



# Meeting Summary

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**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*

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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 matter 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.*

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 24<sup>th</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.*

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.

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.*

*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*



*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*

*developments are limited to a maximum density of 10 dwelling units per acre, which is less dense 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 are 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*

*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*



*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.*

## 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*

*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*