VILLAS ROAD	\$ 150,000	\$ 59,700	\$ 209,700	0.01	0.01
1722	3 C.105	-	2	35 SHORE VILLAS ROAD	\$ 175,000	\$ 54,300	\$ 229,300	0.01	0.01
1722	3 C.101	-	2	36 SHORE VILLAS ROAD	\$ 165,000	\$ 68,200	\$ 233,200	0.02	0.02
1722	3 C.110	-	2	37 SHORE VILLAS ROAD	\$ 175,000	\$ 60,000	\$ 235,000	0.02	0.02
1722	3 C.107	-	2	38 SHORE VILLAS ROAD	\$ 200,000	\$ 56,400	\$ 256,400	0.02	0.02
1722	3 C.103	-	2	39 SHORE VILLAS ROAD	\$ 200,000	\$ 67,500	\$ 267,500	0.02	0.02
1722	3 C.106	-	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 200,000	\$ 63,200	\$ 263,200	0.04	0.04
1722	3 C.109	-	2						
1722	3 C.096	-	2						

APPENDIX 2: POTENTIALLY VULNERABLE PROPERTIES

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	PROPERTY LOCATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TOTAL ACRES	FLOOD ACRES
1722	3	C.095	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 200,000	\$ 90,800	\$ 290,800	0.02	0.02
1722	3	C.093	2	PROPERTY WITHIN SHORE VILLAS (MOBILE HOME PARK)	\$ 200,000	\$ 91,200	\$ 291,200	0.02	0.02
1722	3	C.104	2	398 SHORE VILLAS ROAD	\$ 300,000	\$ 78,800	\$ 378,800	0.02	0.02
1724	1		2	1408 BAY VIEW AVE	\$ 616,200	\$ 127,300	\$ 743,500	0.26	0.26
1724	1.01		2	ADDITIONAL TO BLOCK 1724, LOT 1	\$ -	\$ -	\$ -	0.67	0.67
1724	2		2	BAY VIEW AVE	\$ 642,900	\$ 40,100	\$ 682,900	0.31	0.31
1724	2.01		2	ADDITIONAL TO BLOCK 1724, LOT 2	\$ -	\$ -	\$ -	0.64	0.64
1724	3		1	BAY VIEW AVE	\$ 654,000	\$ -	\$ 654,000	0.40	0.40
1724	3.01		1	ADDITIONAL TO BLOCK 1724, LOT 3	\$ -	\$ -	\$ -	1.26	1.26
Unknown	Unknown		15	TWENTY-FOURTH AVENUE AND BARNEGAT AVENUE	\$ -	\$ -	\$ -	0.19	0.19

Appendix 3: Public Input Materials

Appendix 3.1: Public Meeting Photos

**South Seaside Park Neighborhood Plan**  
Appendices





**South Seaside Park Neighborhood Plan  
Appendices**



Appendix 3.2: Meeting Attendance Sheets

South Seaside Park Neighborhood Plan  
Appendices

TOWNSHIP OF BERKELEY  
SOUTH SEASIDE PARK NEIGHBORHOOD PLAN  
PUBLIC INPUT SESSION

ATTENDANCE SHEET  
DATE: DECEMBER 15, 2016

NAME	AFFILIATION	E-MAIL	PHONE
IMMER HARDENBURG	Trinity Beach	HARDENBURG@AOL.COM	732-690-5291
CATHY DE MOSS		CEH@PINDO32200.COM	732-778-7253
JACK DE MOSS		JDEMOSS@AOL.COM	732-732-9010
WALTER PERRY			732-674-1012
JOHN BUDISH	SOUTH SEASIDE PK		732-960-5177
RICHARD CAUSMAN	SSP		732-830-7301
PAT & DOM TRILO	SSP	el@eoptm.net	732-854-7467
MARTINE BUTT	SSP	MARTINE@20200.AOL.COM	
PAT & JOE DELANEY	SSP		732-830-6107
DON ALLEGRA	SSP		732-786-6516
CHRIS KENNEDY	SSP	FLUC25@AOL.COM	732-250-1719
CHRIS HENNING	Pier House	Pierhouse@restoration.org	732-245-1619
SHARON	SSP	WATSON@LH8.COM	732-114-3244
JOHN M. OGI	TE WASSA	teapi, LLC	
JOHN & PAUL FARMER	SP	JOHN@SCEP.COM	732-591-8840

**TOWNSHIP OF BERKELEY  
SOUTH SEASIDE PARK NEIGHBORHOOD PLAN  
PUBLIC INPUT SESSION**

[illegible]

TOWNSHIP OF BERKELEY  
SOUTH SEASIDE PARK NEIGHBORHOOD PLAN ORDINANCE RECOMMENDATIONS  
PUBLIC INPUT SESSION

[illegible]



South Seaside Park Neighborhood Plan  
Appendices

TOWNSHIP OF BERKELEY  
SOUTH SEASIDE PARK NEIGHBORHOOD PLAN ORDINANCE RECOMMENDATIONS  
PUBLIC INPUT SESSION

ATTENDANCE SHEET  
DATE: April 18, 2017

NAME	AFFILIATION	E-MAIL	PHONE
Carol Luciano	resident	FLUC736@aol.com	201-
Sabrina Luciano	SSP property owner	FLUC736@aol.com	908-334-
Regina Morrey	resident	732-836-5574	7359
Mary Infendola	resident		
Nick Infendola	resident	MerittNick2@aol.com	
Mike Brady	"	"	732-854-1727
Heather Moffitt	owner / Pitta Moffitt	BHMcGowan@att.net	732-742-7068
Sharon Rusnak	SSP property owner	hmem71@aol.com	732-779-8580
John Rusnak	SSP property owner	Smrshu@aol.com	908-910-1113
RICH VERASTA	RESIDENT	Smrshu@aol.com	609-709-5565
JACK DeMoss	"	RUEASCA@aol.com	732-664-1906
Walter Perry	"		732-986-2066
Cathy DeMoss	RESIDENT	-	732-674-1012
Carol Coleman	Amulman SPD	Carol Coleman	732-778-7253
ly Amabile	Amulman SP	ly Amabile	732-778-7253

South Seaside Park Neighborhood Plan  
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TOWNSHIP OF BERKELEY  
SOUTH SEASIDE PARK NEIGHBORHOOD PLAN ORDINANCE RECOMMENDATIONS  
PUBLIC INPUT SESSION

ATTENDANCE SHEET  
DATE: April 18, 2017

NAME	AFFILIATION	E-MAIL	PHONE
Al. Hammer	Lin Home	Pierhouse Restaurant @ Pierhouse	732-830-2250
Joan Weibel	SSP	Joan@SSP	732-294-7112
Karen Lutz	SSP	klutz@sspnj.org	732-979-4497
Judy Merrill	SSP	judy.merrill@optonline.net	732-551-5520
Bon DeLuca	resident	bon.deluca@ymail.com	555-7848
Al - married and a PA	SSP Participant	Bonnie, 402 Canton St. #201	973-331-1041
Maryann D. Meneghin	SSP Resident	maryebbt.de@att.net	732-830-5782
Pat DeLabas	SSP	DeLabas Pa No 1	732-830-0107
ANA CAROLINA G. TTX	Cit. of Mott LLC	Carolina@Mott.com	732-273-2669
Tom Delaney	SSP		732-830-5574
William P. Kozlowski	Resident	BKoz235@Aol.com	732-715-9190
Jo Ann Zo PPA	Resident	941 23 AS	201 396 1337
Alan Zoff	RESIDENT	323 31ST	973 476 3958
Tom Drew	Owner SSP	166B 21ST	732-679-6653
Janet Drew	Owner SSP	166B 21ST	732-679-6653
B. B. Buffalino	Owner SSP	918th Lane	732-793-0714
MARY ANN L. SEKAFID	OWNER SSP	Redevelopment 3000 10th	732-854-2398

South Seaside Park Neighborhood Plan  
Appendices

TOWNSHIP OF BERKELEY  
SOUTH SEASIDE PARK NEIGHBORHOOD PLAN ORDINANCE RECOMMENDATIONS  
PUBLIC INPUT SESSION

ATTENDANCE SHEET  
DATE: April 18, 2017

NAME	AFFILIATION	E-MAIL	PHONE
Marina Workman		Herb932201.973	200-2370
Gregory + Mrs. Chaleya		chaleya@gmail.com	732-80-3124
Karen Butler			732-793-8847
Kathy Melby			201 704 4812
Teresa Marrs	Mingway Beach		509-269-213
Chris + Kim Raymond	SSP	Raymond1410@gmail.com	732-250-6655
Gail Tamasy	SSP	gaitamasy@gmail.com	732 799 7339
MIKE BRENNAN	SSP		732 793 3274
Marjorie Batista	SSP	MAXTOALF2020@gmail.com	
Mark Handberg	Mingway Beach	Handbergmark@gmail.com	732-655-5298
Kevin Engle (Chaleya de sec)	SSP	Kevin.Engle@gmail.com	609 465 6610
DAVE ZACON	SSP	KEVIN@KIMES.COM	732-800-0013
TED CLAUSSON	SSP	TED.CLAUSSON@Yahoo.com	914-439-9430
Jim + Arlene Anderson	SSP		732-830-1372
Teresa Morzone	SSP	TREESATER@Yahoo.com	301 206 9933
Billy Salomon	SSP	NONE	732-530-4580

South Seaside Park Neighborhood Plan  
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TOWNSHIP OF BERKELEY  
SOUTH SEASIDE PARK NEIGHBORHOOD PLAN ORDINANCE RECOMMENDATIONS  
PUBLIC INPUT SESSION

ATTENDANCE SHEET  
DATE: April 18, 2017

NAME	AFFILIATION	E-MAIL	PHONE
Tim Fulcomer	Resident	Fulcomer@optonline.net	(510) 836-7587
Julia Norman	Community		732-985-6927
Phyllis Dister	Resident	Song 21 @ Poughkeepsie.com	732-743-0213
Rocky Pacano	Resident	rockypacano@gmail.com	732-735-9171
Nick DeLacoe	Resident	NH DeLacoe@optonline.net	
Song Pughish	"		732-733-6516
Rob Callahan	Resident		732-536-7301
Vic Romanystyn	Resident	vicromystyn@optonline.net	413-239-9475
Pat & Don Tricla	Resident	dpt@optonline.net	732-854-7467
Jim Barnes	Council		
ROBERT SCHWARTZ	Resident	Schwartz@optonline.net	
GAIL LEIBOWITZ	Resident	gail@optonline.net	732-830-8437
CRAIG DENISE HENRY	Resident		
Tim Timmons	Resident	timtimmons@gmail.com	914-649-5824
Shirley Timmons	Resident	shirley@optonline.net	732-854-0769
Anne Veltz	"	anne@optonline.net	
Don Veltz	None	none	

optonline.net

## South Seaside Park Neighborhood Plan Appendices

BOB DINE 119 SUMER 732 610 6388

Don & Gail Witherspoon paid request for  
COLUMBIAN A.C. 5000  
REL.NE@never-depend.com

Julius & Ethel note 2: Mr. Maxwell Dec 83 - 1914  
average 6 ops. 10 mins net

James W. ... 484347 5248

GERARD ROYAL 2207 9th Central  
ultra checked @ yards

Jv08752@AOL.com

Charles McQuinn was 248 & 4<sup>th</sup> Ave. Jean McQuinn was 200<sup>th</sup> & 4<sup>th</sup> Ave. proliferation

CHRISTIAN SCHWIFFER 548 34 RD RV  
CHRISTIAN SCHWIFFER 548 34 RD RV 516 724 7774

Arthur & Emily Lawrence

20 4<sup>15</sup> Lane

Scapito Park

Alfred Wegener 1. 1. 1880



Appendix 3.3: Public Meeting Map Comments and Comment Cards

**South Seaside Park Neighborhood**  
**Berkeley Township**

**Aerial Imagery**

Map by AND 12-10-04  
Map showing the South Seaside Park Neighborhood, Berkeley Township, New Jersey. The map is based on aerial imagery from 2004.

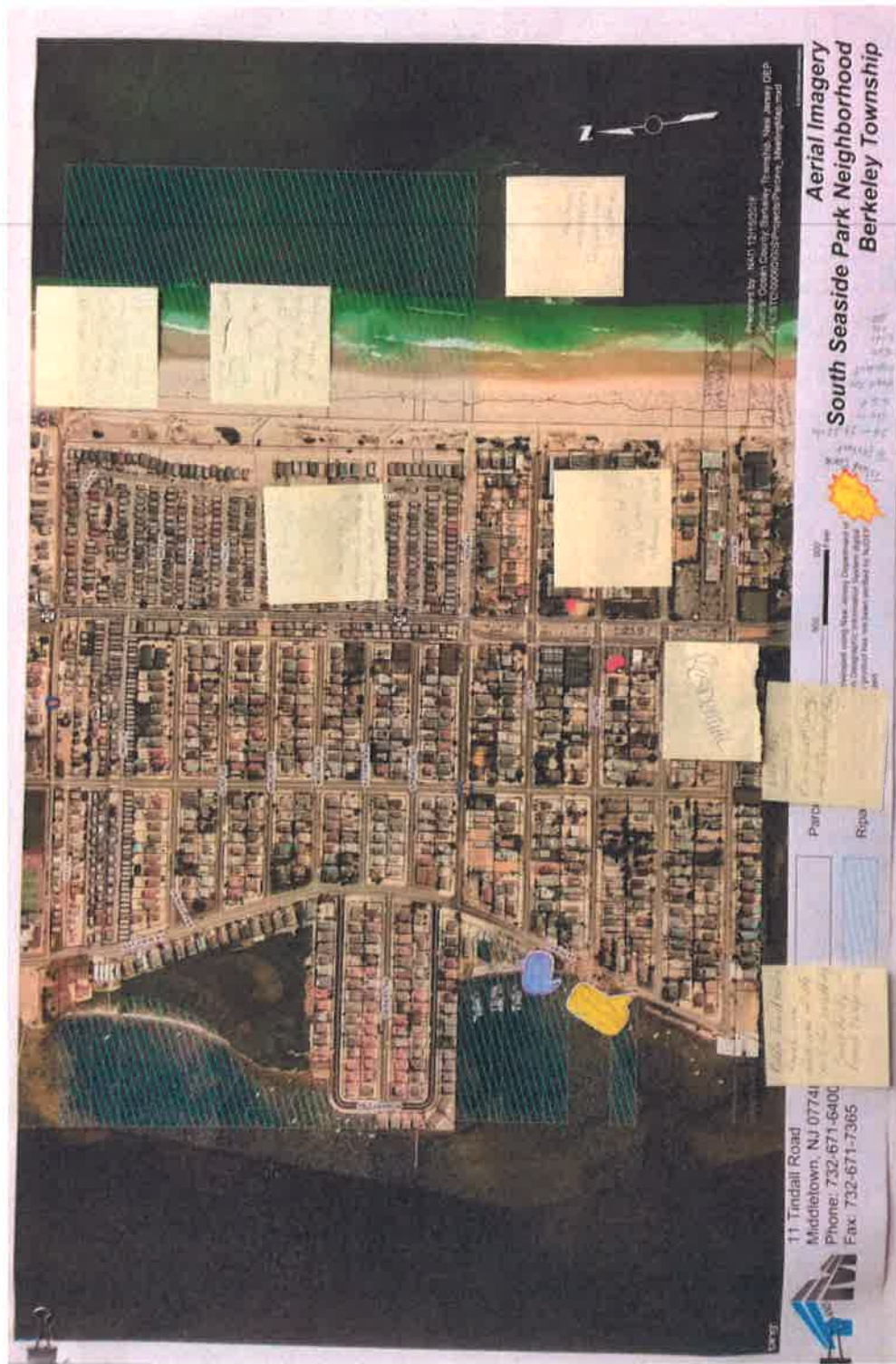
Scale: 0 300 Feet

Legend:  
Par (Park)  
Rt (Road)

11 Th Middlek  
J 07748-2792  
Phone: 732-671-8400  
Fax: 732-671-7365

## South Seaside Park Neighborhood Plan


### Appendices



South Seaside Park Neighborhood Plan  
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Midway Beach Condominium Association  
Berkeley Township NJ

"As everyone knows, the Dunes at Midway Beach very well protected all of the Midway Beach houses as well as surrounding houses from the ocean fury brought by Superstorm Sandy and continues to protect us from ocean waters. Therefore, we do not want our Dunes or Beach disturbed in any way. We oppose the State's current project because it will prevent Midway from maintaining the storm protection system we have created and maintained on our own for many years, and will put at risk the properties at Midway Beach while we wait for the government to find monies to pay for future maintenance and reroofing which we already provide at no cost to the public."

  
Mark Hardenburg  
36 Ocean Lane

President, Midway Beach Condominium Association  
Berkeley Township, NJ 08752

BERKELEY TOWNSHIP SOUTH SEASIDE PARK  
RESILIENCY PLAN

PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

Please provide your comments below or on the back of this card.



## **BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN**

### **PUBLIC FORUM COMMENT SHEET**

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

Please provide your comments below or on the back of this card.



IF A 4 FAMILY HOUSE AT LEAST 8 CARS -- WHERE  
DO THEY PARK -- NOT INCLUSIVE OF WEEKENDS

WHAT IS MEANT BY "CONDITIONAL USE REQUIREMENTS"?

IF MULTIFAMILY BUILT -- DOES THIS ABSOLUTE

PREVENT TWENTY OF AFFORDABLE HOUSING.

WILL THERE BE A RENTAL TAX PER UNIT AS IS  
IN SOME PLACES.

## BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN

### PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

Please provide your comments below or on the back of this card.

A R50 + R31.5 SHOULD ONLY permit single family homes. other permitted applications - ie businesses, or other residential should not be allowed without variance

A R50 set back changes should NOT be made.

R45 should be single family only - similar to R31.5

RTH should be single family - similar to R31.5

\* RTH on 24th should NOT be reused to R-C

## BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN

### PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

Please provide your comments below or on the back of this card.

*All single family neighborhoods should have  
only one permitted use; single family homes  
and no conditional uses. This protection  
should be extended to all single family homes,  
even in the "RC" (Oceanfront Mixed Use).*

I would like to comment that I don't agree that we should change the R-50 zoning to only allow single family dwellings. I would like to say that the current uses have served us well (i.e., home occupations, etc.) and would not want to have to get a variance if I wanted to do something other than single family use. Judy Merritt, 208 20<sup>th</sup> Ave.

P.S. I also believe that Miller's Camp should not be for townhouses, 11150 23<sup>rd</sup> S.



*Inquiry by residents*  
*Resident group - 4 family - no*  
*3 family - no*  
*2 family - no*  
*1 family - no*  
*As answered*  
*for family*  
*only*

## BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN

### PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan? *Safe, friendly, sense of family.*

Please provide your comments below or on the back of this card.

*Single family homes. Sense of neighborhood. For example*  
*Sprague Ave (East End) most of houses owned and occupied*  
*by long term residents valuing our small businesses etc.*  
*Keep single family homes through zoning.*  
*R31.5 Kevin Engelle 109 Sprague Ave*  
*609-405-0638*



\* - Not enough of these comment sheets were made available to the attendees. Not everyone received one

## BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN

### PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

Please provide your comments below or on the back of this card.

- *What does this plan do for residents? (Question was asked repeatedly but not answered)*
- *Define conditions we! and recommendable improvements!*
- *What about existing 2+3 family houses? How will new plan effect this? → see other side*

Has ~~the~~ any case of Engineers approved any of  
the Resiliency planning for the Neighborhood?  
or inside fac 120  
What ~~is~~ Does the new 50 x 100  
Zoning mean for folks with a 27 foot  
wide x 100 Ft lot that may have  
to lift or make improvements with  
new zoning (located in BR-50 zone)  
(asked mayor Anato He said he would look into it  
CHRISTIAN SCHNAUFER @GMAIL.COM Thank you  
To: nita Mannaquino @gmail.com

## BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN

### PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

Please provide your comments below or on the back of this card.

R 31.5?

John Camera -

Jim Byrnes - Councilman  
Jim Woods - Town Planner  
Mayor Amato

Throughout SSPK  
Single family  
Zoning.

(R-4F) Rezone Miller to  
conform to one family  
R 31.5.

Shera Ginty  
Thom Ginty

202 Midway Ave.  
So Seaside PK. NJ

## BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN

### PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

Please provide your comments below or on the back of this card.

*We want to remain a single family area as  
much as possible.*



## BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN

### PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

Please provide your comments below or on the back of this card.

*We prefer to change all zoning in So. Seaside Park to single family homes. No conditional uses. Permitted.*

## BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN

### PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

Please provide your comments below or on the back of this card.

There needs to be MORE of an opportunity for SSPK residents to meet with township officials over here. For seniors like myself, it is difficult to get over the bridge - esp. at night. I do appreciate tonight's opportunity - but we need to have it occur more often. →

PLEASE ... one family homes... We don't need  
this area to become a resort/rental zone. Can't we  
simply rezone to a one-family district?

2- How about a satellite office over here for  
services?

3. Community center ??

## BERKELEY TOWNSHIP SOUTH SEASIDE PARK RESILIENCY PLAN

### PUBLIC FORUM COMMENT SHEET

What aspects of the South Seaside Park Neighborhood contribute to its strengths or weaknesses? Which of those factors would you like to see strengthened to make South Seaside Park more resilient? Are there other changes you would recommend to make your neighborhood more resilient? Is there anything specific you would like to see included in the Neighborhood Plan?

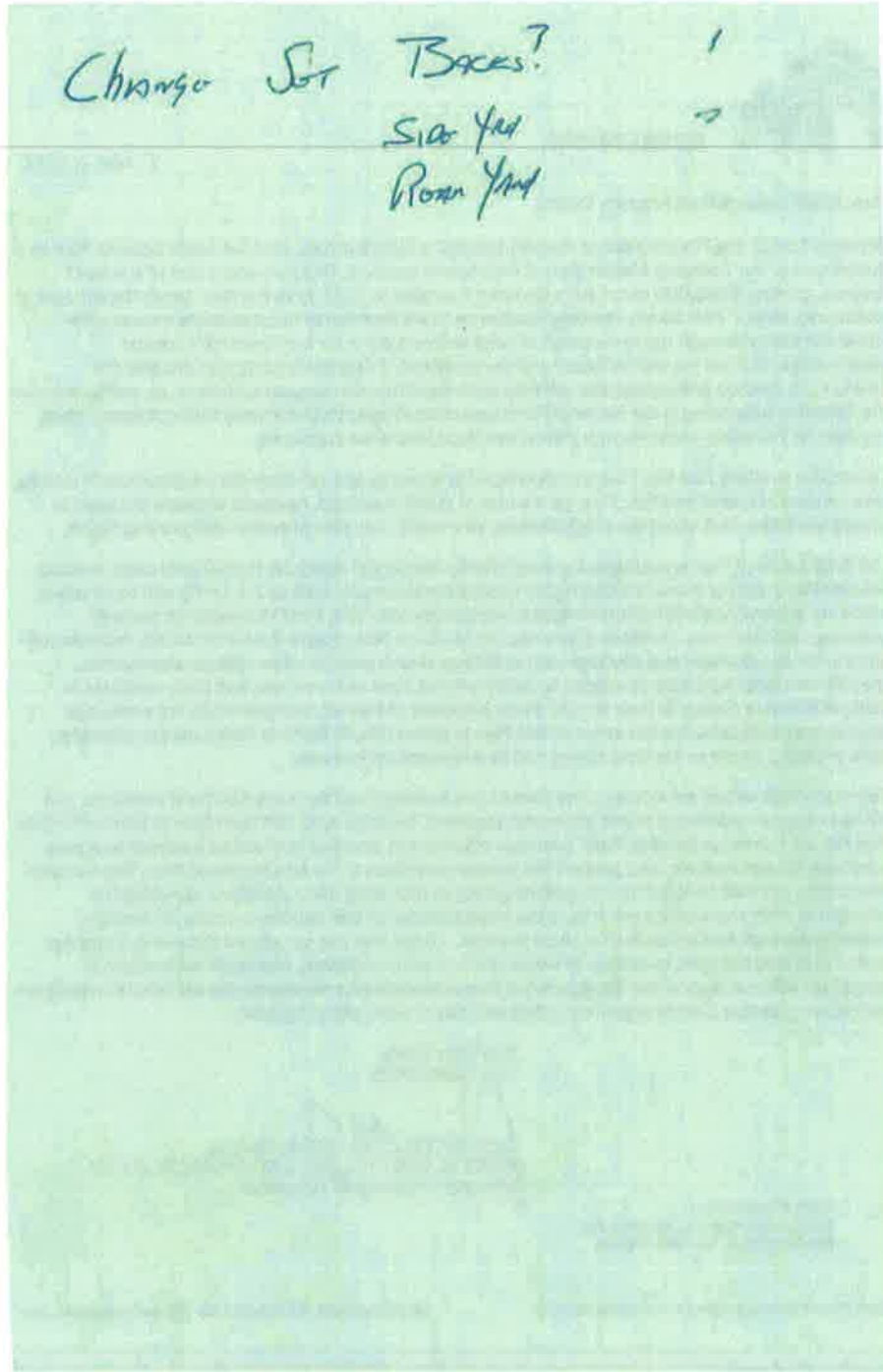
Please provide your comments below or on the back of this card.

*Get rid of multi-family designation. (grandfather existing)  
Get rid of T.H. zoning from R4F, To R31.5*

Please relax set-backs  
from street on 24<sup>th</sup> Ave

single family homes  
on most  
area





## South Seaside Park Neighborhood Plan Appendices



YOUR GOALS. OUR MISSION.

April 4, 2017

Dear South Seaside Park Property Owner,

Berkeley Township's Planning Board recently adopted a Neighborhood Plan for South Seaside Park as a component of the Township Master Plan at their March meeting. This plan was a part of a suite of projects, totaling \$190,000 awarded to Berkeley Township in 2016 from the New Jersey Department of Community Affairs' Post Sandy Planning Assistance Grant Program to help residents recover after Hurricane Sandy through the preparation of neighborhood plans for the Township's coastal communities, both on the barrier island and the mainland. This grant funding also enables the Township to develop ordinances that will help implement the plan recommendations, as well as improve the Township's standing in the National Flood Insurance Program's Community Rating System, which provides all Township residents with discounted flood insurance premiums.

I would like to clarify that this Plan was developed to preserve and reinforce the neighborhood's existing core residential characteristics. Through a series of public meetings, residents stressed the need to protect what they love about the neighborhood; as a result, this plan provides clarity to that vision.

The Neighborhood Plan encourages the single-family residential character that already exists in South Seaside Park, and recommends that higher-density development, such as 2-4 family and townhomes, which are currently permitted, be changed to conditional uses with strict standards for parking, buffering, and floor area. Conditional use requirements are also recommended for hotels, restaurants, and any proposed mixed-use development. In Midway Beach and the other cottage communities, specific standards would be developed to clarify existing zone requirements and allow residents to make reasonable repairs to their homes; these proposed ordinance changes would not encourage second story additions. It is the intent of this Plan to protect South Seaside Park's unique character, while providing clarity to the local zoning and development ordinances.

Before any ordinances are adopted, the Township is seeking input from neighborhood residents, and will be hosting an additional public information session, Tuesday, April 18<sup>th</sup> from 6pm to 8pm at Tri-Boro First Aid, 61 J Street in Seaside Park. Township officials and planning staff will be available to answer questions, take comments, and present the recommendations of the Neighborhood Plan. This valuable information will then be used for the governing body to ultimately make decisions regarding the adoption of ordinances which will ensure the characteristics of this important section of Berkeley Township are kept and enhanced for years to come. I hope that you can attend this event. If you are unable to attend but have questions or would like to provide comment, please do not hesitate to contact my office. A copy of the Neighborhood Plan is available for viewing on the township's website on the Planning/Zoning Boards page ([http://twp.berkeley.nj.us/d\\_planning.aspx](http://twp.berkeley.nj.us/d_planning.aspx)).

Very Truly Yours,  
T&M ASSOCIATES

JAMES M. ORIS, P.E., P.P., C.M.E., C.P.W.M., C.F.M.  
BERKELEY TOWNSHIP PLANNER

cc: Mayor and Council  
John Camero, Township Administrator  
Alan Dittenhofer, Township Engineer

T&M ASSOCIATES, 9 Grand Avenue, Building 1, Toms River, NJ 08753

732.473.3400 732.473.3408 [landmassociates.com](http://landmassociates.com)

## South Seaside Park Neighborhood Plan Appendices



### Meeting Summary

**Subject:** South Seaside Park Community Information Session

**Date:** Tuesday, April 18, 2017

**Time:** 6:00 p.m. to 8:00 p.m.

**Location:** Tri-Boro First Aid Squad Building, 61 J Street in Seaside Park

**Prepared By:** Jim Oris, Berkeley Township Planning Director

What follows is a summary overview of the community information session held on Tuesday, April 18<sup>th</sup> at the Tri-Boro First Aid Squad building in Seaside Park from 6:00 pm to 8:00 pm. This summary attempts to review the many questions and comments that were made at the meeting, as well as those that were sent to the Township, in order to answer questions, clarify certain details, and address any misconceptions that were noted.

It is important to note that this document is not a verbatim description of each question and answer as this was not the intention of the meeting. Instead, this document summarizes the different questions and comments raised by residents both at the meeting and those that were submitted by residents unable to attend the meeting in-person.

On a final note, it is important to clarify that the Neighborhood Plan sets forth recommendations for future zoning ordinances. While the plan was adopted by the Planning Board on March 2, 2017, amendments to this plan will be presented to the Planning Board on June 1<sup>st</sup>, 2017. Adoption of the plan does not mean that new zoning regulations are now in place. The new zoning ordinances will be presented to the Township's governing body (Township Council) and there will be an opportunity for input from property owners and residents at that time.

#### **There was a question about why does the plan refer to zones located only on the barrier island, and what is meant by that statement.**

*The Neighborhood Plan for South Seaside Park was initiated, in part, by an earlier recommendation in the 2015 Master Plan Reexamination Report to reexamine land use in South Seaside Park to ensure that any changes be designed in a manner that is context-sensitive to the neighborhood character. Of the existing zone districts in South Seaside Park, only the R-50 zone is also used on the mainland. Since this plan makes recommended changes to the R-50 Zone, it was important to consider that those changes could have an impact on properties outside of the scope of this plan, necessitating the recommended zone change to a neighborhood-specific BR-50 zone. The other zone districts in South Seaside Park are not found on the mainland, meaning that any changes to these districts that would "fine tune" them to be more context-sensitive to the neighborhood character would not impact any properties on Pelican Island or the mainland.*

## South Seaside Park Neighborhood Plan Appendices

### APRIL 18, 2017 COMMUNITY MEETING SUMMARY

**Related to the above, someone asked about how zoning in the neighborhood differs from that on the mainland, such as whether or not mixed use, multi-family and townhomes are permitted only on the barrier island.**

*The mainland has several areas where mixed-use and multi-family are permitted, including Town Center 1, Town Center 2, R-MF (Residential Multifamily) zone, Corridor Node "A," Corridor Node "B," and Corridor Node "C."*

**Another related question was how zoning in South Seaside Park compares to other parts of the barrier island.**

*Given the numerous communities and municipalities located on the barrier island, there is a wide variety in zoning regulations, both in the bulk standards (setbacks, lot sizes, building heights, building coverage) and uses, both permitted and conditional. One of the goals of the Neighborhood Plan for South Seaside Park was to "fine tune" the zoning in the neighborhood to maintain the existing character of the community, as residents have repeatedly requested.*

**Residents commented about the types of permitted uses that should be allowed in the residential zone districts. Some expressed an opinion that no other uses, besides single family, should be permitted, while others expressed interest in maintaining the other permitted uses (such as home occupations, essential services, public buildings, parks).**

*In the case of the R-50 Zone, the plan recommends that the R-50 Zone in South Seaside Park be replaced with a new "BR-50" zone. This would be a modification of the existing R-50 Zone to make it more context-sensitive to the neighborhood. Some of the recommended modifications include the previously mentioned front yard setbacks. In the R-50 and R-31.5 residential zones, the plan recommends the removal of certain conditional uses, such as mining operations and "hospitals, clinics and charitable institutions" (which require a minimum tract area of 25 acres). As with most other single-family residential zones throughout the Township, other uses are permitted, including home occupations, professional offices (as part of a single-family residence), churches, essential services and public buildings (including schools, public parks and playgrounds). There is no recommendation to exclude these uses, which are already currently permitted in the district. As more and more people work from home by "telecommuting," as well as the numerous comments received recommending municipal facilities and parks, it is recommended that these uses continue to be permitted. It is important to emphasize that this plan only provides recommendations for future zone changes. Furthermore, permitting one of these uses does not require someone to use their property as such.*

**There was a question regarding the proposed zone change near the Berkeley Seafood area.**

*The change in this area was recommended because the four lots south of 2<sup>nd</sup> Avenue, two of which included the former Berkeley Seafood site, as well as two single family residences, are zoned R-4F (1-4 family). Given the size of the lots and that the existing residential lots were similar in size and character to the adjacent R-50 zone, the plan recommends that they be included in the R-50 Zone.*

## South Seaside Park Neighborhood Plan

### Appendices

#### APRIL 18, 2017 COMMUNITY MEETING SUMMARY

### Residents asked about the setback requirements in the R-50 and R-31.5 residential zone.

Currently, the setback requirements for the R-50 and R-31.5 are as follows:

Zone	Front Yard Minimum Setback	Rear Yard Minimum Setback	Side Yard Minimum Setback	Side Yard (Combined) Minimum Setback	Accessory Structure Rear Yard Minimum Setback	Accessory Structure Side Yard Minimum Setback
R-50	35*	20	5	15	5	5
R-31.5	20	10	5	15	5	5

\*Front setback requirements in the R-50 Zone may be reduced to twenty-five (25) feet, provided that the lot is served by a municipal or public water and sewer system and that the setback distance for any new structure will not be less than the average setback of the existing structures within the same block face.

### Residents asked about what changes, if any, are proposed to the setback requirements and why they are being made.

Two of the goals of the New Jersey Post Sandy Planning Assistance Grant program is to help improve long-term storm resilience, and also to help people recover following the storm. Residents expressed concerns about the existing front yard setback requirements in the R-50 zone at the first public community meeting, held in December 2016, and how the requirements were too restrictive for corner lots, as well as for property owners who add stairs to their residences after it is elevated from flood waters. The plan recommends that the front yard setbacks in this area of South Seaside Park be revised to reflect the existing development pattern. This would limit the amount of potential "encroachments" that might block neighboring views. These recommended changes would allow homeowners to rebuild in a way that reduces the number of regulatory hurdles that would prevent them from rebuilding (such as seeking a setback variance for an entrance stairway to an elevated home), while still ensuring that development conforms to the existing built patterns of the area.

### Residents asked questions about any potential impacts to existing properties, such as those with undersized lots.

The plan recommends modification of the R-50 zone, to "BR-50" to distinguish it from the mainland zoning designation. Other than the recommended changes to the front yard setbacks, no other modifications to the bulk requirements are currently recommended. As such, a 27' x 100' lot, which is currently non-conforming in size and width, would continue to remain non-conforming by the same extents.



APRIL 18, 2017 COMMUNITY MEETING SUMMARY

Residents asked questions about conditional uses. These questions and comments include an expressed interest of what should be a conditional use, or what should not. There were also questions regarding the requirements of a conditional use, such as the approval process, what occurs when the requirements are not met, and how this is different from a variance. There were other comments suggesting the only permitted use be single family residential, requiring any other uses to go to the zoning board for a variance.

*The basis for municipal zoning is a plan, the policy roadmap that guides how different uses and properties should be allowed to develop. The ordinances are the specific rules that enforce those policies. When there is no plan there can be no rules. When an applicant comes before the Board in those situations, a very subjective and wide ranging negotiation occurs resulting in an approval for the applicant that still may be unsatisfactory to the neighbors. Even though the applicant has gotten an approval he can appeal the decision and get his original proposal without the conditions from the negotiation with the Board. The court will rule that the Board's approval was "arbitrary and capricious," basically, not based on sound planning policy.*

*A mechanism that gives the community power and control over new development is the creation of specific standards and requirements for uses. The most powerful mechanism is called "conditional use." Conditional uses can only be granted by the Planning Board if the specific criteria or conditions assigned are met. These specific criteria focus on standards relating to traffic, street access, parking, landscaping, buffering, hours of operation, and even specific locations within a zone, such as only being on arterial or major collector streets. Site plan approval is also a requirement. These standards assure the use's functional and physical compatibility within the district as a whole, and their appropriate integration into the neighborhood and takes the subjective negotiating out of the process. The zoning recommendations in the Neighborhood Plan call for many uses to be treated as "conditional uses" for this reason.*

Residents stressed an interest to maintain the existing character of the community, to protect the sense of family in the neighborhood, maintain uniformity, and to encourage single family residential development.

*It is important to stress that the original intent of this plan was to examine the existing zoning and land use requirements in South Seaside Park to see what changes, if any, would be needed to enhance its resiliency from flooding and storm events, while ensuring that changes were context-sensitive to the neighborhood character.*

*Following the first two community meetings in December 2016 and January 2017, the neighborhood plan was presented at a public hearing before the Township's Planning Board. In response to the additional comments and concerns raised by residents at the hearing, the Planning Board recommended a conditional approval of the plan, provided that the plan be revised to include additional protections for single family residential development.*

*Some of these proposed changes to the Neighborhood Plan were presented at the April 2017 community meeting at Tri-Boro, while input from the public resulted in further changes. At the recommendation of the Planning Board Attorney, the proposed changes should be presented before the Planning Board at a second advertised public hearing, scheduled for June 2016. At the recommendation of the Mayor, individual mailed notices were sent to all property owners in the neighborhood to inform them of this hearing.*

## South Seaside Park Neighborhood Plan Appendices

### APRIL 18, 2017 COMMUNITY MEETING SUMMARY

*Some of these recommended changes include revisions to the townhouse zone and the R-4F (Residential 1-4 family) zones, recommending that townhomes and 2-4 family residential development be permitted as conditional uses, subject to significant on-site parking, buffer and floor area standards. It is important to note, that conditional use requirements are more stringent than uses identified as "permitted uses." A developer interested in building something listed as a conditional use must go before the planning board, even if all of the conditions are met, for approval. When a condition is not met, the bar is raised higher and they must get approval from the zoning board, which is still bound to the policy directives of the plan, when considering the application.*

#### **There was discussion about the area zoned for Neighborhood Business (NB) in the Midway Beach Community, regarding its size and location.**

*Given that the majority of Midway Beach is residential and that existing and proposed changes to the Neighborhood Business zone conflict with the existing design character of the community, the Plan recommends the removal of the NB district in Midway Beach. As part of a comprehensive effort to improve and clarify the zone requirements for Midway Beach, the Plan recommends that use and bulk requirements in Midway Beach should reflect the existing development style.*

#### **Residents expressed concerns about the height of accessory structures in Midway Beach, especially in comparison to the maximum height requirements for single family homes.**

*There was mention that sheds in midway are limited to seven (7) feet in height, however this does not appear to be found in the ordinance, although it might possibly be a requirement by the association. The Township's Zoning Ordinance limits the height of accessory buildings to not exceed fifteen (15) feet in height, per subsection 35-89.7 (General Regulations-Accessory Buildings). In Midway Beach, the existing BR (Beachfront Residential) zone prohibits the height of a shed from exceeding the height of any residential structure for dwellings without frontage on the ocean (Residential dwellings in the BR zone are capped at a maximum height of 1 story or 14 feet of dwelling space.). The BR zone does not include accessory building height requirements for those dwellings with direct frontage on the ocean, which are permitted to a maximum height of thirty-five feet or 2.5 stories. In addition to the BR Zone, which is identified in the ordinance, but not in the official zone map, Midway Beach is also zoned R-LR (Residential Low Rise). Permitted uses here include "low-rise residential structures," which are not defined in the ordinance, as well as all uses permitted in the R-31.5 residential zone. As a result, it would appear that accessory buildings, unless further regulated by the Midway Beach Condominium Association, are permitted to a maximum height of 15 feet.*

#### **There was some contention between residents about the maximum height restrictions on cottages in Midway Beach, both oceanfront and non-oceanfront.**

*There is some confusion over the existing zoning that governs the Midway Beach community, as the Township's Zoning Map identifies the area as being zoned R-LR (Residential Low Rise), however, the ordinance contains requirements for the Midway Beach Community in the BR (Beachfront Residential) zone. The Plan recommends the consolidation of the R-LR and BR districts to provide clarity and promote uniform enforcement of standards.*

*Based on input from residents at the December 2016 community meeting, there was little interest in permitting cottages to be enlarged to two (2) stories in height, citing concerns of increased parking and utility demands. Instead, the Plan recommends revisions to the zoning requirements for Midway Beach that would accommodate its existing development pattern, while ensuring that residents can make reasonable renovations and*

## South Seaside Park Neighborhood Plan Appendices

### APRIL 18, 2017 COMMUNITY MEETING SUMMARY

improvements in order to comply with floodplain and other requirements. It should be noted that the BR (Beachfront Residential) district already permits cottages to elevate above the base flood elevation. The proposed modifications would seek to limit the need for additional variances that might be required as part of elevating a cottage to comply with floodplain requirements, such as stairways or mechanicals (i.e. air conditioner units).

The president of the association noted that the association had previously voted on the issue of whether or not to permit all cottages to be enlarged to two (2) stories in height, voting to maintain 1 story, however, some of those residents who disagreed with the vote were present and voiced their objections.

#### **One resident asked about what was meant in the plan by permitting “reasonable improvements”?**

The Plan recommends revisions to the zoning requirements for Midway Beach and other cottage communities that would accommodate its existing development pattern, while ensuring that residents can make reasonable renovations and improvements in order to comply with floodplain and other requirements. The proposed modifications would seek to limit the need for additional variances that might be required as part of elevating a cottage to comply with floodplain requirements for accessory features, such as stairways or exterior mechanical equipment (i.e. air conditioner units).

#### **There were concerns about the potential of future development of other cottage communities, such as Shore Acres, Arlington Beach, and Millers Camp, that could be permitted by the proposed zone changes.**

Residents were concerned both about how the new zoning would affect existing properties, and how the land use plan and zoning recommendations could impact the area in the future. A particular example of this is with Millers Camp, where ownership of the land is held by a single entity, while the residents own their cottages.

The cottage communities zoned R-TH (Townhouse), the area between the south side of 14<sup>th</sup> Avenue and the south side of 15<sup>th</sup> avenue, have been zoned this way for quite some time, as indicated by zoning maps from the 1970s and 1980s through to the most recent revision to the Township's zoning map in 2011. To date, no townhouses have been constructed in this zone. As a result, the plan recommends revising this zone to permit townhouses as a conditional use, subject to parking, buffer and floor area standards, or to remove townhomes from being permitted entirely from the zone. Regardless, the maximum permitted height of residential structures in this zone is, and will continue to be 35 feet, the same as the R-50, R-31.5 and R-4F zones.

In addition, there were other comments from residents in these communities who noted some of the complexities that they face (such as variations in ownership of land vs. ownership of dwellings, association regulations guiding land use and design, etc.). As a result, this plan recommends amending the townhouse zone to also include special standards for cottage communities that would allow them to make reasonable improvements to their homes to improve storm resilience. These amendments will require additional input from these associations in order to complement community association rules and standards.

There was some concern about the existing townhouse zone, and the impacts it would have on housing densities. Some comments even suggested rezoning the townhouse zone to R-31.5 residential. It should be noted that the Neighborhood Plan (Map Figure 3) measured the lot sizes and densities throughout South Seaside Park. These cottage communities in the townhouse zone, as they currently exist, have densities that range from 13 dwelling units per acre for the area west of South Bayview Avenue, to 17-31 dwelling units per acre in the cottage developments between South Bayview and Central Avenue. Under the current R-TH zoning, townhouse

## South Seaside Park Neighborhood Plan

### Appendices

#### APRIL 18, 2017 COMMUNITY MEETING SUMMARY

developments are limited to a maximum density of 10 dwelling units per acre, which is less dense than the current pattern of development within the R-31.5 zone, which is equivalent to nearly 14 dwelling units per acre. In addition, townhouse developments are required to provide open space, on-site parking and adhere to strict setbacks between structures. Additionally, the minimum tract area required for a townhouse development is 3-acres which would require a developer to acquire multiple tracts of land to meet this standard and be able to accommodate all the requisite parking, open space and building setbacks.

**There were several questions regarding multifamily development, both existing developments and how the plan impacts future multifamily development. One resident inquired into the number of large-sized lots currently in the R-4F Zone, such as those measuring 5,000 sq. ft. and those 10,000-sq. ft.**

Under the current zoning, where parcels are partially (split between two zones) or entirely located in the R-4F Zone, approximately 34 contain at least 5,000 square feet in area, and of these parcels, approximately 6 parcels contain 10,000 square feet or more in area. It should be noted that while numerous lots meet the 5,000-square foot threshold to permit two (2) family residential under the existing R-4F Zone, they do not meet some of the other requisite bulk standards, and would require variance relief.

Of the 6 parcels containing 10,000 square feet or more in area:

- 1 is preserved land owned by Ocean County (Split Zoned with R-31.5)
- 5 presently contain multifamily or condominium development at densities not permitted in the R-4F Zone:
  - 1 Contains 16 Residential Units (Possibly Split Zoned with NB, although unclear due to the line thickness of the existing zone map)
  - 1 Contains 12 Residential Units (Possibly Split Zoned with NB, although unclear due to the line thickness of the existing zone map)
  - 1 Contains 12 Residential Units (Split Zoned with NB)
  - 1 Contains 8 Residential Units (Split Zoned with NB)
  - 1 Contains 6 Residential Units

It should be noted that this does not include those areas zoned R-TH where R-4F is permitted.

The proposed modifications to the R-4F Zone would include either the removal of 2-4 family development, or permit two- through four-family dwellings as a conditional use, subject to significant on-site parking, buffer and floor area standards to reflect the existing conditions of the area. Conditional uses require site plan approval from the Planning Board, and cannot be approved "by right" by the Zoning Officer. If someone wanted to build and could not meet one of the conditional use requirements, the application must get approval from the zoning board, which is still bound to the policy directives of the plan, as part of their consideration. This would also apply to any existing multi-unit developments if a change is proposed to the property.

**There was a question about how the development of multifamily residential would affect the Township's Affordable Housing requirements.**

The Township's housing plan and affordable housing settlement agreement approved by the court includes an ongoing program to provide affordable housing in Berkeley. Developers building multifamily anywhere throughout the Township must provide affordable housing as part of their project. Depending on the location of the project, the affordable housing will be provided entirely on-site or a portion provided on-site, with the



## South Seaside Park Neighborhood Plan

### Appendices

#### APRIL 18, 2017 COMMUNITY MEETING SUMMARY

remainder addressed through a payment into the Township's affordable housing trust fund. The determination of how much affordable housing is required to be located on site, versus the payment-in-lieu of construction is based on the Township's housing ordinances.

#### Also with regard to multifamily residential, there was a question about whether a "rental tax" would be implemented.

*New Jersey permits municipalities to enact "rental taxes" for hotels, motels, and bed and breakfasts. This tax does not apply to rentals or multifamily where a person resides for a minimum of 90 consecutive days and is not a relevant consideration of the plan.*

#### There were some questions as to whether or not a variance granted to one property would set a precedent and permit neighboring properties to obtain similar variances.

*Variances do not establish a precedent for changes to the zone plan. The Board is obligated to follow the policy guidance of the master plan when an applicant presents its arguments that address the statutory requirements for granting a variance. This means the more descriptive language that is included in both the Township's plans and zoning ordinance that identify the goals of the community and standards that should be followed for particular uses, the more stringent that the Board must be in its review of a project to protect the surrounding community.*

#### There were questions about how this plan helps existing residents. Others asked about how the recommended land use changes in the plan help to make the neighborhood more resilient.

*The South Seaside Park Neighborhood Plan outlines specific recommendations to preserve and reinforce the neighborhood's existing core residential characteristics, while making the neighborhood more resilient to future storm events and ensuring the health, safety, and general welfare of residents and businesses. The intent of the plan is to help protect residents from future storms, while recommending changes to ordinances and other requirements designed to improve the ability of residents to rebuild after future storms. Some of the recommended actions include the clarification of regulatory language and improve the clarity of the zoning map to ensure that the requirements are enforced uniformly for all residents. The plan also includes a Strategic Action Plan that identifies the specific strategies designed to mitigate, reduce or prevent impacts to the uses within the neighborhood from natural disasters and increase resiliency via sustainable design, green building techniques, green infrastructure and engineering controls, enhancement or restoration of natural systems. Some of the actions, such as a recommendation for a neighborhood recreation plan, or the use of green infrastructure, are included in plan documents like this, as it can help the Township access future streams of grant funding to achieve these goals. In addition to this Neighborhood Plan, the Township has been an active participant in the National Flood Insurance Program's Community Rating System, which provides all Township residents with discounted flood insurance premiums as a result of the Township's numerous resiliency initiatives.*

*Over the course of developing this plan, the Township has received many comments (including at the April community meeting) about interest in adding parks or other community facilities to the neighborhood. It should be noted that the plan does recommend the preparation of a Neighborhood Recreation and Open Space Plan that would identify needs based on resident population and community interest, evaluate existing community facilities and recreation programs to address community needs, and identify potential sites and programming to serve*



## South Seaside Park Neighborhood Plan

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#### APRIL 18, 2017 COMMUNITY MEETING SUMMARY

*those needs. In addition to permitting these uses, a first step in the process, development of any future parks or facilities would require the availability of vacant land.*

**There were some questions and concern as to why the plan made references to promoting growth and encouraging development, especially while the planners were emphasizing how the plan tries to protect the existing character of the neighborhood.**

*Master plans and their supporting elements are required to describe their consistency with state and county planning objectives. The New Jersey State Plan includes South Seaside Park in what is called the "Environmentally Sensitive/Barrier Islands Planning Area." The intent of the Environmentally Sensitive/Barrier Islands Planning Area is to: accommodate growth in centers; protect and enhance the existing character of barrier island communities; minimize the risks from natural hazards; provide access to coastal resources for public use and enjoyment; maintain and improve coastal resource quality; and, revitalize cities and towns.*

*It is noted that the South Seaside Park Neighborhood Plan does not directly call for additional growth in the neighborhood; thus, it cannot be said to directly support, but in no way negates, the growth-related intents of the of the planning area designation. However, the goals and objectives of the South Seaside Park Neighborhood Plan support the intents of the aforementioned planning areas to: protect the character of existing stable communities; protect natural resources; protect and enhance the existing character of barrier island communities; minimize the risks from natural hazards; provide access to coastal resources for public use and enjoyment; and maintain and improve coastal resource quality. Based on the South Seaside Park Neighborhood Plan's support of these planning area intents, it can be concluded that same is consistent with the New Jersey State Development and Redevelopment Plan.*

**There were some questions, prior to the meeting, and during the meeting inquiring as to when the zoning went into effect.**

*It is important to clarify a few items here. Both the zoning and land use recommendations outlined in the Neighborhood Plan for South Seaside Park, both those approved by the Planning Board at the March 2, 2017 public hearing, and the amendments designed to strengthen single family residential development in the neighborhood that are scheduled for a public hearing at the June 1, 2017 Planning Board meeting, are only recommendations for future zoning and other regulatory changes. For these recommendations to be enacted, or "put into effect," they will need to be introduced by the governing body (the Berkeley Township Council), referred to the Planning Board for review and comment, and then referred back to the governing body for public hearing and a vote on whether or not to adopt them.*

*With regard to the existing zones and when they went into effect, many of the zones currently on the map, including the single-family R-50 and R-31.5, the R-4F (1-4 Family), R-TH (Townhouse), NB (Neighborhood Business), R-LR (Residential Low Rise) and the RC (Resort Commercial) have been on township zoning maps since the 1970s, with many of the boundaries remaining the same through to the present day, although slight adjustments have taken place over the years, such as the expansion of the Low Rise Residential (R-LR) to include the northern section of Midway Beach, replacing the townhouse zone. The existing zones and zone boundaries as they are today were in effect as of the most recently adopted zoning map for the Township, in July 2011.*

APRIL 18, 2017 COMMUNITY MEETING SUMMARY

**There were numerous comments regarding the availability of parks and community facilities in the neighborhood.**

*Over the course of developing this plan, the Township has received many comments (including at the April community meeting) about interest in adding parks or other community facilities to the neighborhood. It should be noted that the plan does recommend the preparation of a Neighborhood Recreation and Open Space Plan that would identify needs based on resident population and community interest, evaluate existing community facilities and recreation programs to address community needs, and identify potential sites and programming to serve those needs. In addition to permitting these uses in the land use and zone plan, a first step in the process, development of any future parks or facilities would require the availability of vacant land, and a landowner interested in selling or developing their property for those purposes.*

**Similar to the above, there were questions about the “Bay Beach” and what could be done to establish one in South Seaside Park.**

*Other than the Township-owned bulkhead access area along Roberts Avenue, the Township currently does not own property on the bayfront side of South Seaside Park. This land is either controlled by the State of New Jersey, or privately owned riparian rights. That said, one of the action items in the Neighborhood Plan is to verify riparian grants to investigate whether State of New Jersey would permit a lease option that would permit the Township to consider potential sites for bayfront recreation.*

**There were some questions regarding the outreach that took place as part of this plan, and comments that expressed interest in the township hosting community engagement events, such as this, on the barrier island. Others commented on the appreciation of a personalized letter to inform them of the plan process.**

*As the scope of this neighborhood plan was the neighborhood of South Seaside Park, the Township and its planning staff understood the importance of getting input from the public. Preliminary findings were shared with the Township's Planning Board at their December 2016 meeting, this meeting also announced the dates and location of the first community meeting where residents could review the findings and provide their local input and expertise. This first advertised community meeting was held at Tri-Boro First Aid on Thursday, December 15, 2016. This information was then used to prepare draft recommendations that would form the basis of the Neighborhood Plan, and were presented at the second advertised public input session, held on January 12, 2017 at Tri-Boro First Aid Squad. Those residents who attended the December meeting were emailed about this meeting, which was also advertised on the Township's website, and were encouraged to provide feedback, regardless if they could attend. Residents had an opportunity to ask questions and provide additional feedback.*

*The feedback from this meeting was then used to develop the goals, objections, recommendations and actions listed in this Neighborhood Plan for South Seaside Park that would be presented to the Township's Planning Board on March 2, 2017, this time an advertised public hearing, where the Board voted to adopt the Neighborhood Plan and the Coastal Neighborhood, with the condition that additional modifications be made to the plan to establish greater protections for single family residential development.*

*Before these modifications were to be adopted, the Township sought additional input from neighborhood residents and property owners at a third advertised public information session, on Tuesday April 18<sup>th</sup> at Tri-Boro. In addition to the general public advertisement, residents and property owners of South Seaside Park were each notified, via mail, about this meeting to ensure that anyone interested in asking questions or providing*

## South Seaside Park Neighborhood Plan

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#### APRIL 18, 2017 COMMUNITY MEETING SUMMARY

constructive input would have the opportunity to do so, before the amended plan would be introduced for a second public hearing at the Planning Board's June 1, 2017 meeting. Given the interest by residents to play a role in the planning process, Mayor Amato informed the audience at the April 18<sup>th</sup> meeting that additional public input meetings would be held in South Seaside Park when the Township begins the process of reviewing any proposed ordinances to enact recommendations from the Neighborhood Plan. He noted that residents and property owners would be individually notified, via mail, again when the revised Neighborhood Plan would be introduced to the Planning Board, which has been set for June 1, 2017. Once these amendments to the plan are adopted, the Township can review the recommendations and prepare ordinances where appropriate. Any ordinances prepared will include opportunities for additional input from the public.

#### One resident inquired as to whether or not Army Corps of Engineers has approved the resiliency plan for the neighborhood?

While the US Army Corps of Engineers does not have jurisdiction over this plan, the New Jersey Municipal Land Use Law requires that plans are sent to the County Planning Office for review and comment. In addition, because a portion of Berkeley Township is located within the jurisdiction of the Pinelands Commission, a copy of the plan is also sent to the Pinelands Commission for their review. In addition, neighboring municipalities are notified when a municipal master plan is subject to a public hearing so that they can also offer their comments.

#### There was a question about why some of the existing land uses, whether in the vulnerability analysis or existing land use map, differed from their understanding of the correct land use.

The vulnerability analysis used property tax data, known as MOD-IV, which was obtained from the State of New Jersey, where properties are assigned certain "codes" based on their land use, such as residential, commercial, apartments, industrial, public property, schools, etc. Since these codes are standardized across the entire state and its 565 towns, cities, boroughs, townships and villages, there may be a difference between what is listed in a database for tax purposes, and what a building or use is perceived locally (for example, condominiums are sometimes taxed as "single-family residential", and their parking lots are identified as "vacant"). The vulnerability analysis utilized tax data because it was evaluating the impacts of storms on properties and their value. On the other hand, development of the existing land use map began with the use of property tax data, which was then refined through the help of residents and Township officials throughout this planning process.

Prepared by the Office of the Planning Department

Appendix 3.4: Public Meeting Powerpoints



# South Seaside Park Neighborhood Plan Community Meeting

December 15, 2016



## Tonight's Agenda

01

PROJECT  
OVERVIEW

02

REVIEW OF  
EXISTING  
CONDITIONS

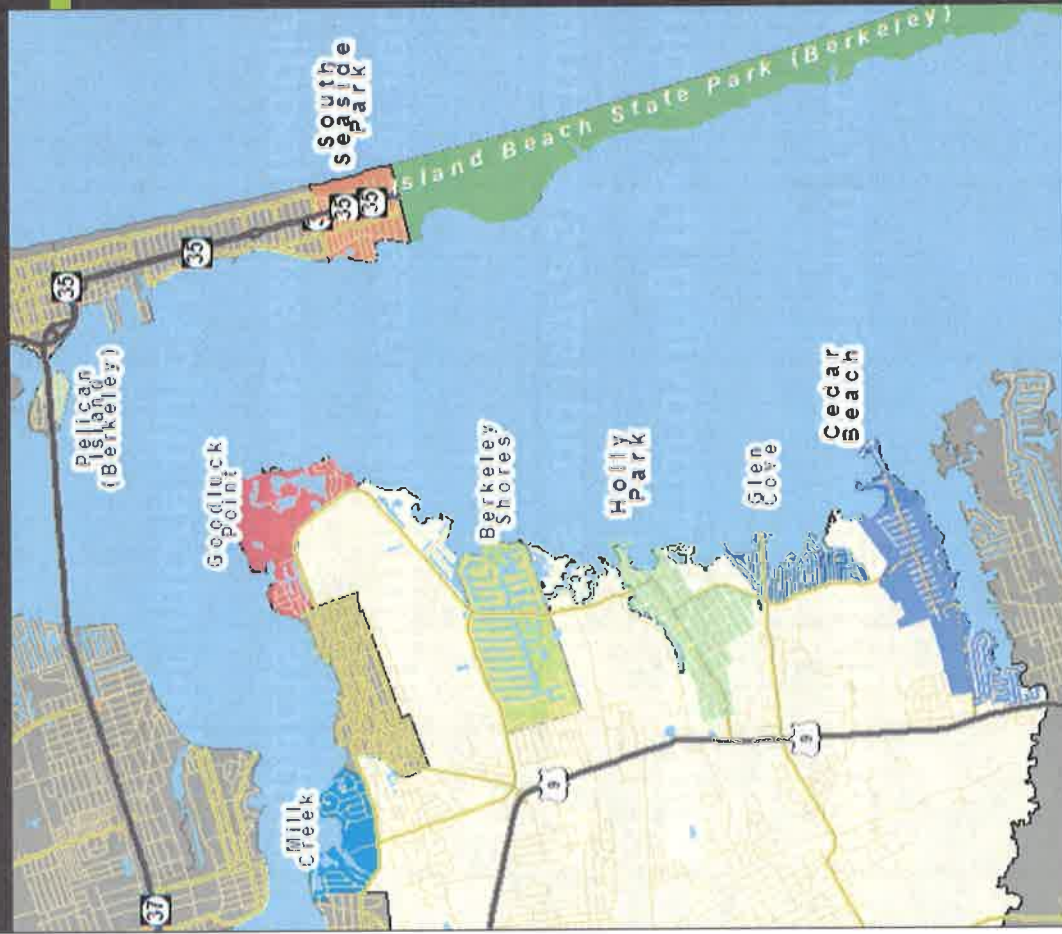
03

BREAKOUT AND  
DISCUSSION



# ProjectScope

- Funded by NJDCA:
  - South Seaside Park Neighborhood Plan
  - Coastal Neighborhoods Resiliency Plan
  - Ordinances to the Master Plan
- Evaluate Land Use Plan and Zoning for areas impacted by Superstorm Sandy
- Review of Bayfront and Barrier Island neighborhoods
- Improve resiliency and recovery and reduce loss
- Outcome: Recommendations to the Planning Board for changes to the Master Plan and Zoning Ordinance





## Community Resilience

- Immediate-Term: Storm recovery
- Mid-Term: Improving the rebuilding process and the ability of buildings and infrastructure to withstand the next storm
- Long-Term: Measures that reduce and attenuate the impacts of storms and flooding so that the community can recover more quickly



## Anticipated Timeline

- **Steering Committee Meetings**
  - *October 2016*
  - *Late December*
- **Neighborhood Presentations**
  - *Coastal Neighborhoods: December 14, 2016*
  - *South Seaside Park: December 15, 2016*
  - *Early January 2017: South Seaside Park follow-up community meeting*
- **Planning Board Overview Presentation: December 2016**
- **Planning Board Presentation and Adoption: February 2017**
- **Ordinance Development: February-March 2017**



## Initial Research

- Neighborhood Analysis
  - Site Visits
  - Review of Existing Plans and Recommendations
  - Vulnerability Analysis
  - Zoning Variances, Post Sandy
  - Land Use Characteristics
  - Flood Zones and Future Flood Risk
  - Lot Size Characteristics
  - Existing Zone Boundaries

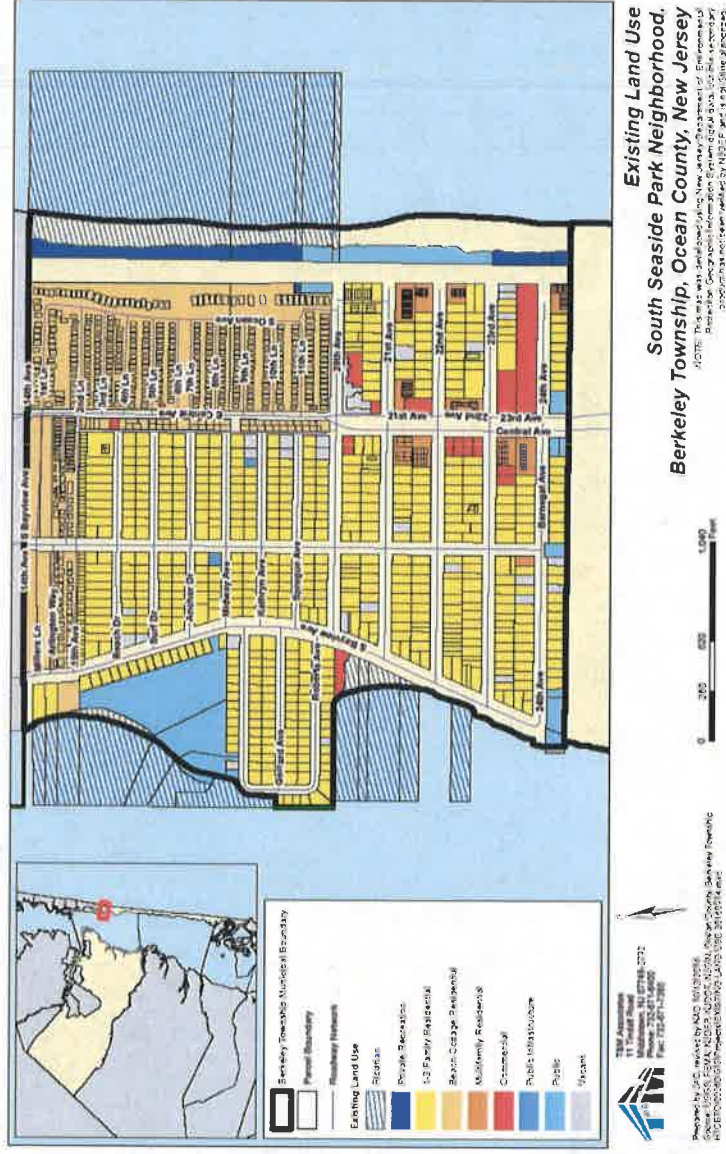




# EXISTING CONDITIONS

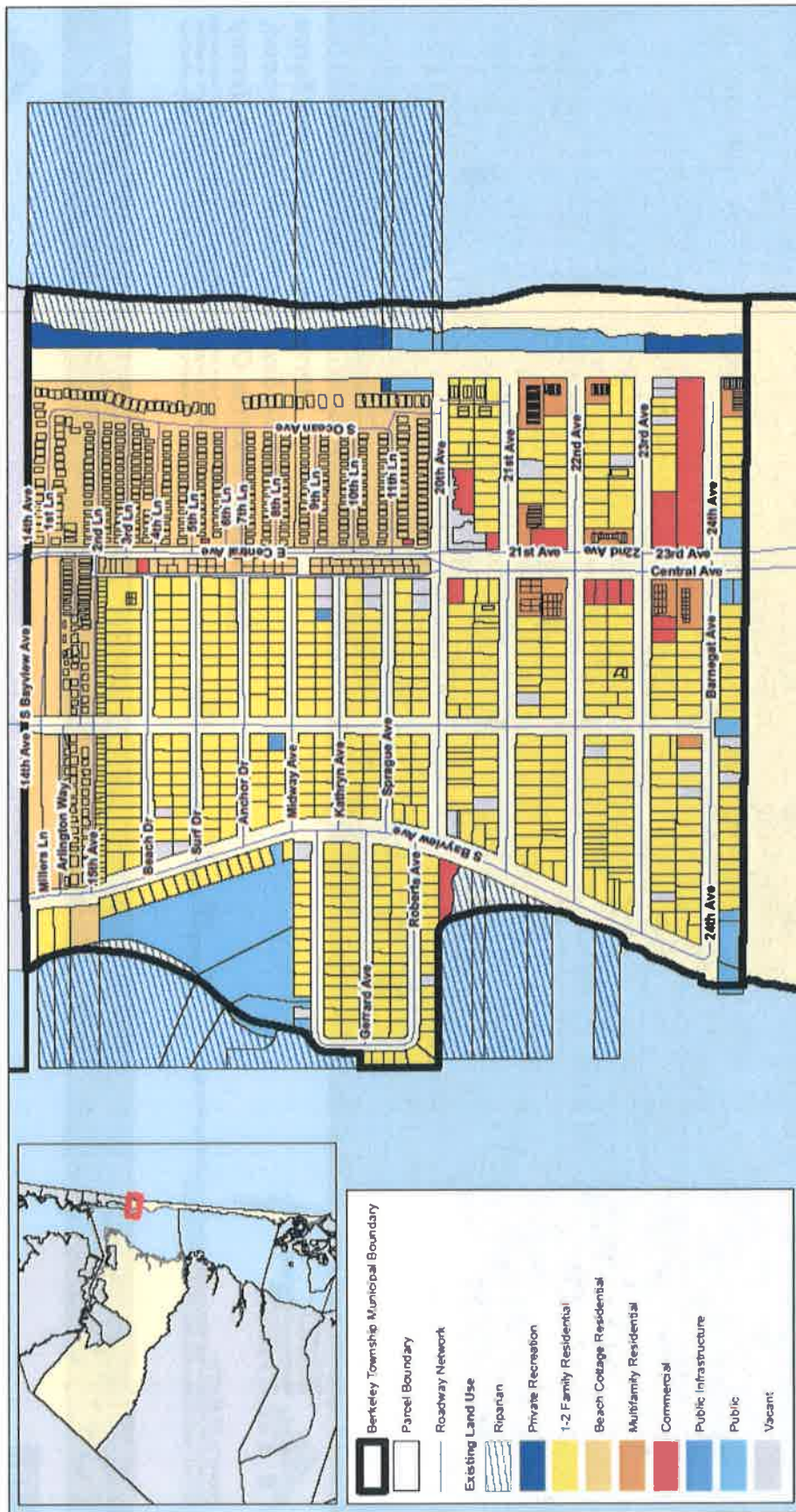


## Barrier Island: South Seaside Park



- Repetitive Losses: 3
- Variances in 2014-2015: 8 (1-R64; 1-R-60; 2-R50; 1-BR; 1-R31.5; 1-RC; 1-NB)





# Existing Land Use South Seaside Park Neighborhood, Berkeley Township, Ocean County, New Jersey

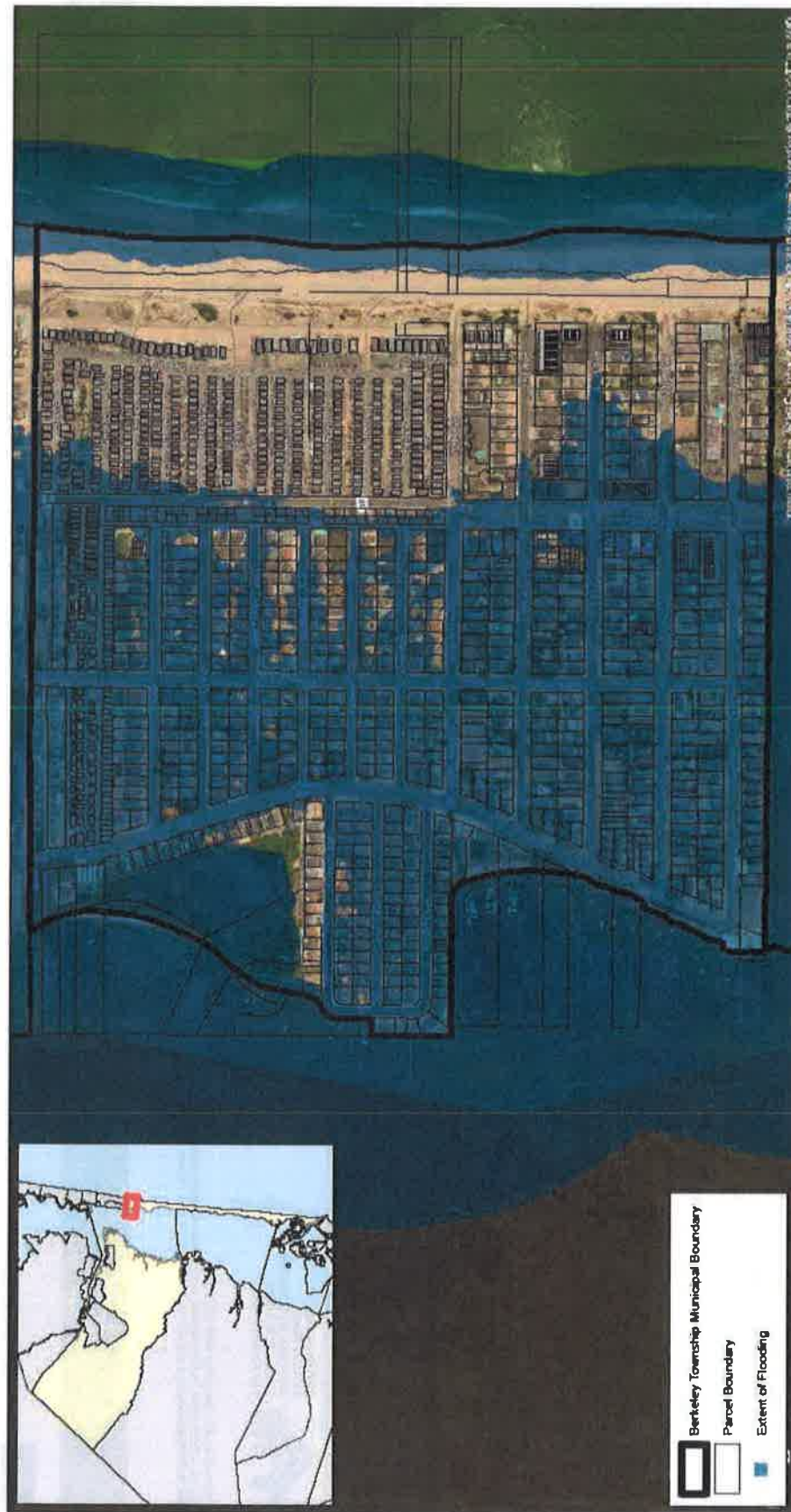
NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State authorized.

0 260 520 1,040 Feet

T&M Associates  
11 Tindall Road  
Middletown, NJ 07748-2792  
Phone: 732-671-9400  
Fax: 732-671-7385

Prepared by JAC, revised by NAD 10/12/2016  
Source: USGS; FEMA; NJDEP; NJDOT; NUGIN; Ocean County, Berkeley Township  
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TLM Associates  
11 Tindall Road  
Medford, NJ 07748-2702  
Phone: 732-671-5400  
Fax: 732-671-7365



Prepared by JAC 02/12/2016  
Source: USGS, FEMA, NJDEP, NJDOT, NJGIM, Ocean County, Berkeley Township  
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# **Hurricane Sandy Storm Surge South Seaside Park Neighborhood, Berkeley Township, 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.







# **Shallow Coastal Flooding Susceptible Areas, South Seaside Park Neighborhood, Berkeley Township, 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.

**T&M Associates**  
11 Tread Road  
Middletown, NJ 07748-2702  
Phone: 732-671-0400  
Fax: 732-671-7365

Prepared by JAC 9/21/2016  
Source: USGS, FEMA, NJDEP, NUDOT, AUGIN, Ocean County, Berkeley Township  
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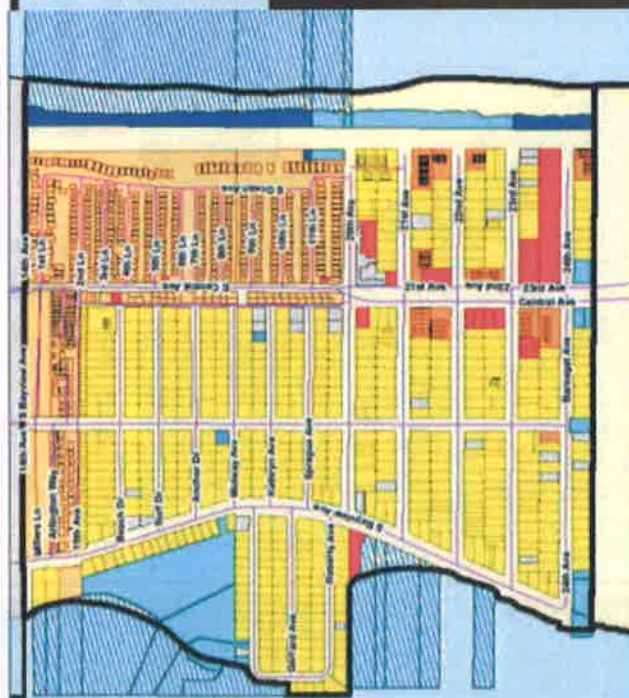
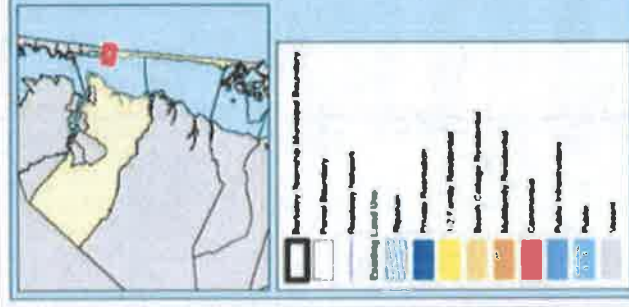




**Existing Zoning**  
**South Seaside Park Neighborhood,**  
**Berkeley Township, Ocean County, New Jersey**

**NOTE** This map was developed using **Base** January Department of Environmental Protection Geographic Information System digital data and the **product** has not been verified by **MAPS** and is not guaranteed.

Prepared by JAC 8740296  
Source: LUGGS, FRANK; NUCLEPI, NUJOOT, NUBER, Ocasen County, Burkley Township  
HYC8TDOZGQWUJFqgndkx3077863.20A8673.20150014.mxd



9 Existing Zone Districts

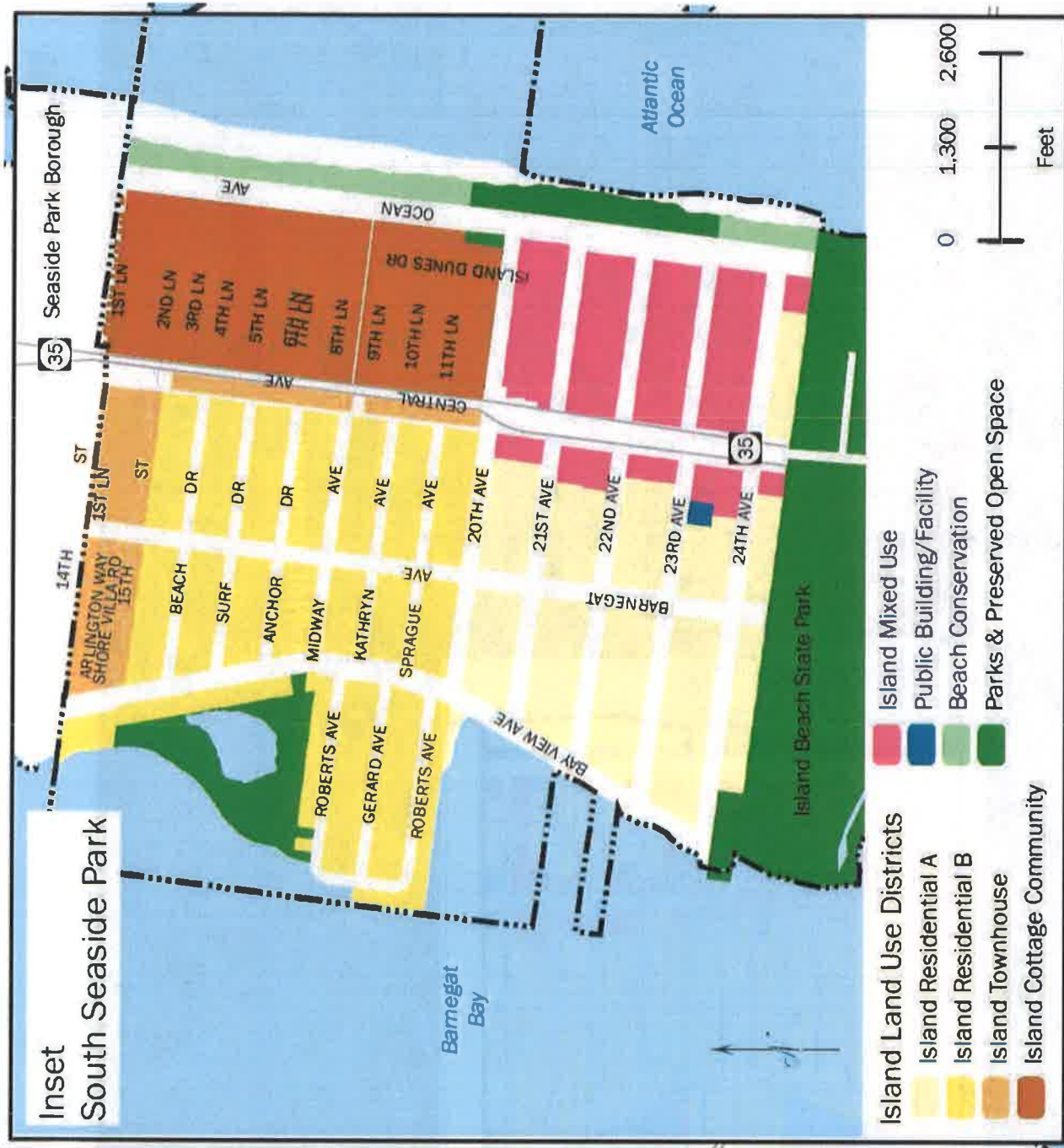
- R-TH
- R-31.5
- R-50
- RC
- NB

- R-4F
- R-LR
- BR (Not Pictured)
- BC



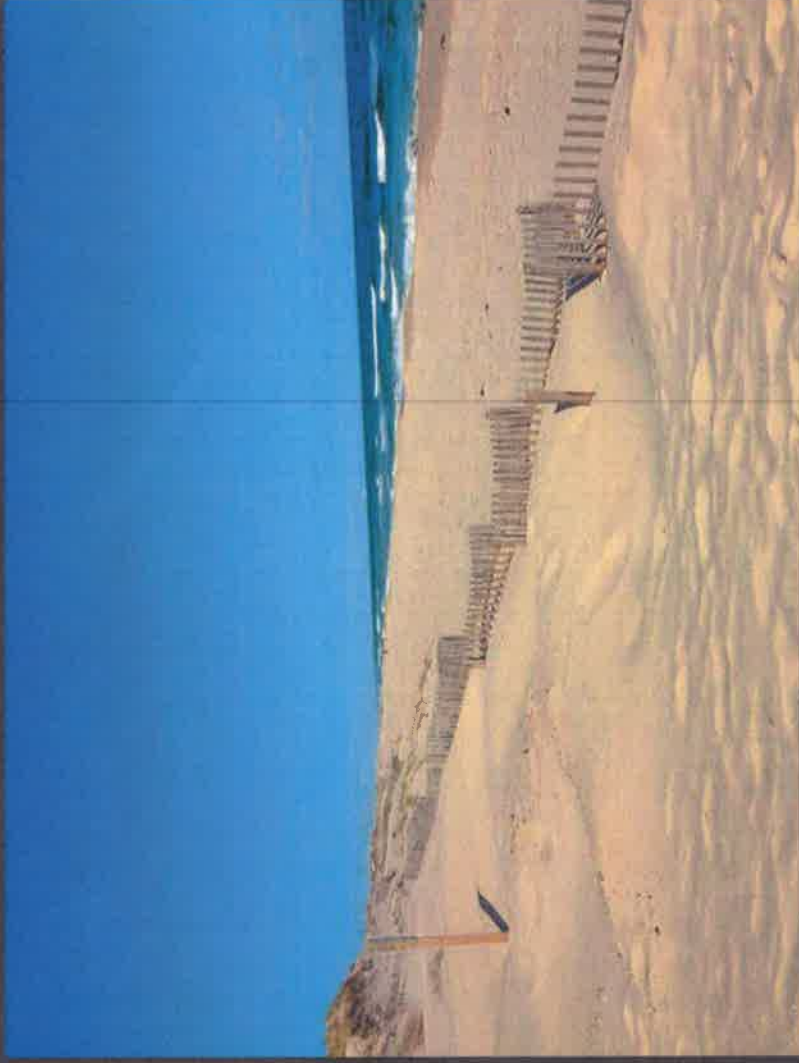


- 5 Proposed Districts (2009)
  - Island Residential A
  - Island Residential B
  - Island Townhouse
  - Island Cottage Community
  - Island Mixed Use



# Community Vulnerability

- **South Seaside Park**  
*72% properties potentially vulnerable to floodwaters, a total assessed value of \$392,714,100*





# GROUP BRAINSTORMING



# GuidingTopics

- Land Uses
  - Do you want to see more businesses? Where should they be located?
  - If a building (residence or business) does not conform to the existing zoning and it is destroyed in a storm, should it be rebuilt?
- Design
  - Should cottage developments be permitted to elevate their structures? How high?
  - What limits, if any, should be on the size of a building?
- Storm Preparation and Recovery
  - What factors influence whether or not you evacuate?
  - How are you affected by flooding?
  - How important is it that buildings are built to survive flood events?
  - Are you familiar with the mandatory evacuation route?



# THANK YOU!



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# BUILDING RESILIENCY

*Green Infrastructure Techniques*



## Downspout Disconnection

- Rerouting of rooftop drainage pipes to specialized containment devices or permeable areas.
- Frees up capacity of traditional stormwater drainage systems.
- Water reuse, which reduces demand on public water supplies.





## RainGardens

- Shallow, vegetated basins that absorb stormwater runoff from impervious surfaces.
- Runoff is then used by plants, infiltrated into the ground, and evaporated.
- They may be installed in a variety of locations.



## Bioswales



- Linear channels that slow stormwater runoff and attenuate flooding potential.
- Used as an alternative to, or enhancement of, traditional stormwater systems.



## Permeable Pavements

- Permeable pavements infiltrate, treat, or store rainwater where it falls.





## GreenRoofs

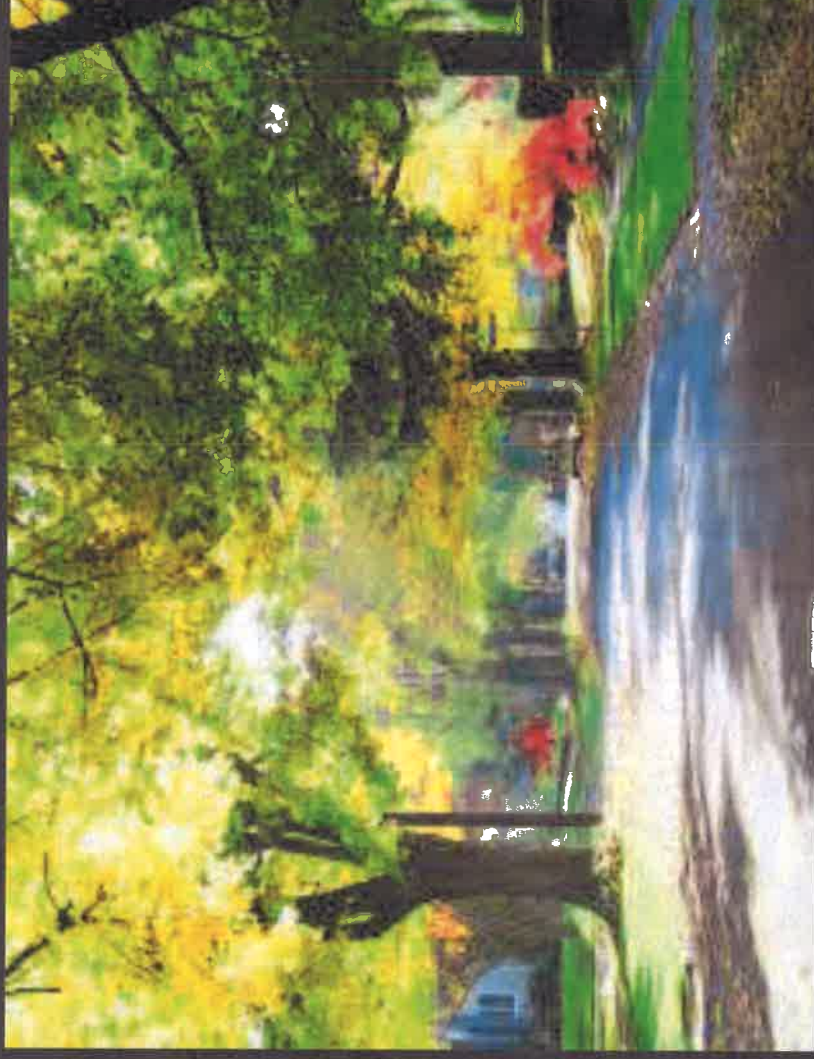
- Roofs that are covered with vegetation to enable the infiltration of rainwater.
- Minimizes stormwater runoff, and reduces building operating costs and energy consumption.





## TreeCover

- Trees reduce and slow stormwater by intercepting precipitation in their leaves and branches.
- Root systems help to aerate soil, which facilitates natural infiltration of stormwater and reduces runoff.
- Can help to cool developed areas by providing shade.



## OpenSpace

- Preservation of open space areas can help mitigate the water quality and flooding impacts of stormwater.
- Promotes increased groundwater recharge, lower stormwater runoff.
- They also help cool developed areas.





## LivingShorelines

- Alternative approach to shoreline stabilization.
- Utilizes plants, oyster reefs, sand and stone to provide shoreline protection and maintain habitat areas.
- Offers benefits over hardened structures (eg, bulkheads):
  - Riparian and intertidal protection.
  - Improvement of water quality.
  - Habitat creation.



# **South Seaside Park Neighborhood Plan**

**Second Public Session**

**January 12, 2017**



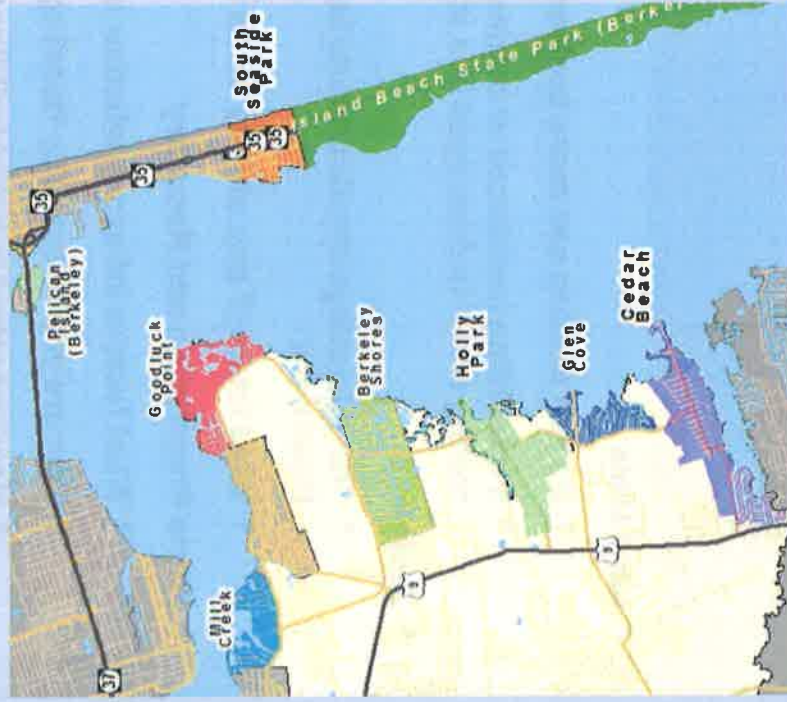
# **Agenda**

- **Welcome and Project Recap**
- **Review of First Public Session Comments**
- **Presentation of Recommendations**
- **Final Remarks / Q & A Session**



# Project Scope

- Funded by NJDCA:
  - South Seaside Park Neighborhood Plan
  - Coastal Neighborhoods Resiliency Plan
  - Ordinances to the Master Plan
- Evaluate Land Use Plan and Zoning for areas impacted by Superstorm Sandy
- Review of Bayfront and Barrier Island neighborhoods
- Improve resiliency and recovery and reduce loss
- Outcome: Recommendations to the Planning Board for changes to the Master Plan and Zoning Ordinance



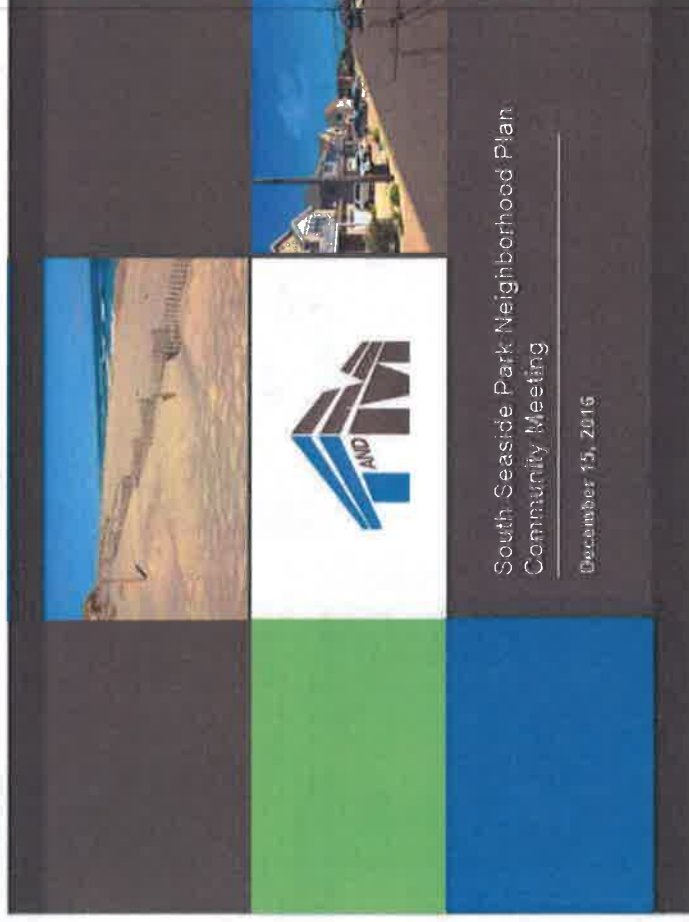


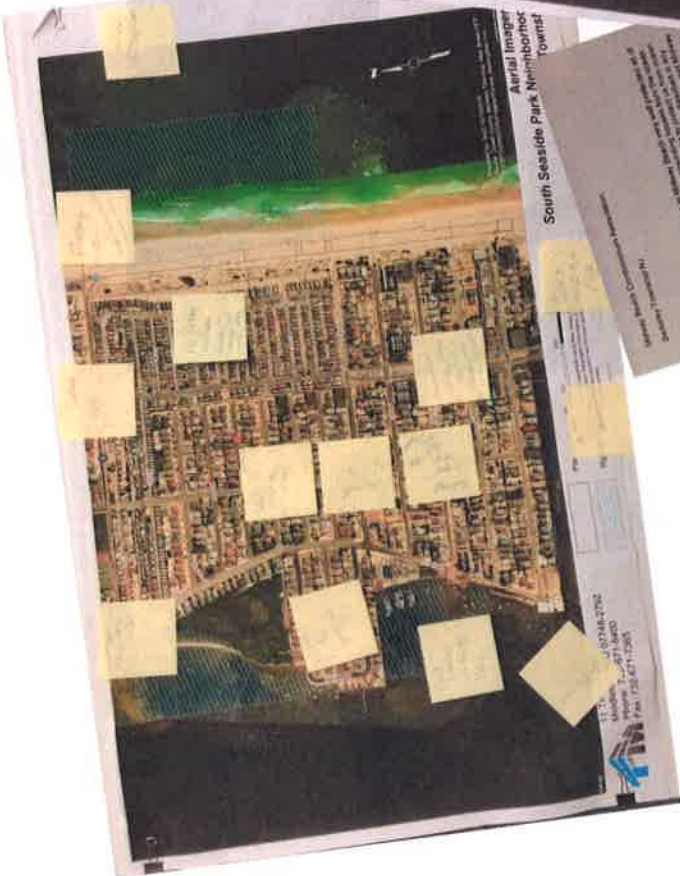
# Guiding Topics

- Land Uses
  - Do you want to see more businesses? Where should they be located?
  - If a building (residence or business) does not conform to the existing zoning and it is destroyed in a storm, should it be rebuilt?
- Design
  - Should cottage developments be permitted to elevate their structures? How high?
  - What limits, if any, should be on the size of a building?
- Storm Preparation and Recovery
  - What factors influence whether or not you evacuate?
  - How are you affected by flooding?
  - How important is it that buildings are built to survive flood events?
  - Are you familiar with the mandatory evacuation route?



You spoke.....







We listened....





# Key Concerns and Obstacles

- Existing development pattern should be retained
- Existing zoning has created obstacles to rebuilding
- Riparian grant areas hinder potential recreation and shoreline improvements
- On-street parking issues



# Consistent and Complementary Land Uses

"You said:"	Proposed Recommendation:
"Ensure Midway Beach development should be able to rebuild as currently exists."	Revise zoning map to include BR District within the R-LR area of Midway Beach



# Consistent and Complementary Land Uses: Diversity of Opinion

"You said:"	Proposed Recommendation:
"More single-family residential uses"	Encourage a mix of these uses that are compatible with the existing features and characteristic of the block or street. <ul style="list-style-type: none"><li>• In the NB District existing residential uses can be permitted as conditional uses</li></ul>
"More condos and townhouses"	
"More commercial uses should be allowed"	
"No commercial uses should be permitted"	



# Complementary Zoning

"You said:"	Proposed Recommendation:
<p>"Cottages should be allowed to increase height to accommodate flood elevation"</p>	<p>Based upon the current FEMA Base Flood Elevation, single floor cottages (in Midway for example) will conform to the maximum building height permitted under current zoning; under the recommended change to the BR District, sufficient building height will be proposed to accommodate elevation that complies with BFE.</p>
<p>"Setbacks are too restrictive for corner lots in R-50"</p>	<p>Revise setback requirements in residential districts that better reflect existing neighborhood conditions to reduce need for variances.</p>
<p>"Raised houses should be allowed to have steps/stairs that encroach in the setback"</p>	
<p>"Variance process is too subjective"</p>	





# Storm Resiliency Improvements

## "You said:"

"Improve the dune system along the entire length of the beachfront and in Island Beach State Park, particularly in the area between Two-Bit Road and 24<sup>th</sup> Avenue"

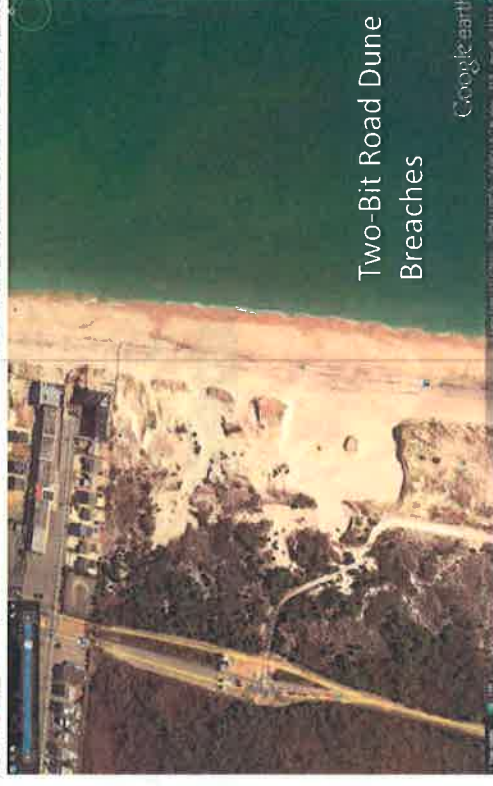
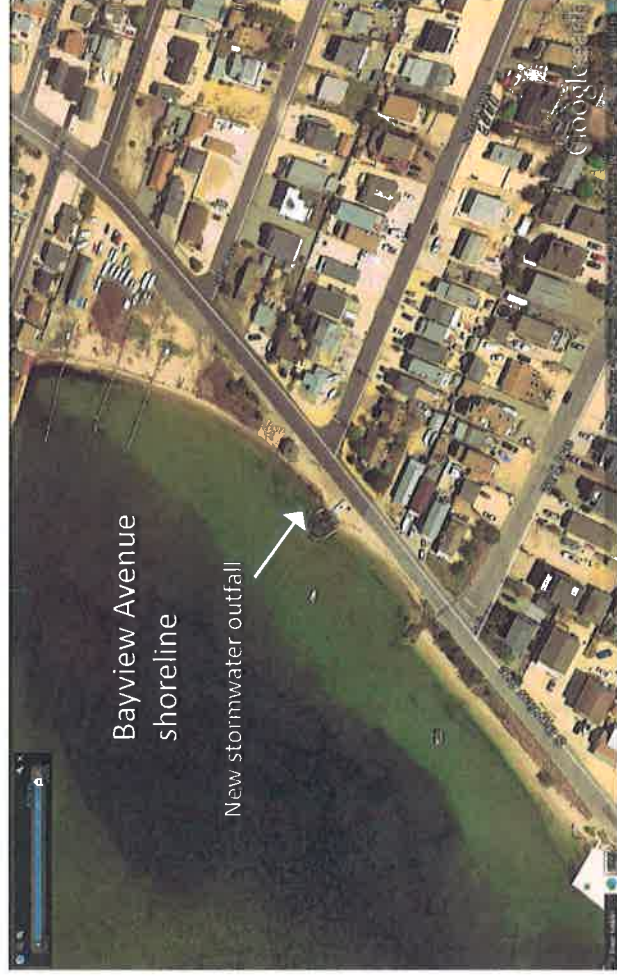
"Remove the vehicle access to the beach at 14<sup>th</sup> Avenue – flooding resulted from this point"

"Realign existing beach access points to deflect flood/surge"

"Stabilize bayfront shoreline to reduce erosion"



## Areas identified by residents for shoreline or dune enhancement



# Storm Resiliency Improvements

## Proposed Recommendation

Pursue grants to fund permitting and construction of living shoreline along Bayview Avenue and realignment of beach access at 6<sup>th</sup> Lane.

Follow-up with the State to ensure that stormwater outfall construction at Bayview and 22<sup>nd</sup> Ave. has been properly stabilized and complete.

Encourage continuation of the Township's on-going efforts to work with the Army Corps. of Engineers to implement proper dune construction and enhancement within the Neighborhood as well in adjoining jurisdictions.

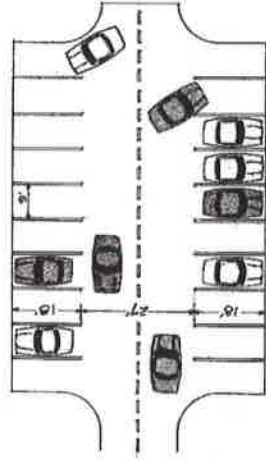
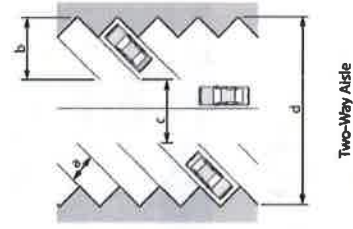


# Enhance Parking Facilities

"You said:"	Proposed Recommendation:
"Parking on residential streets is difficult."	Consider executing Title 39 agreements with all condo associations to provide police enforcement on private streets as well as public ones.
"Some properties use the entire frontage as a driveway leaving no place for on-street parking."	Encourage new developments to install curbing and limit curb cuts.
"Party' houses bring too many cars to one house."	Consider striping and signage to delineate driveway locations on streets with existing development.
"Garages used to satisfy off-street parking requirements get converted to storage putting additional burden on on-street parking."	Consider angled parking on streets with excess right-of-way to increase the number of on-street parking spaces







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# Enhance Recreational Facilities

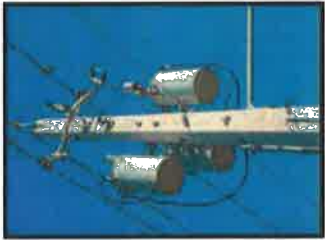
"You said:"	Proposed Recommendation:
<p>"More recreational opportunities should be provided in neighborhood."</p>	<p>Create a Neighborhood Recreation Plan that would identify needs based on resident population and community interest, evaluate existing community facilities and recreation program to address</p>
<p>"Residents should be able to participate in all Township recreation events, including senior village events."</p>	<p>community needs, and identify potential sites and programming to serve those needs. Identify multi-purpose opportunities.</p>
<p>"New Island Beach 24<sup>th</sup> Ave. Marina boat launch is restricted to slip holders only."</p>	<p>Investigate opportunities for the State of New Jersey to permit cross-honoring of local beach badge for boat launch and non-dockage facilities.</p>
<p>"Make a bay-side beach along Bayview Avenue"</p>	<p>Verify riparian grants to id potential sites; investigate whether State of New Jersey would permit a lease option.</p>



# Infrastructure

"You said:"	Proposed Recommendation:
<p>"All streets east of Rte. 35 need drainage improvements."</p>	<p>Identify areas of ponding and evaluate whether overlayment or fill can direct water to gutter line . Establish a routine for periodic maintenance of existing stormwater system.</p>
<p>"Even though we survived the storm with little to no damage we had to leave the island because there were no utilities."</p>	<p>Recommend hardening of electric distribution system and supplementation with micro grid. Encourage individual solar and back-up generators.</p>







# Additional Suggestions or Recommendations?

"You said:"	Proposed Recommendation:



## Next Steps

- February 2017: Finalization of Draft Neighborhood Plan
- March 2017: Anticipated introduction/adoption of Neighborhood Plan at the Planning Board
- May 2017: Finalization of grant project



Thank you for your participation.

