

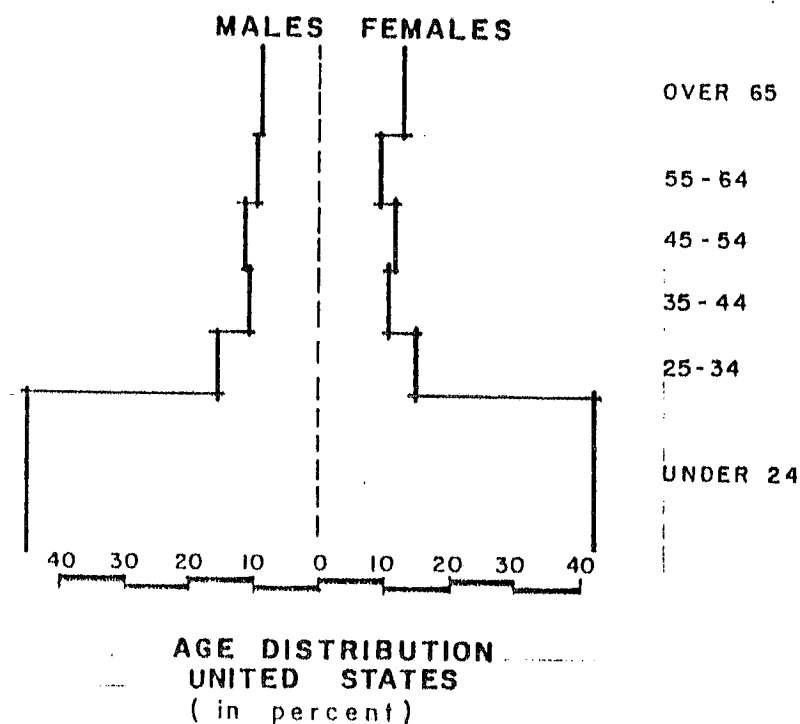
## *2. Population*

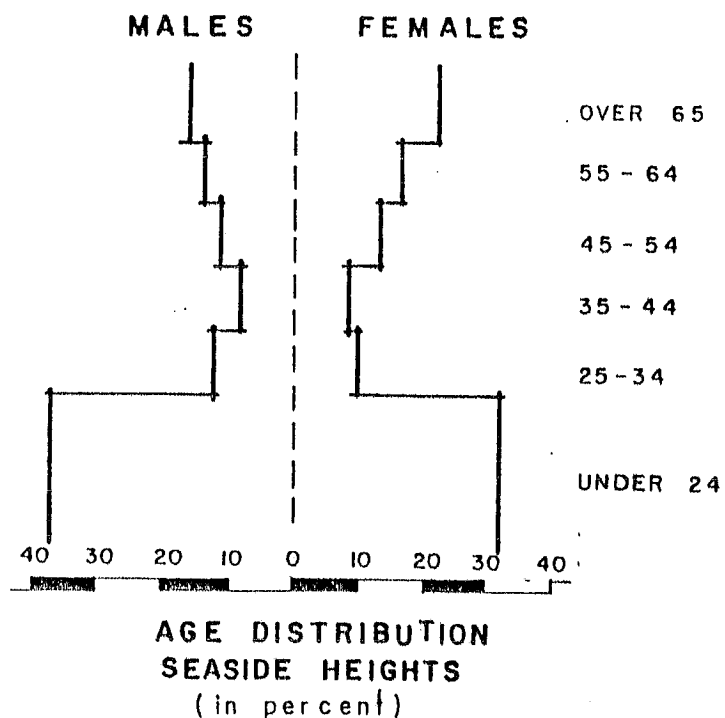
## POPULATION

THE INDIVIDUAL CHARACTERISTICS OF A GROUP OF PEOPLE ARE IMPORTANT TO ANY DISCUSSION ON A MASTER PLAN BECAUSE NOT ONLY ARE THESE PEOPLE THE RECIPIENTS OF THE END PROCESS, BUT ALSO THE PARTICIPANTS. FOR SMALL MUNICIPALITIES, AN ERROR OF MINUTE PROPORTIONS CAN SKEW THE RESULTS DRASTICALLY; THEREFORE, RIGOROUS INDEPTH CALCULATIONS ARE NOT WARRANTED.

WHAT IS OF IMPORTANCE TO THE BOROUGH OF SEASIDE HEIGHTS IS THE CONFIGURATION OF THE MALE-FEMALE POPULATION AND ITS IMPACT ON THE WELL-BEING AND GROWTH OF THE BOROUGH.

ACCORDING TO THE LAST CENSUS (1970), THE UNITED STATES POPULATION WAS REASONABLY EVENLY DISTRIBUTED WITH ONLY A SLIGHT IMBALANCE AMONG FEMALES OVER 65. THIS IS ACCOUNTED FOR BY VIRTUE OF THE FACT THAT THE LIFE EXPECTANCY FOR MALES IS 67 YEARS VERSUS FEMALES OF 74 YEARS. THE YOUTH OF AMERICA COMPRISE OVER 40% OF THE TOTAL POPULATION WITH THE BALANCE IN A DESCENDING ORDER.



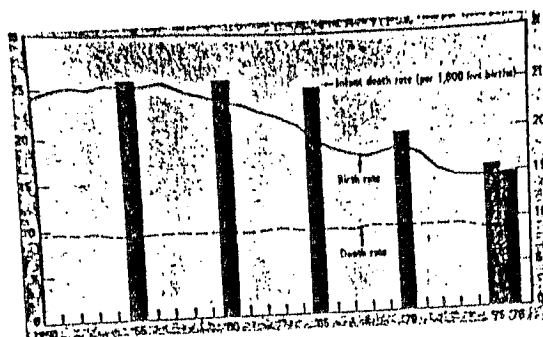


THE BOROUGH OF SEASIDE HEIGHTS HAS SIGNIFICANT DIFFERENCES AND VARIATIONS WHICH ARE EXTREMELY IMPORTANT FOR PLANNING PURPOSES AND FOR THE VITALITY OF THE BOROUGH. NOTE THE DIMINISHMENT OF POPULATION IN SEASIDE HEIGHTS BETWEEN 25 AND 44 AS COMPARED TO THE UNITED STATES STATISTICS PARTICULARLY IN THE FEMALE CATEGORY. THE IMPLICATION IS THAT THERE ARE FEWER WOMEN IN THE CHILD-BEARING AGES WHICH WILL RESULT IN FEWER BIRTHS PER 1000 POPULATION IN SEASIDE HEIGHTS COMPARED TO THE UNITED STATES.

IN CONJUNCTION WITH THIS IS THE MARKED INCREASE OF THE POPULATION 55 AND OVER. THE IMPLICATION IS THAT THE BOROUGH OF SEASIDE HEIGHTS IS A RETIREMENT COMMUNITY. NOT IN THE SENSE IN THOSE AREAS LOCATED THROUGHOUT THE COUNTRY BUT IN WHICH A PERSON ABOUT TO RETIRE CAN SETTLE IN AND DERIVE A SUPPLEMENTAL INCOME THROUGH SUMMER RENTALS.

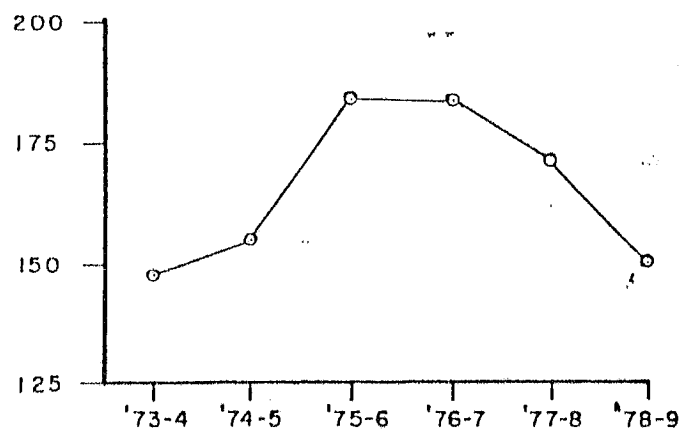
THE DISTRIBUTION OF POPULATION IN THE UNDER 24 CATEGORY IS SEASIDE HEIGHTS IS ALSO SKEWED TOWARDS THE MALE GENDER WHILE IN THE UNITED STATES SAMPLE THE DISTIRBUTION IS APPROXIMATELY EQUAL. THIS VARIANCE IS POTENTIALLY CAUSED BY THE SIZE OF SEASIDE'S POULATION AND THAT A SMALL DIFFERENCE COULD OFFSET THE PERCENTAGES REMARKABLY

SIGNIFICANTLY, WITH A POPULATION DISTRIBUTION AS NOTED, TWO SIMULTANEOUS MOVEMENTS OF POPULATION WILL OCCUR: FIRSTLY, THE YOUNGER POPULATION WILL MATURE, ASSUME THEIR PARENTAL RESPONSIBILITIES AND THEIR PARENTS' BUSINESSES. INASMUCH AS THE LUCRATIVE SEASON FOR ENTREPRENEURS IS BUT 100 DAYS, INEVITABLY THEY WILL MOVE TO FLORIDA OR OTHER LOCATIONS IN ORDER TO RETAIN THEIR INCOME LEVELS, THIS WILL IMPLY FEWER CHILDREN IN THE SCHOOL SYSTEM ALTHOUGH NOT IN MARKED QUANTITIES. SECONDLY, THE 55 AND OVER GROUP THROUGH NATURAL ATTRITION WILL EVENTUALLY DIE AND THE OWNERSHIP OF THEIR PROPERTIES MAY OR MAY NOT BE OBTAINED BY OTHER ELDERS OR MORE LIKELY BY ABSENTEE OWNERSHIP. (ABSENTEE OWNERSHIP HAS SIGNIFICANT IMPLICATIONS IN THE HOUSING MARKET AND SHALL BE CONSIDERED IN GREATER DEPTH WITHIN THAT SEGMENT OF THESE STUDIES.) THIS OCCURRENCE, HOWEVER, WILL BE SLOW INASMUCH AS THE DEATH RATE OF THE POPULATION IS SLOWING AND THE EXPECTED LIFE SPAN IS INCREASING.



POPULATION RATE - UNITED STATES  
DEATH VS. BIRTHS

FROM INFORMATIN FURNISHED BY THE BOARD OF EDUCATION OF SEASIDE HEIGHTS,  
IT IS NOTED THAT A GRADUAL DECREASE IN SCHOOL ENROLLMENT IS OCCURING IN ALL  
GRADES EXCEPT THE SECOND WHICH IS INCREASING. THIS IS A MINOR FLUCTUATION  
OCCURRING THROUGH THE IN-OUT MIGRATION PATTERN OF THE ECONOMY.



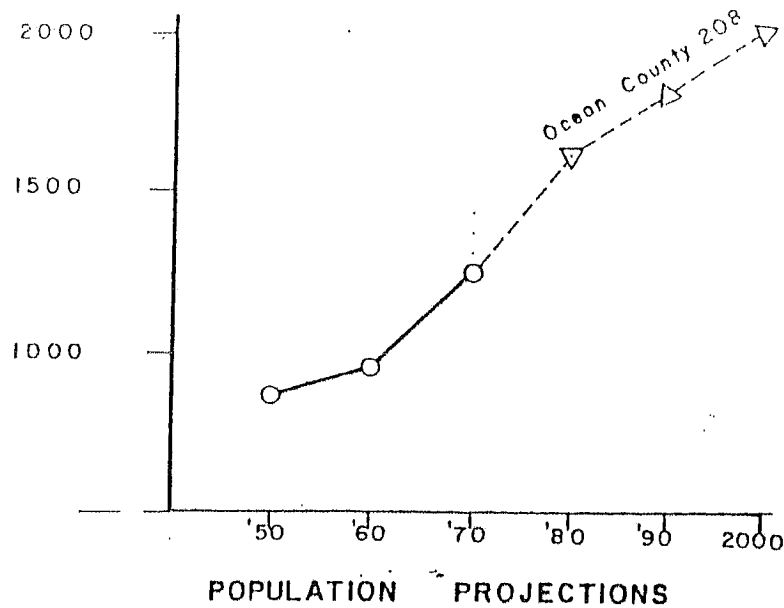
ENROLLMENT DATA

HUGH J. BOYD ELEMENTARY SCHOOL

	1973-74	1974-75	1975-76	1976-77	1977-78	1978-79
K	14	23	32	25	23	22
1	19	16	30	28	25	22
2	31	23	20	31	31	20
3	22	26	25	17	23	23
4	21	26	26	24	19	19
5	17	21	29	26	23	17
6	24	20	22	32	27	27
TOTAL	148	155	184	183	171	150

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THE IMPLICATIONS ARE SIGNIFICANT; THEY DEMONSTRATE VERY CLEARLY AN OUT-MIGRATION OF POPULATION AND COUPLED WITH THE TWO PRECEEDING TRENDS RECOGNIZED, IT IS FORESEEABLE THAT THE BOROUGH OF SEASIDE HEIGHTS WILL HAVE A DECLINING POPULATION RATE (CONTRARY TO THE PREVIOUS STUDIES OF THE OCEAN COUNTY 208 PROGRAM AND THE COMMUNITY AFFAIRS DEPARTMENT OF NEW JERSEY).



ANOTHER INDICATOR OF MUNICIPAL GROWTH IS THE NUMBER OF BUILDING PERMITS ISSUED OVER A PERIOD OF TIME. FOR SMALL, DEVELOPED COMMUNITIES WITH FEW LANDS AVAILABLE FOR RESIDENTIAL CONSTRUCTION THE VALIDITY IS SOMEWHAT QUESTIONABLE; NEVER-THE-LESS, IT IS ANOTHER INDICATOR AS TO THE GROWTH OR NON-GROWTH OF A MUNICIPALITY.

USING DATA SUPPLIED BY THE OCEAN COUNTY 208 STUDY, GROWTH IN THE BOROUGH HAS BEEN SPORADIC AT BEST AND LEADS THE SCHOOL DATA BY ONE YEAR WHICH ACCOUNTS FOR THE CONSTRUCTION AND RENT-OUT LAG TIMES.

#### RESIDENTIAL PERMITS

1970	39	1974	51
1971	51	1975	19
1972	0	1976	-
1973	0	1977	10

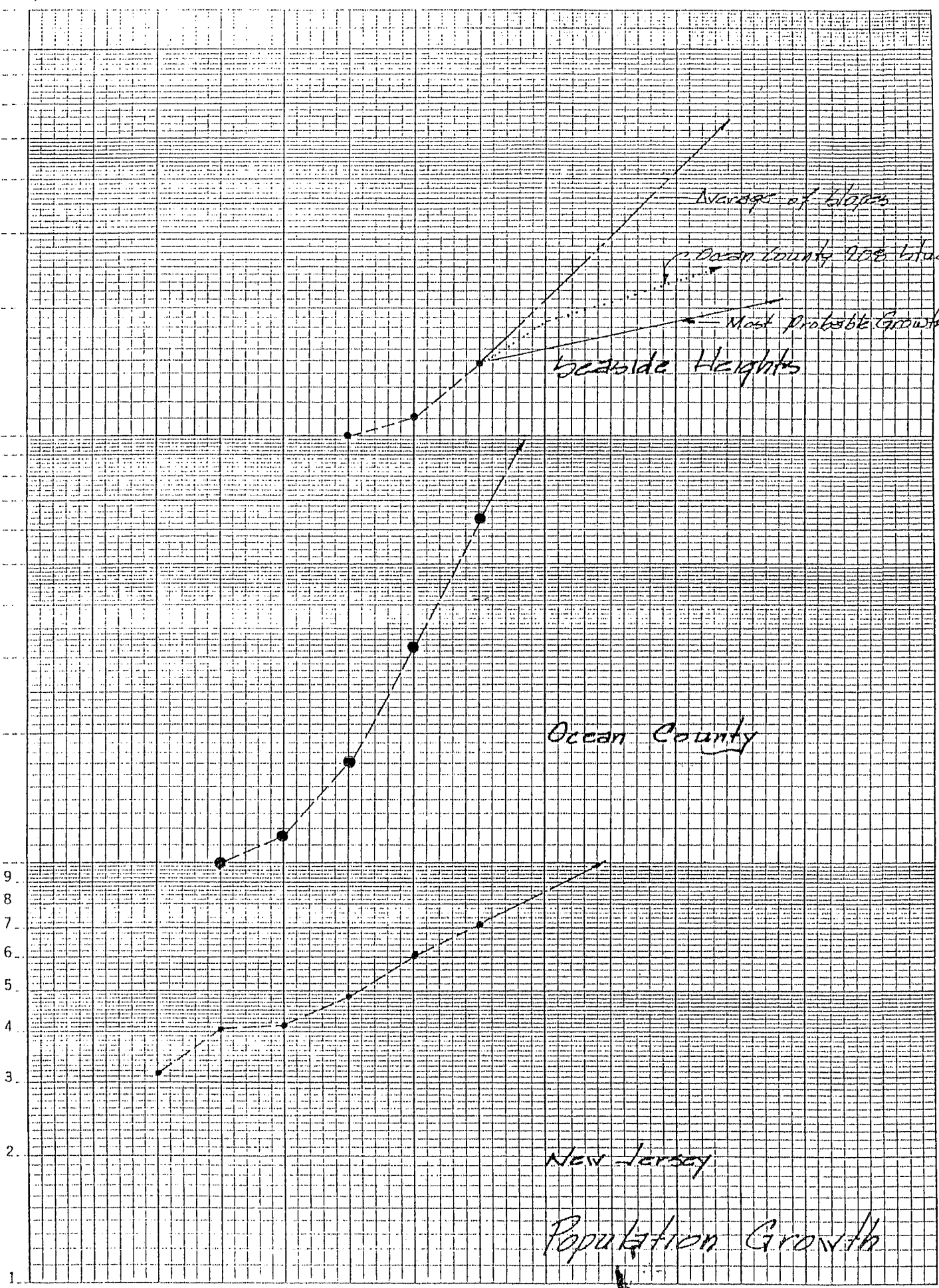
46 5493

SEMI-LOGARITHMIC PLOTTER X 10 DIVISIONS  
KEUFFEL & ESSER CO. MADE IN U.S.A.

$N \times 362$

$N \times 33,069$

$N \times 100,000$



Population Growth



## CONCLUSIONS

THE BOROUGH OF SEASIDE HEIGHTS, INFLUENCED BY PRESSURE BEYOND ITS BORDERS, WILL CONTINUE TO GROW, ALBEIT NOT AT THE RATE PROPOUNDED BY THE OCEAN COUNTY 208 STUDY. THIS GROWTH SHOULD BE APPROXIMATELY 10 PERSONS PER YEAR OR 100 PERSONS PER 10 YEARS.

ALTHOUGH THE STATISTICS DISCOUNT GROWTH AND INDEED, EMPHASIZE A REDUCTION IN POPULATION, THE FOLLOWING INFLUENCES INDICATE GROWTH: THE PRESSURES OF ADJACENT MUNICIPALITIES; THE NATURAL ATTRIBUTES OF THE SEASHORE; THE DEMISE OF SENIOR CITIZENS; AND THE POTENTIAL RE-OCCUPANCY BY A YOUNGER GENERATION. THEREFORE, GIVEN A BASE POULATION OF 1248 PERSONS IN 1970, THE BOROUGH CAN REASONABLY EXPECT TO AHVE 1400 PERSONS BY THE YEAR 1980, 1500 BY THE YEAR 1990, AND 1600 BY THE YEAR 2000.

THESE NUMBERS CAN BE MITIGATED QUICKLY BY ANY CHANGE IN THE VARIOUS PARAMETERS LISTED; HOWEVER, IT IS REASONABLY CERTAIN TO PLACE THE BOROUGH POPULATION IN THE YEAR 2000 AT APPROXIMATELY 1600 PERSONS YEAR-ROUND.

### 3. *Community Facilities and Services*

## COMMUNITY FACILITIES AND SERVICES

BOROUGH OF SEASIDE HEIGHTS  
OCEAN COUNTY, NEW JERSEY

### INTRODUCTION

THE FACILITIES AND SERVICES PROVIDED BY A COMMUNITY DIRECTLY AFFECT THE WELL BEING OF THAT COMMUNITY. THEREFORE, A PROGRESSIVE MUNICIPALITY MUST RECOGNIZE ITS RESPONSIBILITY TO PROVIDE ADEQUATE COMMUNITY FACILITIES AND SERVICES FOR ITS CITIZENS.

THE PURPOSE OF THIS STUDY IS TO ANALYZE THE FACILITIES AND SERVICES, WITH THE INTENT OF PROVIDING A BASIS FOR FUTURE MASTER PLAN RECOMMENDATIONS REGARDING THEIR ADEQUACY FOR PRESENT AND FUTURE DEVELOPMENT. THE ELEMENTS OF THIS STUDY ARE:

RECREATION

LIBRARY

POLICE PROTECTION

FIRE PROTECTION

HOSPITALS

MEDICAL FACILITIES

GARBAGE COLLECTION & DISPOSAL

## LIBRARY

SEASIDE HEIGHTS DOES NOT HAVE MUNICIPAL LIBRARY SERVICES OTHER THAN AS A COURTESY OF THE HUGH L. BOYD ELEMENTARY SCHOOL WHOSE FACILITIES ARE AVAILABLE TO THE RESIDENTS DURING WEDNESDAY EVENING HOURS AFTER THANKSGIVING AS A PART OF THE BOROUGH RECREATION PROGRAM. IN THE PAST, THE OCEAN COUNTY BOOK-MOBILE MADE FREQUENT STOPS IN THE BOROUGH; HOWEVER, BECAUSE OF A LACK OF PARTICIPATION AND INTEREST, THE SERVICE HAS BEEN DISCONTINUED. THERE ARE NO FUTURE PLANS TO REINSTATE THE SERVICE AT THE MOMENT.

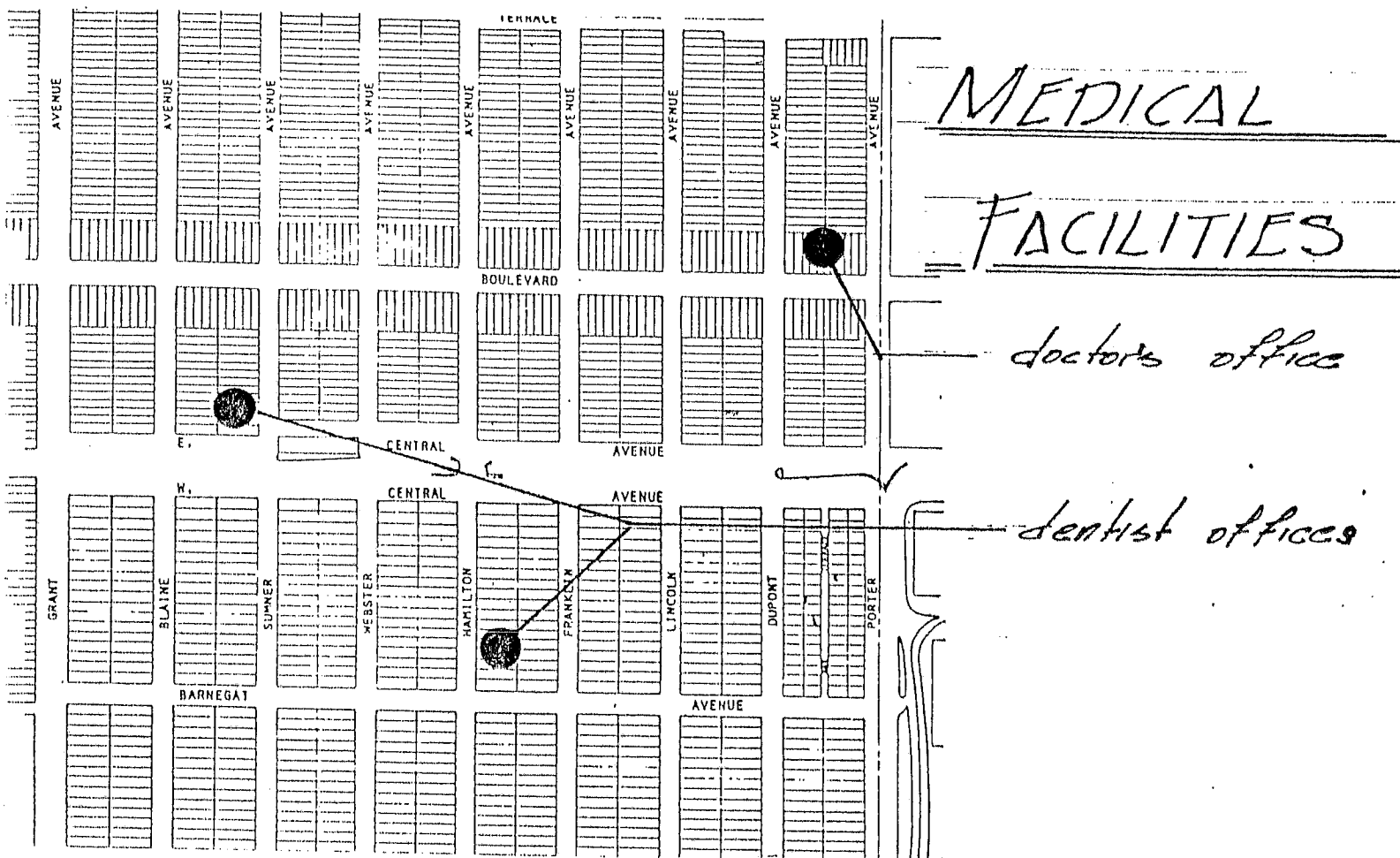
THE LIBRARY DOES, HOWEVER, PROVIDE SERVICE TO THE ISLAND WITH (3) STOPS IN SEASIDE PARK AND (1) STOP EACH IN ORTLËY BEACH, WEST POINT ISLAND AND LAVALLETTE. THE STOPS IN SEASIDE PARK ARE SEGREGATED INTO TWO PARTS: JANUARY - JUNE AND JUNE - SEPTEMBER WITH THE SUMMER SEASON REALIZING AN AVERAGE OF (214) BOOKS PER DAY BEING CIRCULATED. THE WINTER RATE IS (67) BOOKS PER DAY.

IT MUST BE CLEARLY UNDERSTOOD THAT THE BOOKMOBILE ONLY STOPS ONCE OR TWICE A MONTH AND AS SUCH THE VOLUME COULD BE EXPECTED TO DROP SOMEWHAT SHOULD A FULL-TIME FACILITY BE DEVELOPED.

THERE ARE NO STATISTICS INDICATING THE TOTAL SEASIDE HEIGHTS RESIDENT DEMAND, BUT UNDOUBTEDLY THERE MUST BE SOME, HOWEVER SMALL IT MAY BE.

## MEDICAL FACILITIES

CURRENTLY THERE ARE TWO DENTIST AND ONE DOCTOR'S OFFICES WITHIN THE BOROUGH; EACH IS IN A SEPARATE BUILDING AT A DIFFERENT LOCATION.



THERE HAVE BEEN DISCUSSIONS IN THE PAST ABOUT LOCATING A MEDICAL FACILITY IN THE BOROUGH WHICH COULD HANDLE THE IMMEDIATE AND DAILY NEEDS OF THE RESIDENTS. TO DATE, NO PROGRESS HAS BEEN MADE TO FINALIZE PLANS FOR THIS FACILITY.

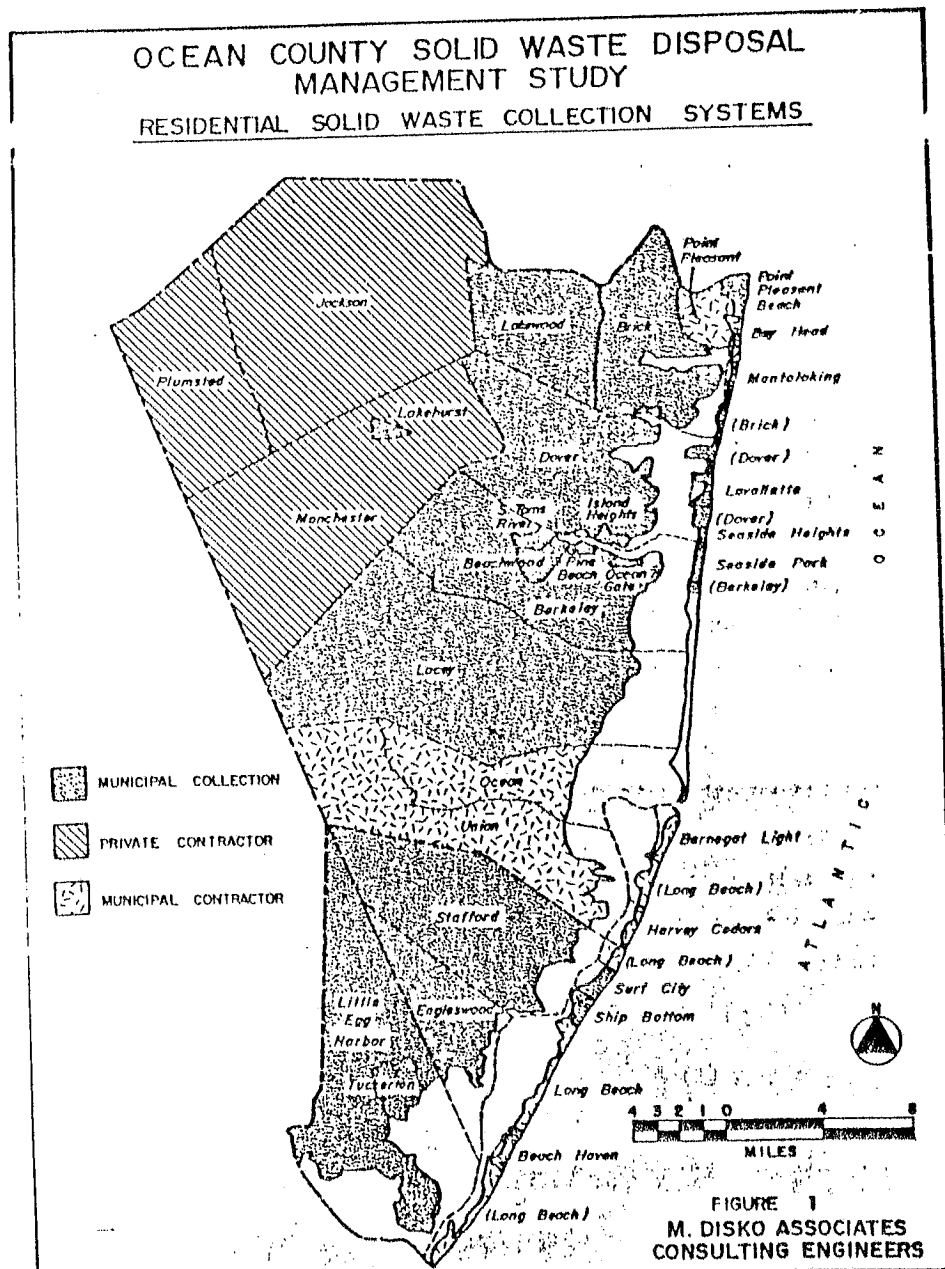
## HOSPITALS

THE BOROUGH OF SEASIDE HEIGHTS, AS WELL AS THE OTHER MUNICIPALITIES ALONG ISLAND BEACH, DO NOT HAVE A HOSPITAL BUT RATHER UTILIZE THE SERVICES OF POINT PLEASANT HOSPITAL AND COMMUNITY MEMORIAL HOSPITAL IN TOMS RIVER; BOTH HOSPITALS ARE CURRENTLY UNDERGOING EXPANSION AND RENOVATION WORK. THE BRICK TOWNSHIP HOSPITAL HAS BEEN APPROVED AND GRANTED A CERTIFICATE OF NEED; THEREFORE, CONSTRUCTION IS EXPECTED TO BEGIN SHORTLY.

THE YEAR-ROUND RESIDENT POPULATION WOULD HARDLY ADD TO THE DAILY WORK LOAD OF THESE HOSPITALS BUT THE SUMMER PEAK POPULATION WOULD, WHICH IS ONE OF THE RESULTS OF THE PLANNED EXPANSION PROGRAM.

CURRENTLY, COMMUNITY MEMORIAL HOSPITAL HAS 199 MEDICAL-SURGICAL BEDS, 18 OBSTETRICS BEDS AND 12 PEDIATRIC BEDS WITH AN ADDITIONAL 128 BEDS PROPOSED HAVING APPROXIMATELY THE SAME PERCENTAGE OF DISTRIBUTION OF USE.

## SOLID WASTE MANAGEMENT



THE BOROUGH OF SEASIDE HEIGHTS IS AMONG THE MANY MUNICIPALITIES WHO COLLECT AND TRANSPORT THEIR OWN SOLID WASTES. AMONG THOSE MUNICIPALITIES THE BOROUGH OF SEASIDE HEIGHTS RANKED AS BEING THE HIGHEST-PER-CAPITA WITH THE MUNICIPALITIES OF BEACH HAVEN, SURF CITY AND SHIP BOTTOM BEING NEXT. THIS IS PROBABLY ATTRIBUTABLE TO THE EXTREMES OF FLUCTUATION IN RESIDENTIAL POPULATION, NARROW-CONFINED STREETS, TRAFFIC CONGESTION AND THE DISTANCE NECESSARY TO TRANSPORT THE WASTE FOR DISPOSAL.

MUNICIPAL COLLECTION SYSTEM COSTS (1976)

<u>MUNICIPALITY</u>	<u>EXPENDITURE</u>	<u>POPULATION</u>	<u>PER CAPITA COST</u>
SEASIDE HEIGHTS	\$79,434	1,330	\$59.73
BEACH HAVEN	89,800	1,585	59.66
SURF CITY	66,335	1,260	52.65
SHIP BOTTOM	59,000	1,180	50.00
SEASIDE PARK	74,100	1,490	49.73
LAVALLETTE	71,000	1,510	47.02
STAFFORD	186,000	4,960	37.50
LITTLE EGG HARBOR	161,518	4,785	33.76
OCEAN GATE	37,081	1,120	33.10
LACEY	203,929	7,850	25.98
TUCKERTON	44,000	2,250	19.56
EAGLESWOOD	16,500	870	18.97
POINT PLEASANT BEACH	84,653	4,835	17.51
BEACHWOOD	93,885	5,420	17.32
PINE BEACH	24,700	1,465	16.86
BRICK	744,600	45,725	16.28
DOVER	735,800	50,650	14.53
BERKELEY	131,465	12,675	10.37
S. TOMS RIVER	39,350	4,325	9.10
LAKESWOOD	254,782	32,945	7.73

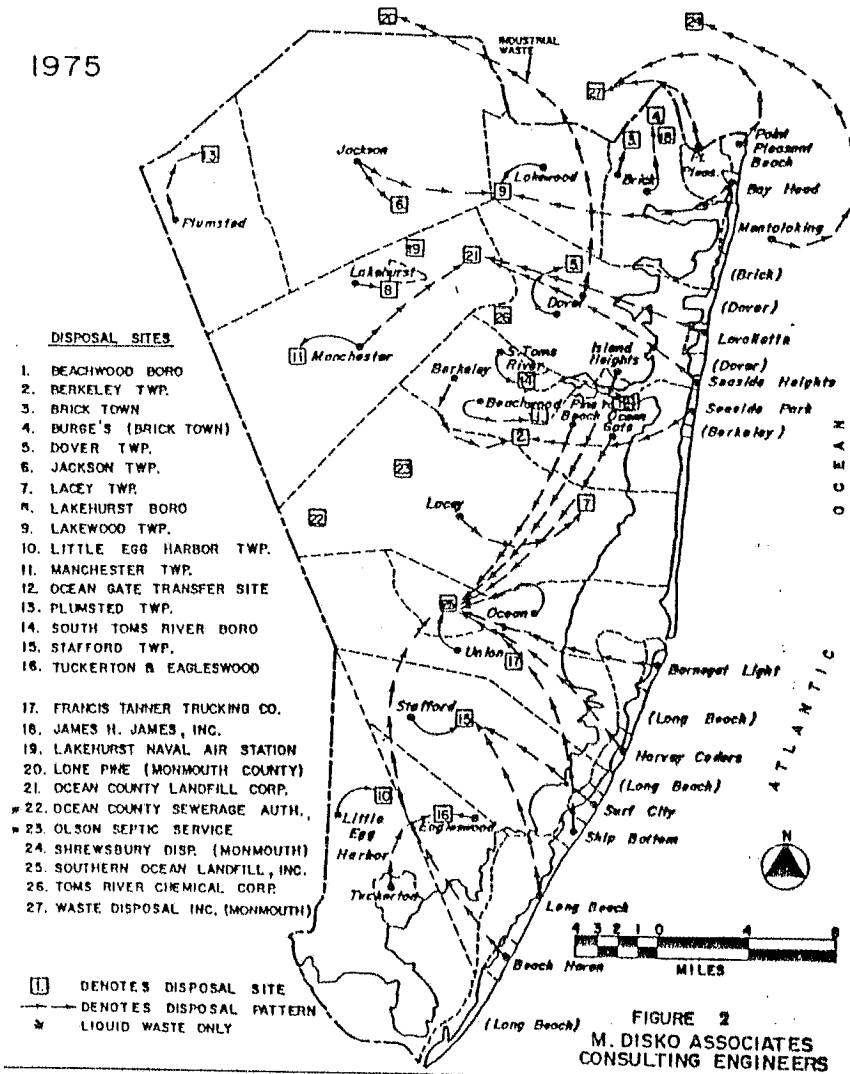
SOURCE: THIRTY-NINTH ANNUAL REPORT OF THE DIVISION OF LOCAL GOVERNMENT SERVICES, 1976.



# OCEAN COUNTY SOLID WASTE DISPOSAL MANAGEMENT STUDY

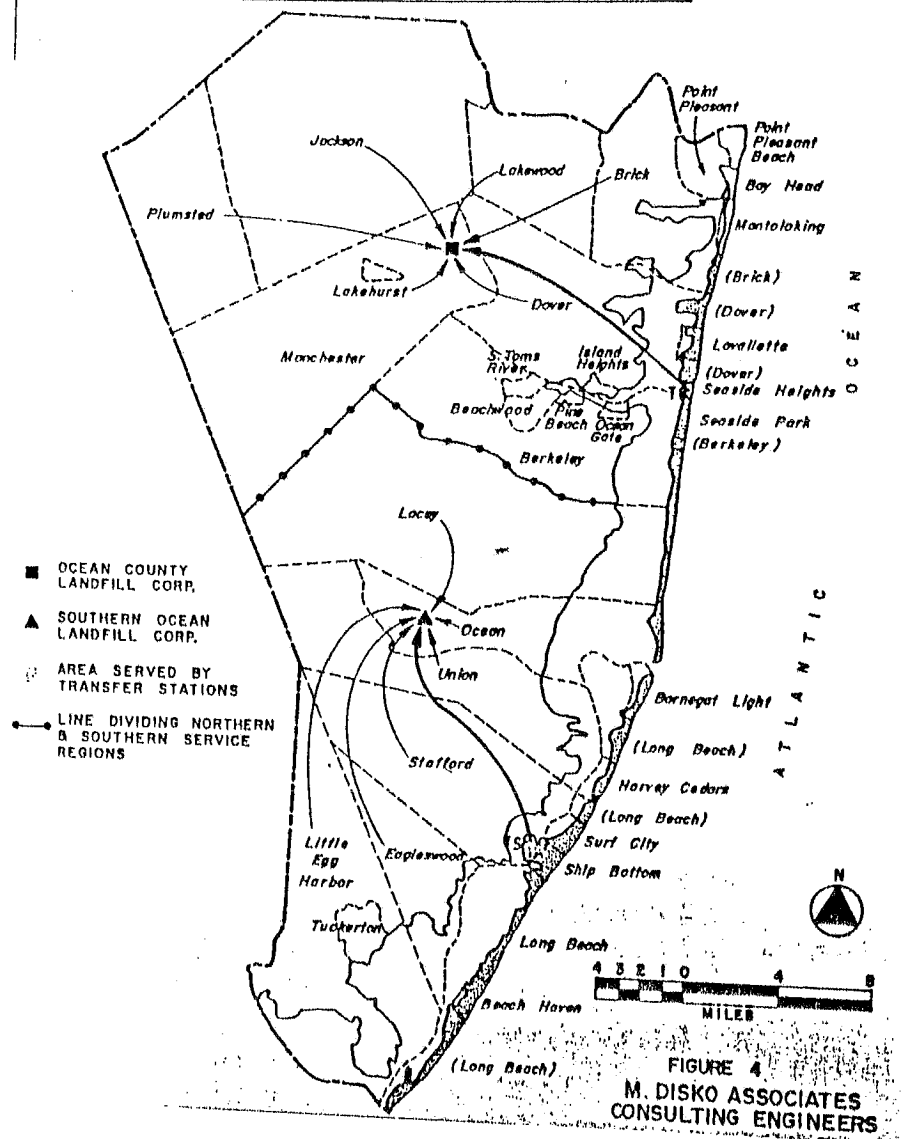
SOLID WASTE DISPOSAL SITES UTILIZED BY OCEAN COUNTY MUNICIPALITIES

1975



THE OCEAN COUNTY SOLID WASTE DISPOSAL MANAGEMENT STUDY BY M. DISKO ASSOCIATES PROPOSES TO UTILIZE A TRANSFER STATION IN THE BOROUGH OF WHICH WOULD COLLECT ALL OF THE MATERIAL FROM THE ISLAND MUNICIPALITIES AND THEN TRANSFER THEM TO THE MAIN-LAND AT ONE TIME.

# OCEAN COUNTY SOLID WASTE DISPOSAL MANAGEMENT STUDY DISPOSAL STRATEGY USING TWO SANITARY LANDFILLS AND TWO TRANSFER STATIONS



## FIRE PROTECTION

THE BOROUGH OF SEASIDE HEIGHTS IS PROVIDED FIRE PROTECTION BY THE SEASIDE HEIGHTS VOLUNTEER FIRE COMPANY LOCATED ON SHERMAN AVENUE, ADJACENT TO THE POLICE STATION. THE COMPANY PROVIDES FIRE PROTECTION COVERAGE FOR SEASIDE HEIGHTS, PELICAN ISLAND AND ORTLEY BEACH.

THE FIRE FIGHTING EQUIPMENT OF THE COMPANY INCLUDES THE FOLLOWING:

1948	FORD 500 GALLON PUMPER-HOSE TRUCK
1954	LAFRANCE 750 GALLON PUMPER-HOSE TRUCK
1955	G.M.C. PUMPER-HOSE TRUCK
1972	IMPERIAL PUMPER-HOSE TRUCK
1959	PERCH LADDER TRUCK
1954	VANS (2), ONE USED BY THE LADIES AUXILIARY AS A REFRESHMENT VEHICLE

THE COMPANY BASE RADIO IS PART OF A COUNTY-WIDE FIRE COMPANY COMMUNICATIONS SYSTEM THAT ENABLES MUTUAL AID AGREEMENTS TO OPERATE BETWEEN NEIGHBORING FIRE COMPANIES. THE 52 ACTIVE MEMBERS OF THE COMPANY ARE ALERTED TO FIRES THROUGH A FIREMAN'S ALERT SIGNAL IN THEIR HOMES WHICH SOUNDS WHEN THE FIRE SIREN IS ACTIVATED.

THE FIRE INSURANCE RATING ORGANIZATION OF NEW JERSEY HAS ESTABLISHED GENERAL STANDARDS FOR RATING THE ADEQUACY OF FIRE PROTECTION WITHIN A COMMUNITY. ACCORDING TO THE CRITERIA OF THIS ORGANIZATION: A PUMPER-HOSE TRUCK SHOULD BE WITHIN THREE-QUARTERS (3/4) OF A MILE TRAVEL DISTANCE OF COMMERCIALLY DEVELOPED AREAS; WITHIN ONE AND ONE-HALF (1-1/2) MILES TRAVEL DISTANCE OF MEDIUM OR HIGH-DENSITY, THREE DWELLINGS OR MORE PER ACRE; RESIDENTIAL AREAS; AND WITHIN THREE MILES TRAVEL DISTANCE OF ALL PROTECTED AREAS.

### POLICE PROTECTION

THE BOROUGH POLICE DEPARTMENT HEADQUARTERS IS LOCATED IN THE BOROUGH HALL ALONG SHERMAN AVENUE BETWEEN PARTICK TUNNEY BOULEVARD AND CENTRAL AVENUE. THE STAFF CONSISTS OF 17 FULL-TIME POLICE OFFICERS WITH AN ADDITIONAL 40 OFFICERS EMPLOYED DURING THE SUMMER MONTHS. DEPARTMENT EQUIPMENT INCLUDES (20) RADIO-EQUIPPED, LATE-MODEL PATROL CARS, (1) UNMARKED PATROL CAR, ONE VAN, (1) PICK-UP TRUCK, (1) JEEP AND (3) CUSHMAN MOTOR SCOOTERS. OTHER DEPARTMENT EQUIPMENT INCLUDES RADAR APPARATUS RIOT CONTROL EQUIPMENT, FINGERPRINTING AND PHOTOGRAPHY EQUIPMENT OPERATED BY QUALIFIED PERSONNEL AND A COMMUNITY WIDE CLOSED-CIRCUIT TELEVISION SYSTEM.

THE PRIMARY PROBLEMS ENCOUNTERED BY THE DEPARTMENT ARE THE LARGE INFUX OF SUMMER RESIDENTS AND VISITORS IN THE SUMMER AND THE LARGE NUMBER OF VACANT HOUSES IN THE WINTER. ACCORDING TO POPULATION ANALYSIS OF THIS SERIES, THE PERMANENT POULATION OF SEASIDE HEIGHTS IS ESTIMATED TO BE APPROXIMATELY 1,300 PERSONS. HOWEVER, THE SUMMER POPULATION IS ESTIMATED TO BE AT LEAST 125,000 PERSONS DURING THE PEAK-WEEKEND. A POLICE DEPARTMENT IN SUCH A COMMUNITY MUST, IN REALITY, PROVIDE POLICE PROTECTION FOR TWO DIFFERENT COMMUNITIES.

A GENERALLY ACCEPTED GUIDE FOR DETERMINING THE NUMBER OF POLICEMEN REQUIRED FOR A GIVEN POPULATION IS 1.5 to 2.0 FULL-TIME POLICEMEN FOR EVERY 1,000 PERSONS. THEREFORE, THE MINIMUM STANDARS FOR SUMMER AND WINTER POPULATIONS ARE AS FOLLOWS:

$$\frac{1300}{1000} (1.5) = 2.0 \quad \text{WINTER}$$

$$\frac{125000}{1000} (1.5) = 187 \quad \text{SUMMER}$$

ACCORDING TO THESE STANDARDS THE DEPARTMENT SHOULD HAVE A MINIMUM OF 187 FULL-TIME OFFICERS IN THE SUMMER IN COMPARISON TO THE 57 MEN CURRENTLY ON THE STAFF. THE RECOMMENDED STANDARD IS NOT PARTICULARLY APPLICABLE TO THE SPECIFIC CHARACTERISTICS OF SEASIDE HEIGHTS INASMUCH AS EXTREME VARIATIONS OCCUR IN THE POPULATION DURING ANY GIVEN DAY. BECAUSE OF THE SPECIAL CIRCUMSTANCES PREVAILING, THE POLICE FORCE IS CURRENTLY ADEQUATELY STAFFED; HOWEVER, DEMAND OF INDIVIDUAL FACILITIES MAY OFFSET THIS BALANCE DRAMATICALLY. BECAUSE THE BOROUGH RETAINS THE HOUSING STOCK APPROPRIATE FOR A COMMUNITY OF 10,000 PERSONS DURING THE WINTER, IT CANNOT BE THOUGHT OF AS REQUIRING THE POLICE PROTECTION OF A COMMUNITY OF 1,000 PERSONS. THE TOTAL NUMBER OF DWELLING UNITS IN THE BOROUGH IS CURRENTLY ESTIMATED TO BE 1,179 PLUS 94 APARTMENT BUILDINGS, OF WHICH ESTIMATED 10%, ARE OCCUPIED ALL YEAR ROUND. THE PATROLLING OF THE VACANT HOUSES CAN BE A BURDEN ON A COMPARATIVELY SMALL POLICE FORCE; THEREFORE, THE PRESENT STAFF OF 17, NORMALLY PROVIDING COVERAGE FOR A COMMUNITY OF 8,500 PERSONS IS REQUIRED DURING THE WINTER IN THE BOROUGH BECAUSE OF THE SPECIFIC NEEDS OF THE COMMUNITY.

## RECREATION

RECREATIONAL FACILITIES MUST BE CONSIDERED AN ELEMENT OF PRIMARY IMPORTANCE IN PROVIDING FOR THE HEALTH, HAPPINESS, AND WELL-BEING OF THE RESIDENTS OF A COMMUNITY.

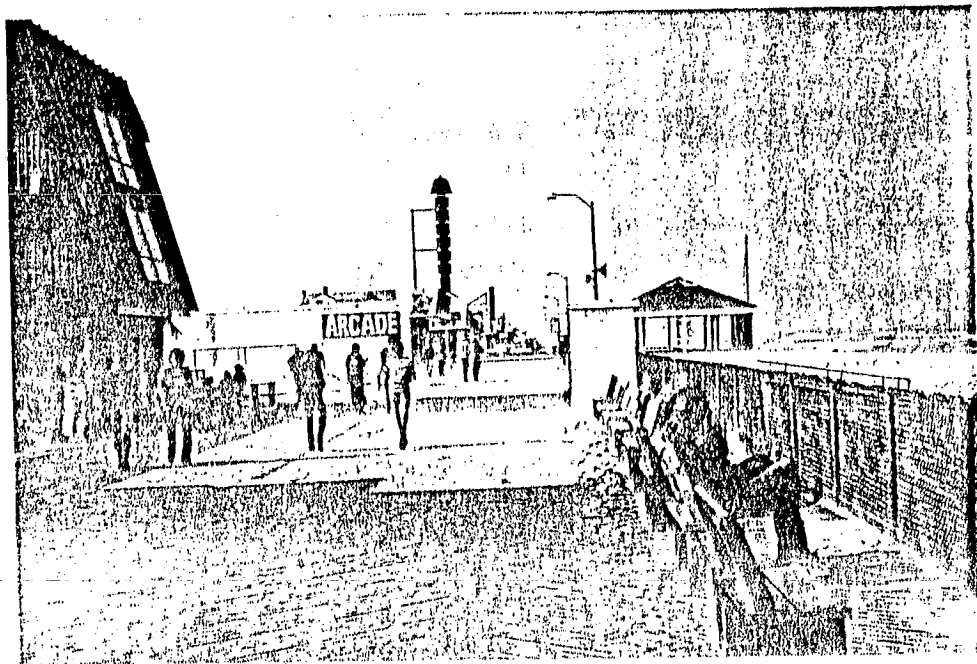
THE DEVELOPMENT OF RECREATIONAL AREAS IN SPECIFIC COMMUNITIES MUST BE CONSISTENT WITH THE NEEDS AND DESIRES OF THE RESIDENTS OF THAT COMMUNITY. ALSO LIMITATIONS ARE PLACED ON RECREATIONAL DEVELOPMENT DUE TO THE QUANTITY AND TYPES OF AVAILABLE LAND. THERE ARE, HOWEVER, GENERAL CRITERIA THAT SHOULD BE CONSIDERED IN THE DEVELOPMENT OF RECREATIONAL AREAS. BOTH ACTIVE AND PASSIVE RECREATIONAL OPPORTUNITIES SHOULD BE AVAILABLE FOR THE USE OF VARIOUS AGE GROUPS. FOR EXAMPLE, SMALL NEIGHBORHOOD PLAYLOTS GENERALLY MEET THE ACTIVE RECREATIONAL NEEDS OF PRE-SCHOOL CHILDREN. LARGER PLAYFIELD AREAS OFFERING BALLFIELDS AND GAME COURTS PROVIDE ACTIVE RECREATION FOR COMPETITORS AND PASSIVE RECREATION FOR SPECTATORS. THESE FACILITIES ARE UTILIZED BY BOTH SCHOOL-AGE CHILDREN AND ADULTS. RECREATIONAL OPPORTUNITIES CAN BE PROVIDED IN THE FORM OF WALKING PATHS AND BEACH AREAS FOR ADULTS, PARTICULARLY THE ELDERLY. LARGE NATURAL PARKS OFFERING SWIMMING, PICNIC, AND NATURE AREAS PROVIDE BOTH ACTIVE AND PASSIVE FORMS OF RECREATION FOR ALL AGE GROUPS.

THE BOROUGH OF SEASIDE HEIGHTS IS FORTUNATE IN THAT A SHORE COMMUNITY PROVIDES BEACH AREAS THAT MEET MOST OF THE CRITERIA FOR THE VARIOUS TYPES OF RECREATIONAL AREAS LISTED ABOVE. THAT IS, TO A LARGE EXTENT, AN EXTENSIVE BEACH AREA PROVIDES BOTH ACTIVE AND PASSIVE RECREATIONAL OPPORTUNITIES FOR ALL AGE GROUPS. SEASIDE HEIGHTS PROVIDES PUBLIC BEACH AREAS THE ENTIRE LENGTH OF THE BOROUGH'S OCEAN FRONTAGE.

FURTHER, THE BOROUGH HAS A PUBLIC DOCK AND BEACHES ALONG BARNEGAT BAY AT THE WESTERN TERMINUS OF KEARNEY AVENUE AND PORTER AVENUE.

FURTHER, ADJACENT TO THE HUGH J. BOYD ELEMENTARY SCHOOL, THERE ARE PLAYGROUNDS AND OTHER FACILITIES FOR RESIDENT ENJOYMENT.

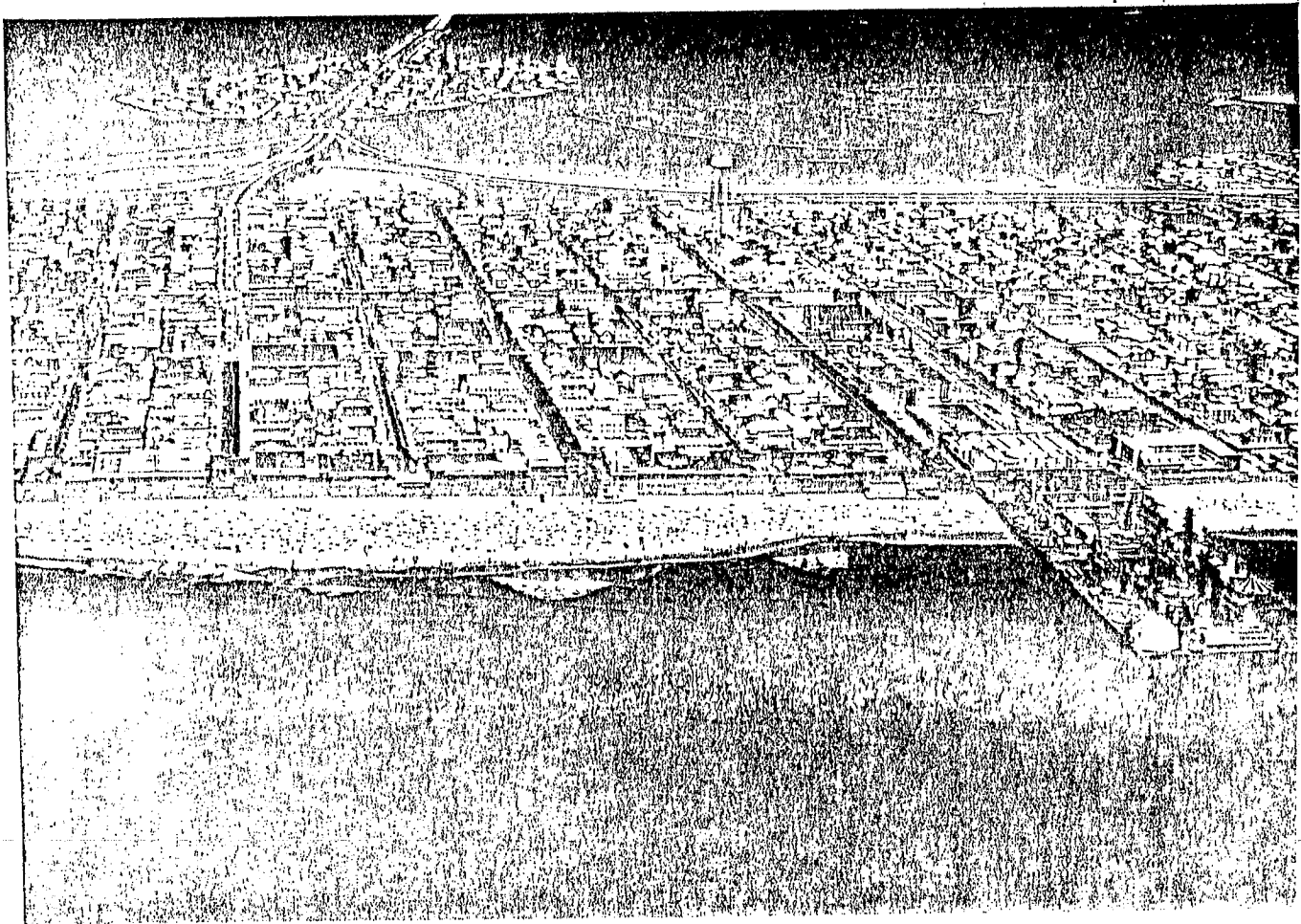
AUGMENTING THESE BOROUGH-OWNED FACILITIES ARE THE AMUSEMENT PIER AND BOARDWALK WHICH NOT ONLY SERVICE THE YOUTH BUT ALSO THE SENIOR CITIZEN. PRIVATE ENTERPRISE HAS CONTRIBUTED SIGNIFICANTLY TO THE AVAILABLE SUPPLY THEREBY PLACING THE BOROUGH AT A DISTINCT ADVANTAGE IN SERVICING THE NEEDS OF ITS RESIDENTS.



#### 4. *Transportation and Circulation*



# TRANSPORTATION & CIRCULATION

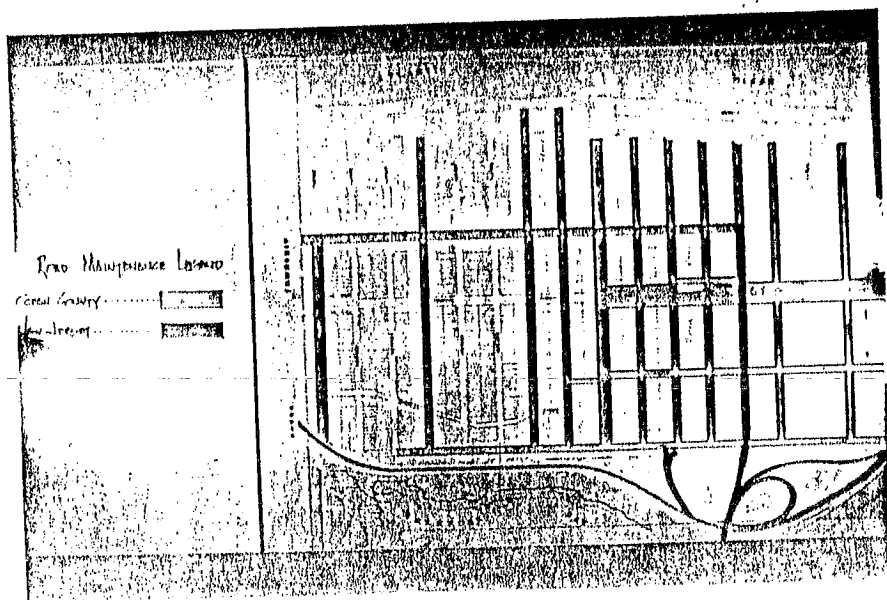


## TRANSPORTATION AND CIRCULATION PLAN

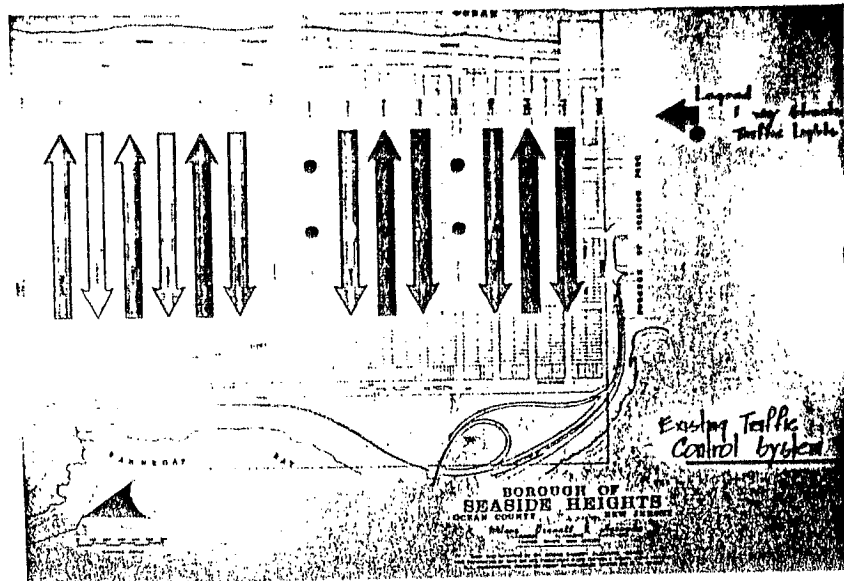
AT ITS INCEPTION, THE BOROUGH OF SEASIDE HEIGHTS HAD BUT ONE ROAD (THE BOULEVARD) AND SHERIDAN AVENUE WHICH WAS BUILT BY MR. HEIRING SO THAT HE COULD WALK TO THE OCEAN AND THE BAY EACH DAY. IN 1914, THE FIRST BRIDGE WAS CONSTRUCTED TO PELICAN ISLAND (BEING 24 FEET WIDE AND HAVING A 50 FOOT LONG DRAW SPAN).

WITH THE BOARDWALK BEING BUILT AND WITH ITS OPENING IN MAY 1919, SEASIDE HEIGHTS BLOSSOMED AS A RESORT COMMUNITY CULMINATING WITH A NEW BRIDGE BEING BUILT IN 1950 AND THE MAIN ACCESS ROAD (ROUTE 37) BEING WIDENED DURING THE LATE 1960's AND EARLY 1970's

TODAY SEASIDE HEIGHTS CONSISTS OF 11.32 MILES OF ROADWAY OF WHICH 6.85 MILES IS MAINTAINED BY OCEAN COUNTY, .87 BY THE STATE AND THE BALANCE BY SEASIDE HEIGHTS.

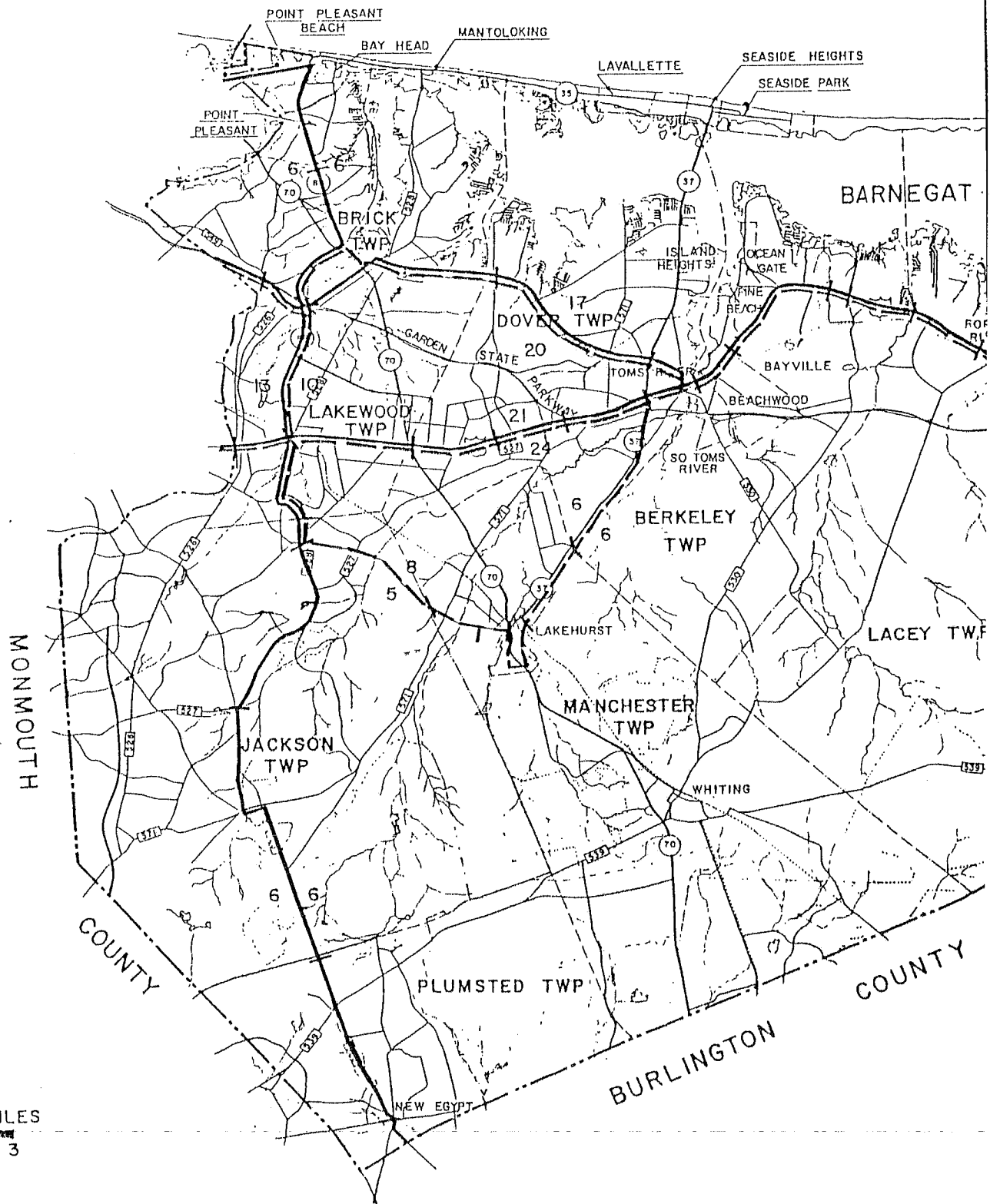


MOST STREETS IN THE EAST-WEST DIRECTION CONSIST OF ONE-WAY TRAFFIC ARTERIES DESIGNED IN SUCH A MANNER AS TO ALLEVIATE DIFFICULT TURNING MOVEMENTS AND/OR TO ALLOW MORE TRAFFIC TO MOVE EFFICIENTLY FROM ONE PLACE TO ANOTHER.



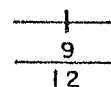
TRAFFIC LIGHTS ARE MINIMIZED (4 LOCATIONS) IN THE BOROUGH IN ORDER TO DIRECT AND COORDINATE FLOWS.

EXCEPT DURING THE SUMMER MONTHS, THERE DOES NOT EXIST ANY REGULAR MASS TRANSIT FACILITIES BY WHICH TO FACILITATE MOVEMENT OF PEOPLE. THE BOROUGH IS SERVICED BY TRANSPORT OF NEW JERSEY AND PHILIP J. NORELLO, INC. ON A REGULAR BASIS DURING THE SUMMER WITH THE YEAR-ROUND SHOPPER AND ACTIVITY-RUNS AUGMENTED BY SMALL BOROUGH-OWNED AND OPERATED BUSES.



#### LEGEND

- TRANSPORT OF NEW JERSEY
- LINCOLN TRANSIT CO., INC.
- COAST CITIES COACHES, INC.
- ASBURY PARK - NEW YORK TRANSIT CORP.



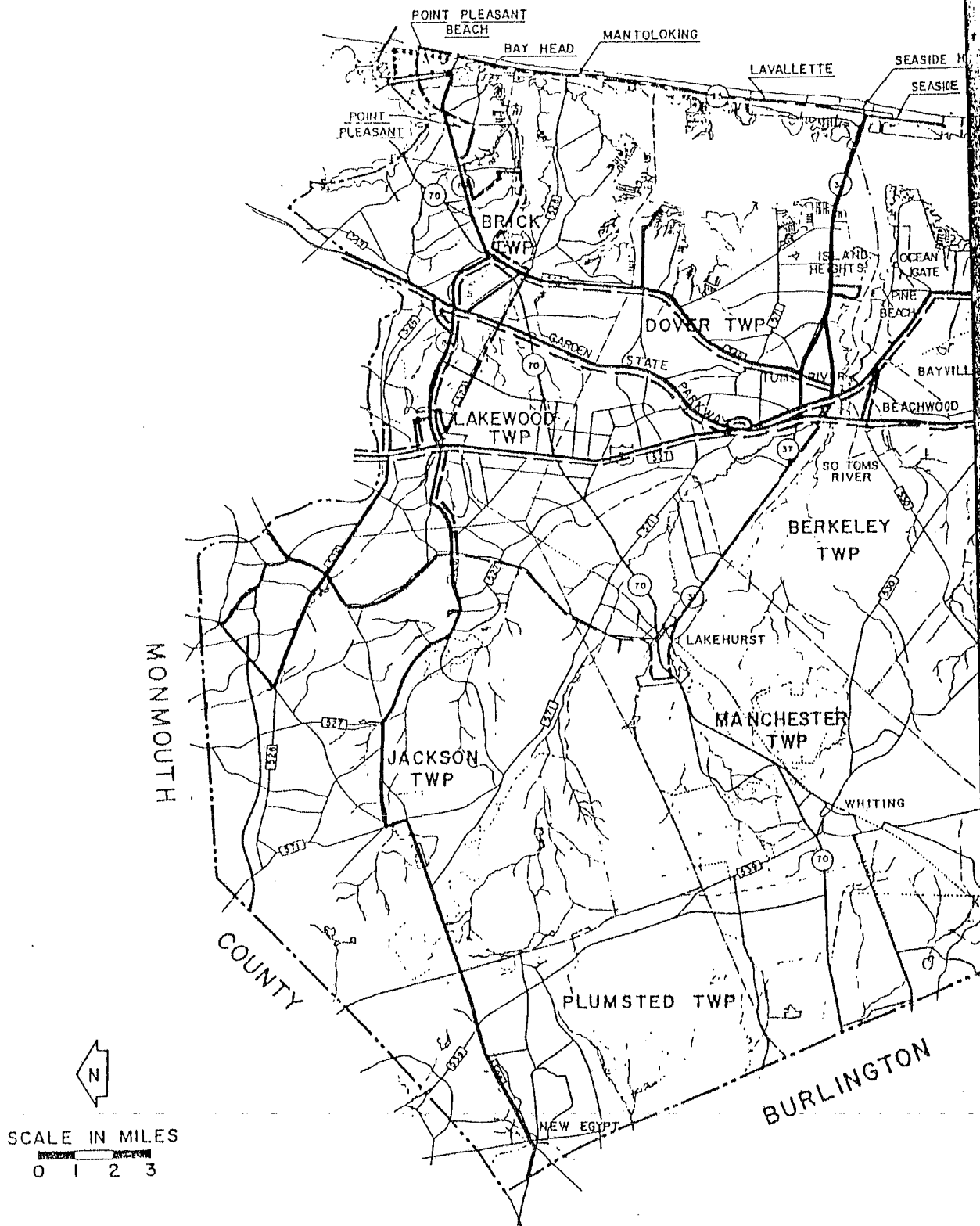
FARE ZONES

DAILY ONE-WAY TRIPS (DIRECTIONAL)

OCEAN COUNTY, NEW JERSEY TRANSIT STUDY

#### EXISTING TRANSIT ROUTES

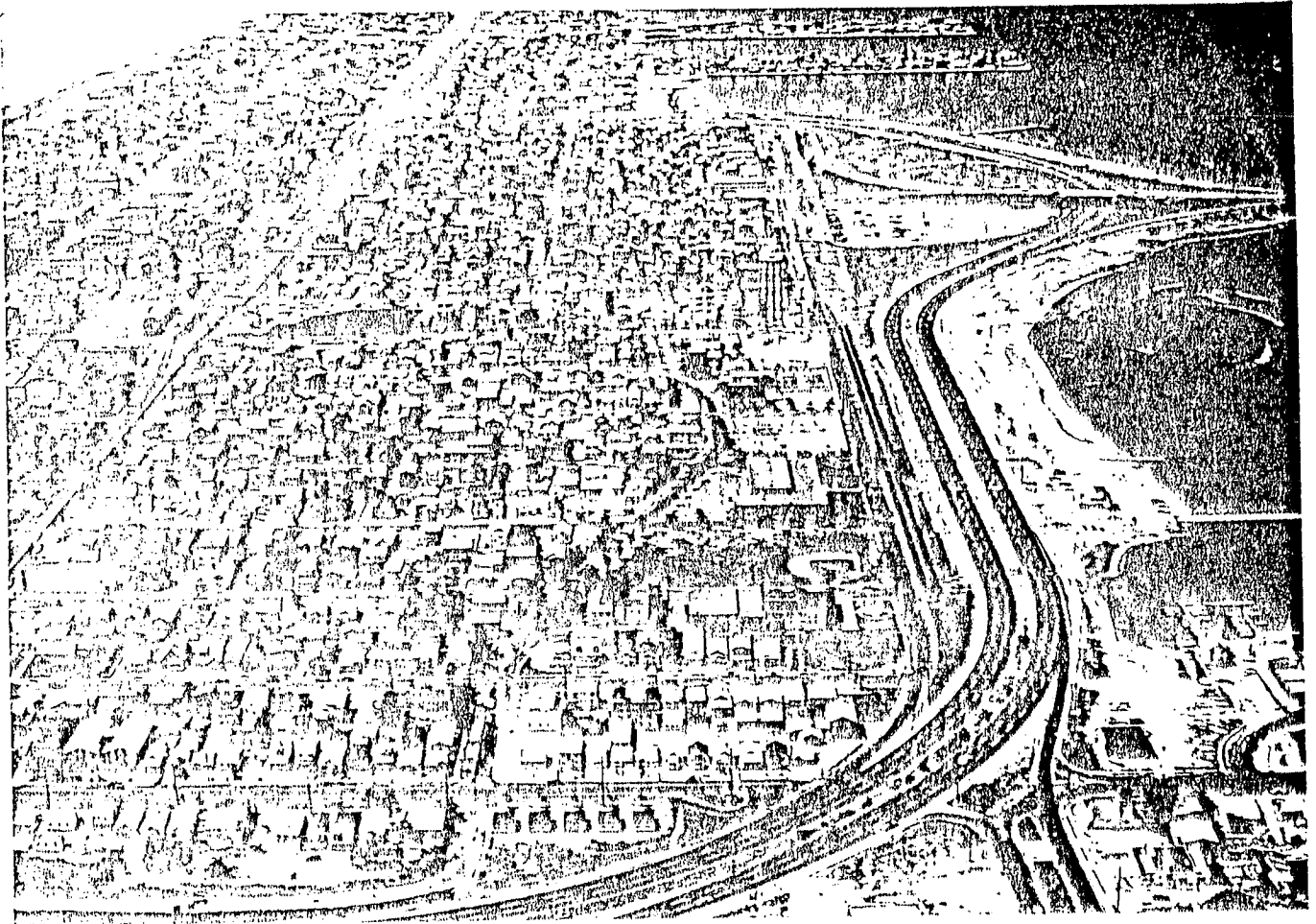
DE LEUW, CATHER & COMPANY - ENGINEERS AND PLANNERS  
NEWARK, NEW JERSEY



#### LEGEND

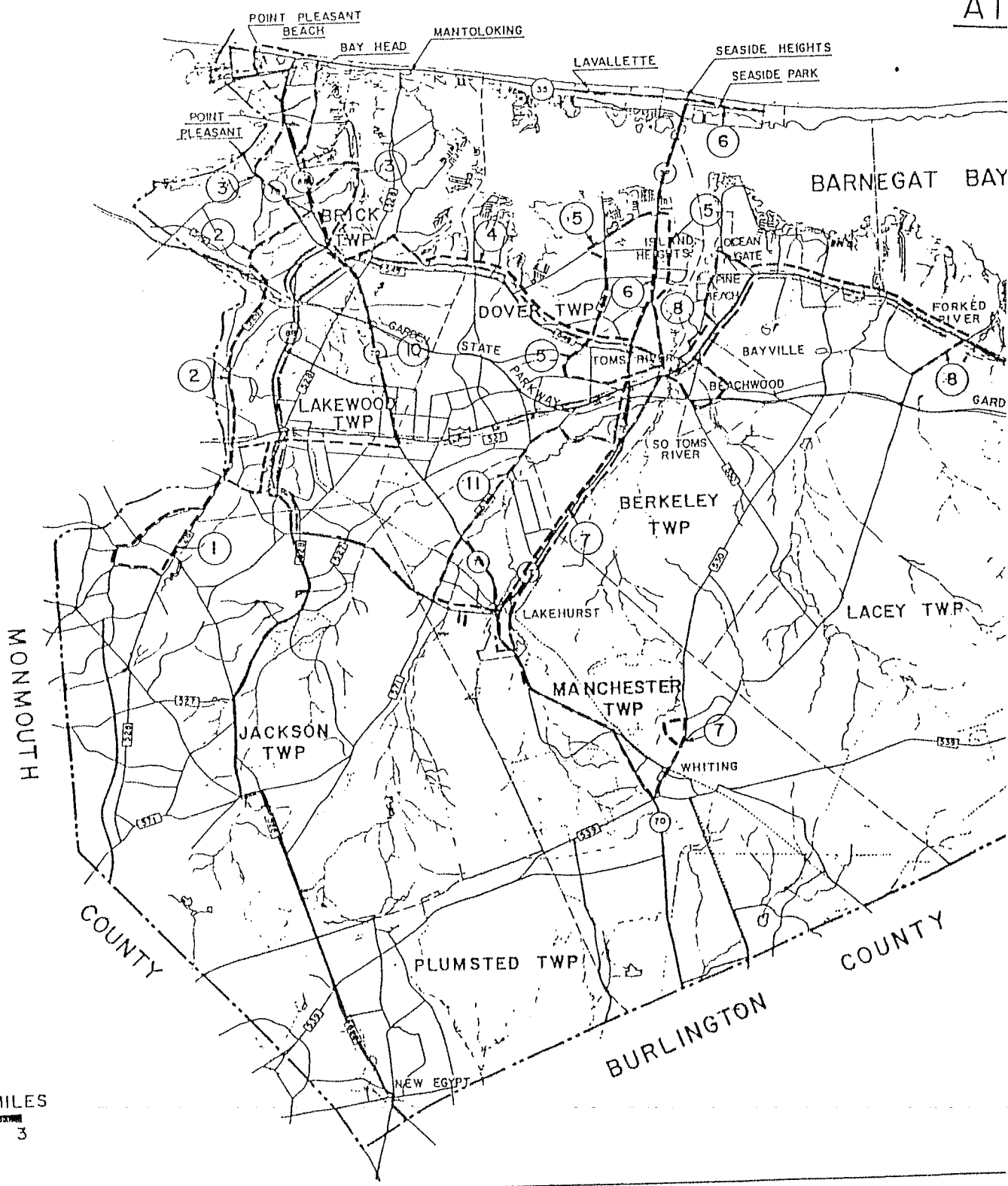
- TRANSPORT OF NEW JERSEY
- LINCOLN TRANSIT CO., INC.
- · — · — COAST CITIES COACHES, INC.
- · · · · ASBURY PARK - NEW YORK TRANSIT CORP.
- PHILIP J. NOVELLO, INC.

OCEAN COUNTY, NEW JERSEY TRANSIT STU  
**MUNICIPAL CONSENTS**  
 DE LEUW, CATHAR & COMPANY - ENGINEERS AND PL.  
 NEWARK, NEW JERSEY



CURRENTLY PROPOSED IS AN OCEAN COUNTY BUS SYSTEM WHICH WOULD BE 70% FEDERALLY FUNDED. ALTHOUGH THE STATE OF NEW JERSEY WILL ALSO ABSORB SOME OF THE COSTS, AT LEAST A PORTION...MUST BE BORNE BY THE COUNTY.

THIS PROPOSED SYSTEM WOULD EXTEND FROM LAVALLETTE TO SEASIDE PARK CONNECTING THE ISLAND SHOPPING CENTERS TO THE MAINLAND COMPLEX. IT WILL BE QUITE SIMILAR TO THE STAFFORD TOWNSHIP - LONG BEACH ISLAND EXPERIENCE IN THAT IT WILL OPERATE ON A DEMAND BASIS ONLY.



SCALE IN MILES  
0 1 2 3

LEGEND

- TRANSPORT OF NEW JERSEY
- LINCOLN TRANSIT CO., INC.
- - - COAST CITIES COACHES, INC.
- ASBURY PARK - NEW YORK TRANSIT CORP.

----- SEMI-FIXED ROUTE, DEMAND-RESPONSIVE SERVICE

OCEAN COUNTY, NEW JERSEY TRANSIT STUDY  
**RECOMMENDED ROUTE SYSTEM**  
DE LEUW, CATHAR & COMPANY - ENGINEERS AND PLANNERS  
NEWARK, NEW JERSEY

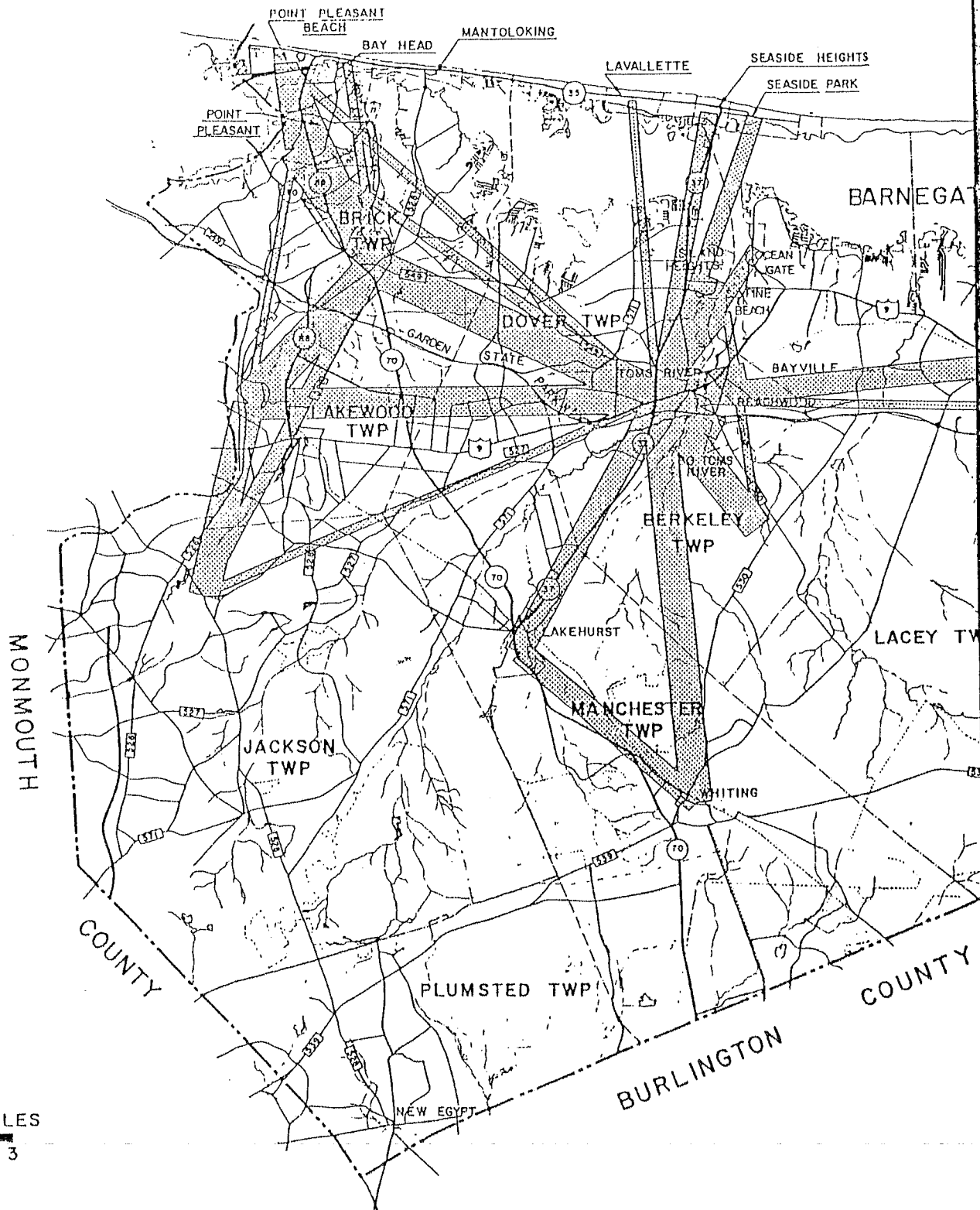
ALTHOUGH THE COUNTY IS OPTIMISTIC ABOUT IMPLEMENTING THIS SYTEM, COST AND OTHER FACTORS HAVE DELAYED IT BEYOND THE FORESEEABLE FUTURE. IN THE INTERIM, THE COUNTY IS PURSUING OTHER MODES AND FORMS OF MASS TRANSIT FACILITIES IN ORDER TO IMPLEMENT A SYSTEM (TO BETTER ASSIST THE RESIDENTS).

THE DEMAND FOR 1,000 to 2,000 TRIPS PER DAY MAKES THE PROPOSED SYSTEM ENTICING TO SAY THE LEAST. INASMUCH AS SURFACE TRANSPORTATION SYSTEMS MUST BE UTILIZED, IT DOES NOT APPEAR THAT MASS TRANSIT WILL ALLEVIATE PARKING AND CONGESTION WITHIN THE AREA, AND, IN FACT COULD INCREASE CONGESTION BY ADDING MORE VEHICLES TO THE PRESENT TRAVEL SYSTEM.

INASMUCH AS THE PROPOSED COUNTY SYSTEM IS NOT OPERATIONAL, THE PRIMARY ROAD NETWORK BECOMES ALL TOO IMPORTANT. THE BOROUGH OF SEASIDE HEIGHTS, AS ARE MOST OTHER ISLAND COMMUNITIES, CONSISTS OF A RECTANGULAR ROAD PATTERN HAVING ONE OR MORE ARTERIALS TRAVERSING NORTH-SOUTH WITH COLLECTORS AND FEEDERS PREDOMINANTLY IN AN EAST-WEST DIRECTION.

USING THE DESCRIPTOR FROM THE 1980 FUNCTIONAL CLASSIFICATION OF ROADS, THE BOROUGH'S THREE NORTH-SOUTH ARTERIES ARE ALL CLASSIFIED AS MINOR ARTERIALS. NONE OF THE EAST-WEST TRAFFIC WAYS POSSESSES THIS DISTINCTION ALTHOUGH HAMILTON AVENUE MUST BE CONSIDERED A MAJOR COLLECTOR IN ITS OWN RIGHT.





# LEGEND

[Pattern]	OVER 10,000 TRIPS/DAY
[Pattern]	5000 - 9999 TRIPS/DAY
[Pattern]	2000 - 4999 TRIPS/DAY
[Pattern]	1500 - 1999 TRIPS/DAY
[Pattern]	1000 - 1499 TRIPS/DAY

OCEAN COUNTY, NEW JERSEY TRANSIT STUDY

## TRAVEL DESIRE PATTERNS

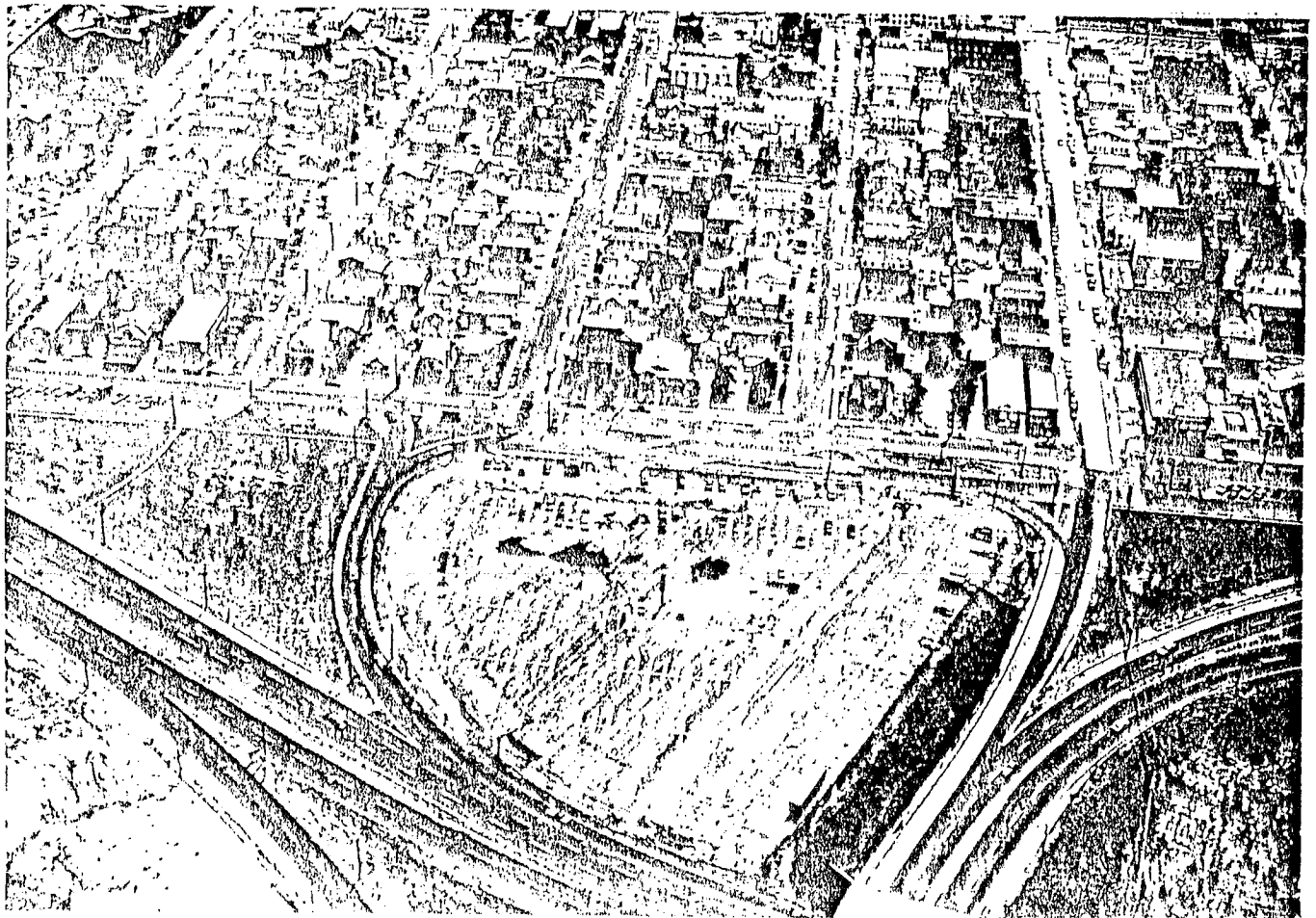
DE LEUW, CATHER & COMPANY - ENGINEERS AND PLANNERS  
NEWARK NEW JERSEY

ALL OTHER STREETS ARE TERMED LOCAL STREETS WHOSE PRINCIPAL FUNCTION ARE:  
TO PROVIDE VEHICULAR AND PEDESTIRAN PASSAGEWAYS; TO ACT AS EASEMENTS FOR UTILITIES;  
TO ACT AS OPEN SPACES BETWEEN BUILDINGS; AND TO PROVIDE FOR THE PARKING OF AUTO-  
MOBILES.

RECENT SURVEYS CONDUCTED IN THE BOROUGH INDICATE THERE ARE APPROXIMATELY  
10,000 PARKING SPACES AVAILABLE TO THE VISITOR OF WHICH 40% ARE FREE. THESE ARE  
DISTRIBUTED AS FOLLOWS:

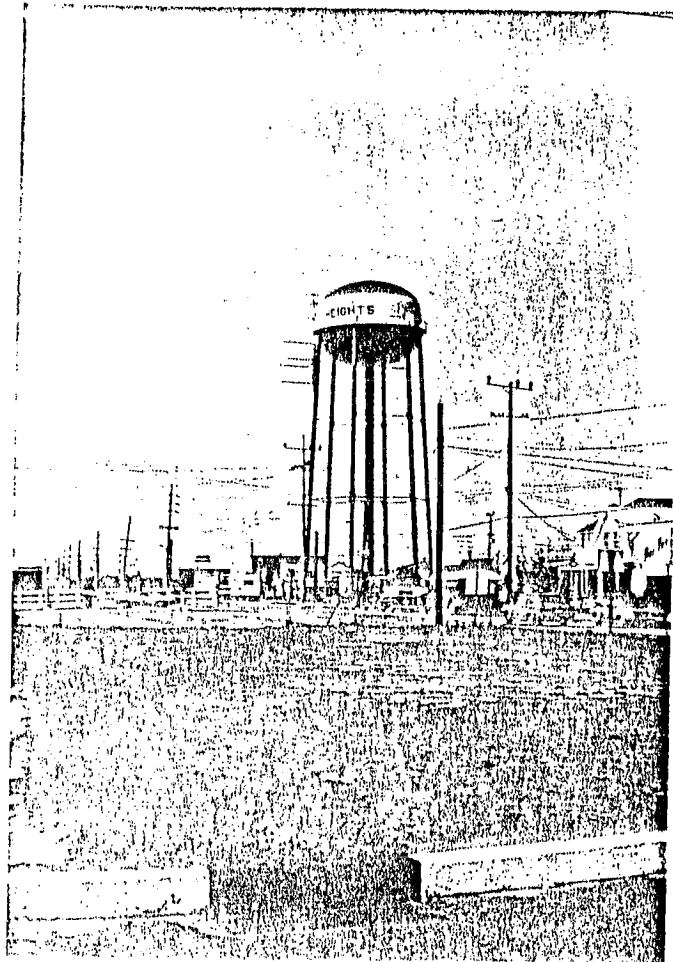
1,800	SPACES METERED,
2,200	SPACES ON SIDE STREETS AND UNMETERED,
2,000	SPACES WITHIN COMMERCIAL PARKING LOTS,
3,500	SPACES IN PRIVATE DRIVEWAYS, HOTELS, MOTELS, ETC.,
500	SPACES ELSEWHERE AND FREE.

WITH AN ANTICIPATED JULY 4TH WEEKEND CROWD OF 125,000 PERSONS, THESE 10,000 SPACES  
BECOME A PREMIUM.



## *5. Utility Service Plan*

## UTILITIES AND SERVICES



IN ORDER TO SERVICE THE RESIDENT POPULATION AND PROVIDE PEAK LOAD CONVENIENCE, THE EXISTING INFRASTRUCTURE MUST BE ANALYZED IN ITS PRESENT STATE AS WELL AS PROVIDE A CONCEPT OF FUTURE NEEDS. THE BOROUGH SUPPLIES THREE IMPORTANT SERVICES TO ITS RESIDENTS:

SANITARY SEWERAGE, WATER, AND ELECTRICITY. EACH POSSESSES ITS OWN UNIQUE AND COMPLEX PROBLEMS, ALL OF WHICH ARE DYNAMIC RATHER THAN STATIC.

## SANITARY SEWERAGE

THE BOROUGH HAS PERMITS FOR THE EXISTENCE OF ITS PRESENT SANITARY SYSTEM AND A DISCHARGE ALLOCATION TO FLUSH INTO THE ATLANTIC OCEAN. THIS SYSTEM WILL SOON BE ABANDONED IN FAVOR OF THE REGIONAL WASTEWATER SYSTEM BEING CONSTRUCTED BY THE OCEAN COUNTY SEWER AUTHORITY.

THE CENTRAL SERVICE AREA FACILITIES IN BERKELEY TOWNSHIP ARE CURRENTLY UNDER CONSTRUCTION WITH COMPLETION NOW FORESEEN IN LATE 1979. THE DEMAND CAPACITIES WERE PREDICATED UPON THE GROWTH POTENTIAL OF MUNICIPALITIES RATHER THAN BY THE EXISTING PERMANENT POPULATION. THIS POPULATION IN THE YEAR 2000 IS EXPECTED TO BE 428,250.

THE CENTRAL SERVICE AREAS IS THE LARGEST OF THE THREE SYSTEMS AND INCLUDES PORTIONS OF JACKSON, BRICK, PLUMSTEAD, MANCHESTER, LACEY, UNION AND OCEAN TOWNSHIPS AS WELL AS DOVER, BERKELEY, BEACHWOOD, SOUTH TOMS RIVER, PINE BEACH, OCEAN GATE, ISLAND HEIGHTS, SEASIDE PARK, SEASIDE HEIGHTS, LAVALLETTE AND MANTOLOKING.

THIS SYSTEM WILL BE SERVICED BY TWO PLANTS--THE NEW ONE UNDER CONSTRUCTION IN BERKELEY TOWNSHIP AS WELL AS THE EXISTING DOVER SEWERAGE AUTHORITY PLANT IN ORTLEY BEACH.

THE EXISTING PLANT IN SEASIDE HEIGHTS WAS CONSTRUCTED IN 1949 WITH A DESIGN CAPACITY OF 2.2 MILLION GALLONS PER DAY. THE AVERAGE DAILY FLOW FROM THIS PLANT FOR THE PERIOD 1973 TO 1975 WAS:

## WATER SERVICE

THE BOROUGH HAS ITS OWN MUNICIPAL WATER SYSTEM CURRENTLY BEING EXPANDED AND IMPROVED. AS IS TYPICAL WITH ANY MUNICIPAL SYSTEM RESIDENT, COMPLAINTS CENTER AROUND A HIGH IRON CONTENT, BAD TASTE AND OCCASIONAL ODORS. NEVERTHELESS THE SYSTEM DOES PROVIDE POTABLE WATER TO ITS CUSTOMERS AND SERVICES FIRE HYDRANTS AND COMMERCIAL ESTABLISHMENTS WITHOUT THE FEAR OF LOSS OF SERVICE BECAUSE OF THE LOSS OF ELECTRICITY.

SEASIDE HEIGHTS FOUR WELLS VARY FROM 156 TO 439 FEET DEEP WITH CAPACITIES OF 5 TO 23 G.P.M./FT. THESE WELLS PRIMARILY DRAW WATER FROM THE KIRKWOOD FORMATION AND ONE ALSO DRAWS FROM THE LOCAL WATER TABLE. THE KIRKWOOD FORMATION IS CHEIFLY FINE-GRAINED MICACEOUS QUARTZ SAND VARYING UPWARDS OF 100 FEET THICK.

THE 1976 WATER USE FOR SEASIDE HEIGHTS AND ITS NEIGHBORS WAS:

SEASIDE HEIGHTS	402,383,000
SEASIDE PARK	219,234,000
LAVALLETTE	188,275,000

FOR SEASIDE HEIGHTS THIS REPRESENTS AN AVERAGE OF 1.1 M.G.D. WHICH IMPLIES A DECREASING POPULATION--(POPULATION STUDY AND SANITARY SEWER FLOWS). THE MAXIMUM ALLOWABLE DRAW FOR THE WELLS IS 2.12 M.G.D. WHICH IMPLIES THE SYSTEM IS CURRENTLY ADEQUATE ALTHOUGH IF GROWTH SHOULD DRAMATICALLY OCCUR AS IT DID IN 1974-75, THE CAPACITY WOULD BE MARGINAL AT BEST.

## ELECTRICAL

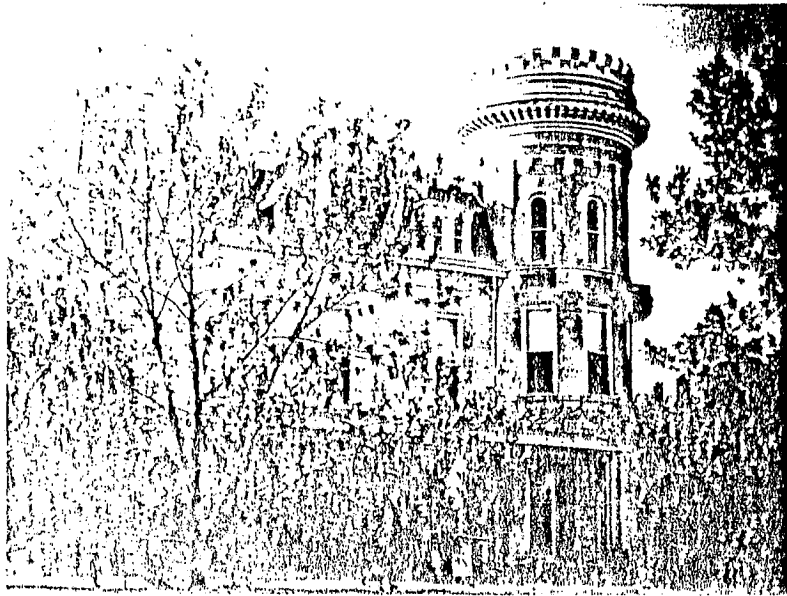
THE BOROUGH OF SEASIDE HEIGHTS IS ONE OF FIVE MUNICIPALITIES IN NEW JERSEY WHICH SUPPLY RESIDENTS WITH ELECTRICITY. THE BOROUGH PURCHASES THE POWER FROM JERSEY CENTRAL POWER AND LIGHT, THEN SUPPLIES AND SERVICES ITS RESIDENTS, READING METERS AND BILLINGS AS NECESSARY.

SINCE 1977, THE BOROUGH HAS BEEN READING AND BILLING ON A MONTHLY BASIS IN AN EFFORT TO OFFSET THE EVER INCREASING RATE OF JERSEY CENTRAL POWER AND LIGHT.

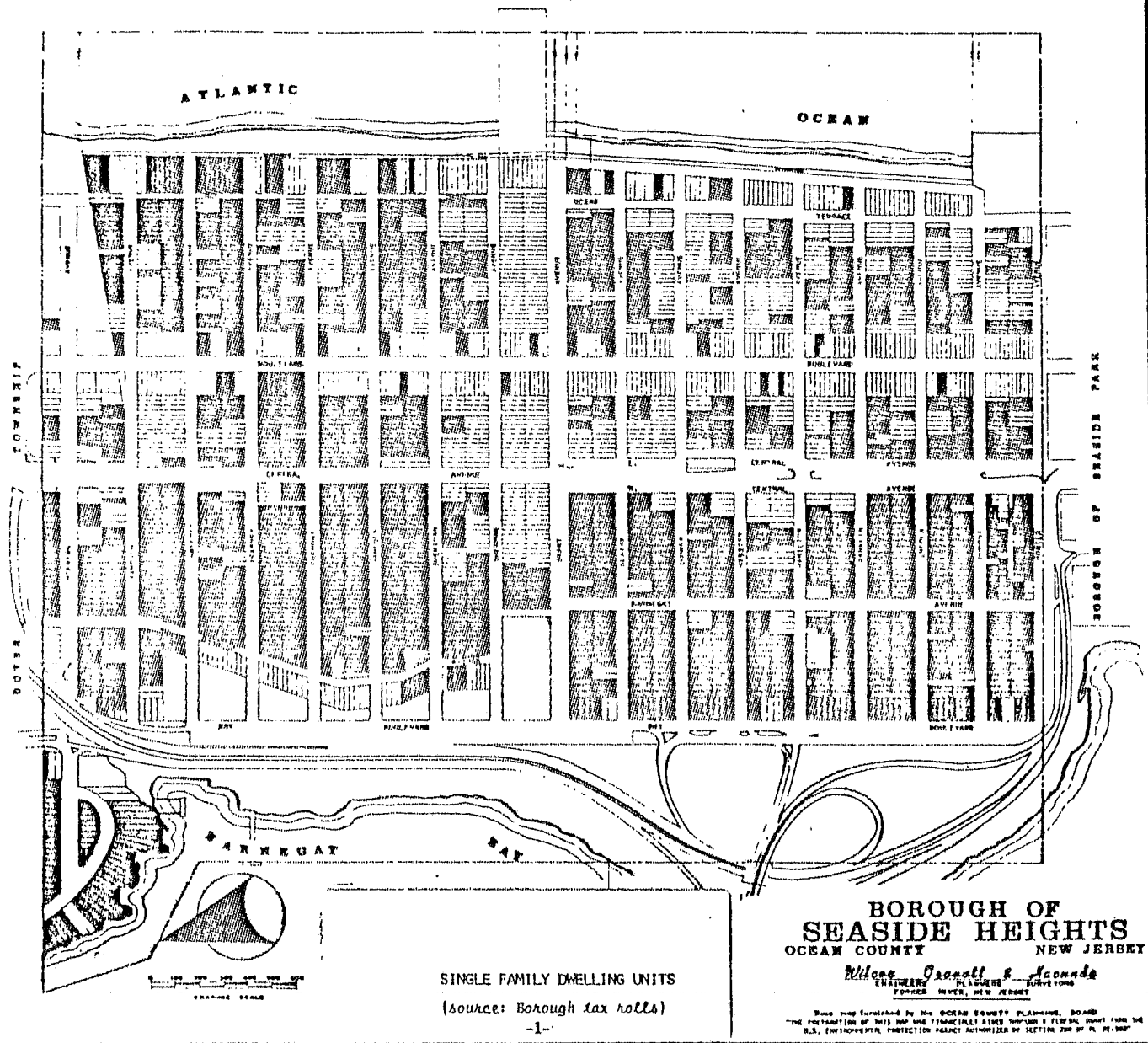
6. *Housing*

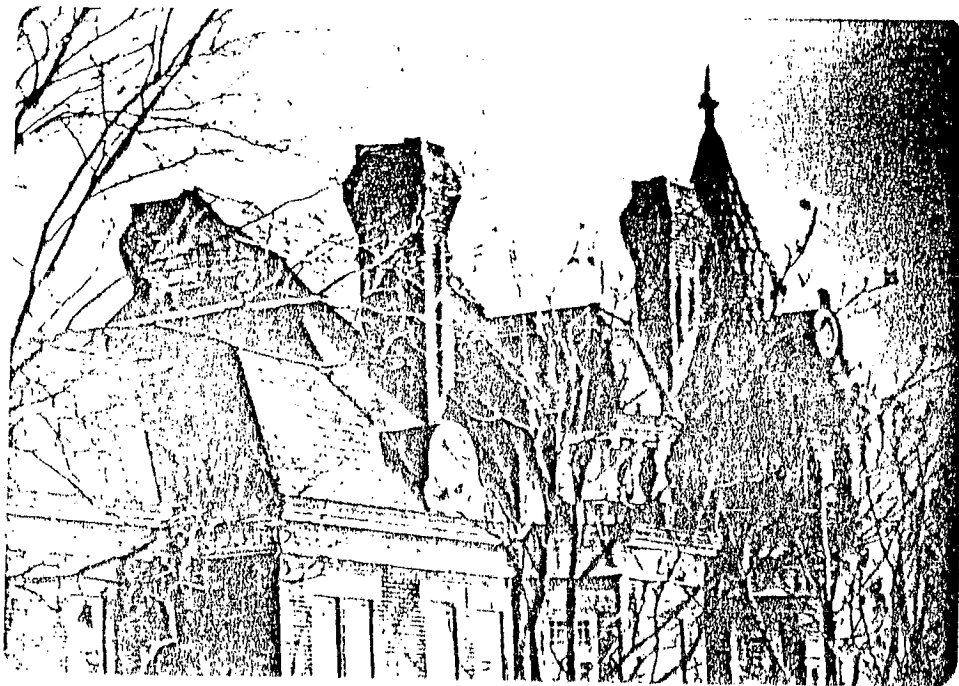


## HOUSING



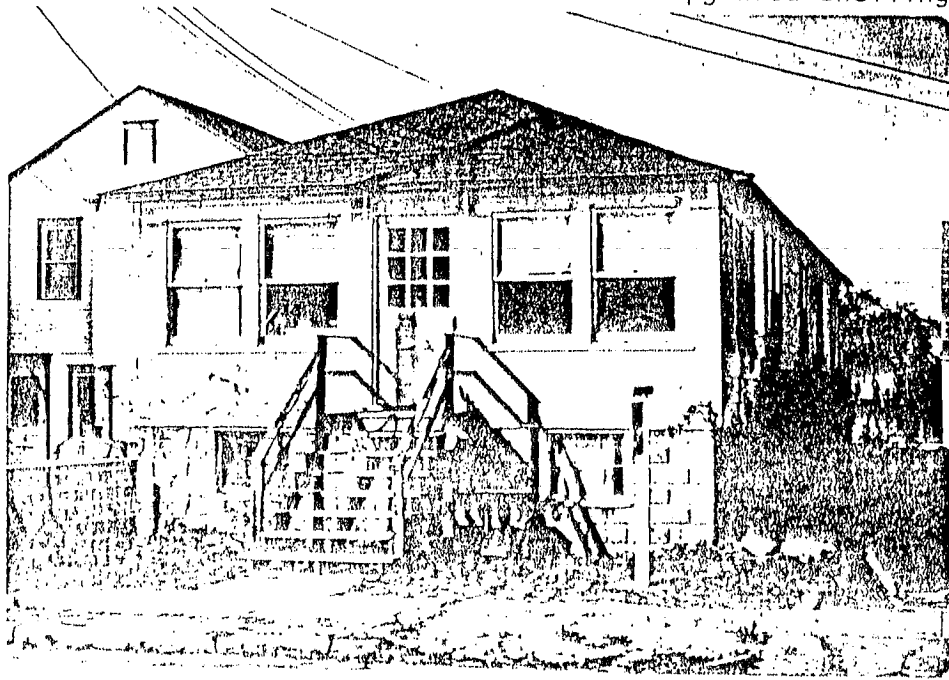
a mans castle is his home



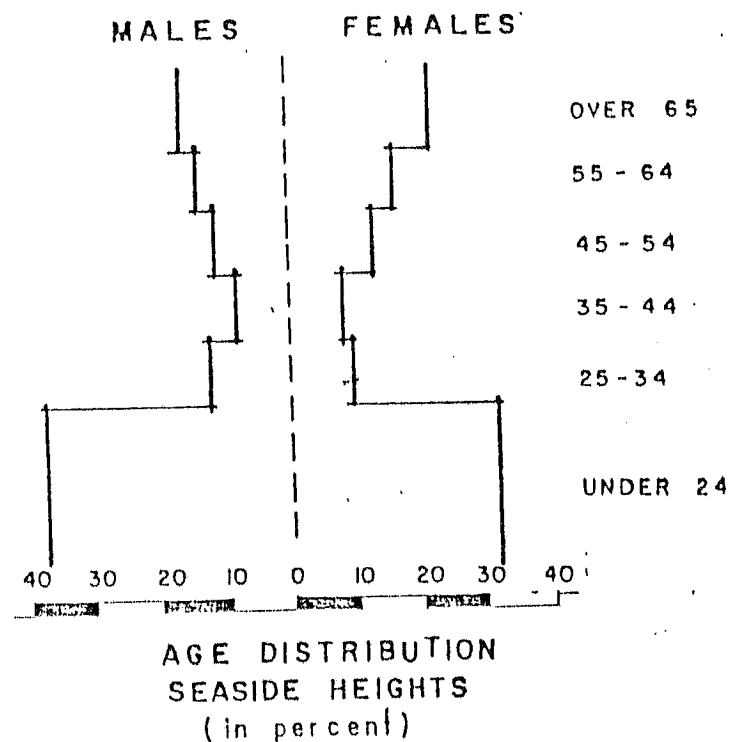


There are many potential solutions and/or causations to municipal housing problems, each possessing many varying characteristics which create the planning dilemma. Results in larger municipalities are easier to foresee because blocks and/or neighborhoods can be entirely revitalized without abnormal disruption of municipal services and/or residential living habits, however, within small municipalities any radical departure from a normal form of living creates extreme fluctuations within residential patterns.

In Seaside Heights there are no blighted neighborhoods, rather there are scattered individual residences in various degrees of disrepair yet still serviceable but unpleasant to the eye of the beholder. Virtually in all instances these residential units could be rehabilitated and placed back into the serviceable housing market however, for reasons known but to the owner they have not done so. For the municipality to impose upon the owner to rehabilitate his unit, situations much like our center cities could again be created in that the owner would eventually abandon the residential unit moving elsewhere and leaving it's disrepair unneeded because of the costs involved and the increase in taxes because of the upgraded dwelling worth.



This situation is further compounded by the discontinuity of ages within the Borough of Seaside Heights. The perponderance of the population are either over sixty-five, under twenty-four or those in the middle age bracket living elsewhere coming to Seaside only for the short summer tourist season. This creates a dilemma in that persons between twenty-five to sixty-five normally are those who would maintain their homes to some high degree of aesthetic residential standard and also lending assistance to the elderly persons in maintaining their homes. Throughout this period the youth of the community are away at school and normally would not consider utilizing their time off to the rehabilitation of living units.

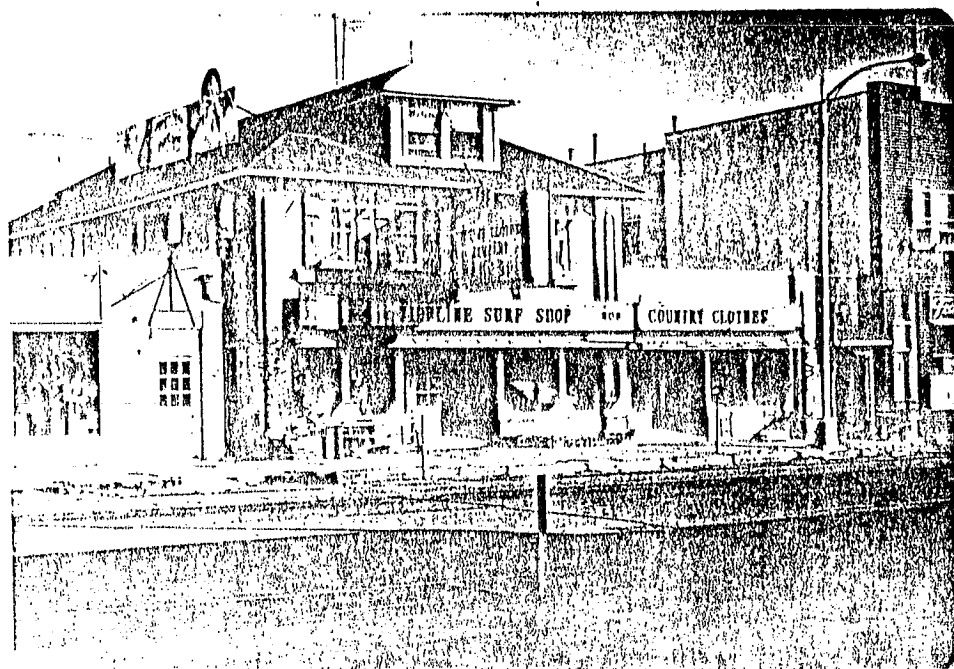


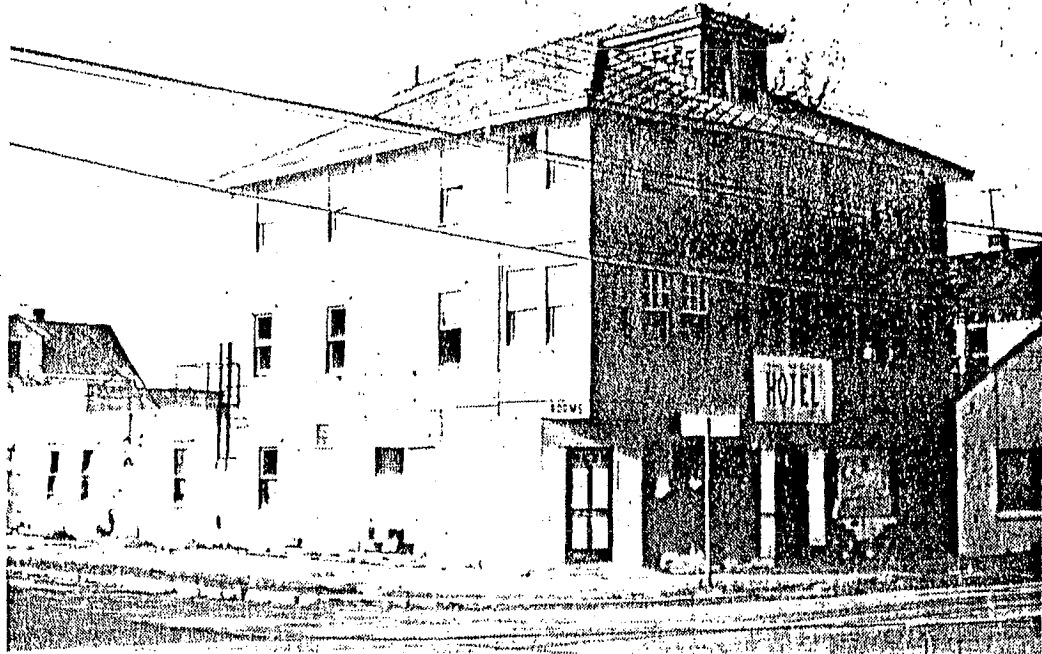
It can be surmised the youth of a community would remain after their formal education to assume the responsibilities of their parents. However, the trend now, as in the past, has been for the youth to assume the leadership role of their parental businesses, staying in the Borough of Seaside Heights for 100 days and the balance of the year residing and working in Florida at other resort communities.



Further compounding the problem during the winter months underprivileged individuals are placed within a variety of homes in the Borough of Seaside Heights. Although it is a social responsibility to properly house and care for the underprivileged unfortunately it is also recognized that these individuals are normally not responsible for damages and/or upkeep but have the tendency to be rather lax thereby resulting in an increased residential degradation. There can be no solution to this social problem other than the outright fact of denying entrance to the people. The Department of Housing and Urban Development establishes a basic need for a region of housing unit availability and upon the determination contacts the municipality to determine the acceptability of that need. Unfortunately the municipality's reaction is a non-binding effort and coupled with recent court decisions each municipality must now render its fair share of housing to the underprivileged. Unfortunately fair share housing is subsidized and therefore affords an absentee property owner additional income, as such units are rented without consideration to the community proper.

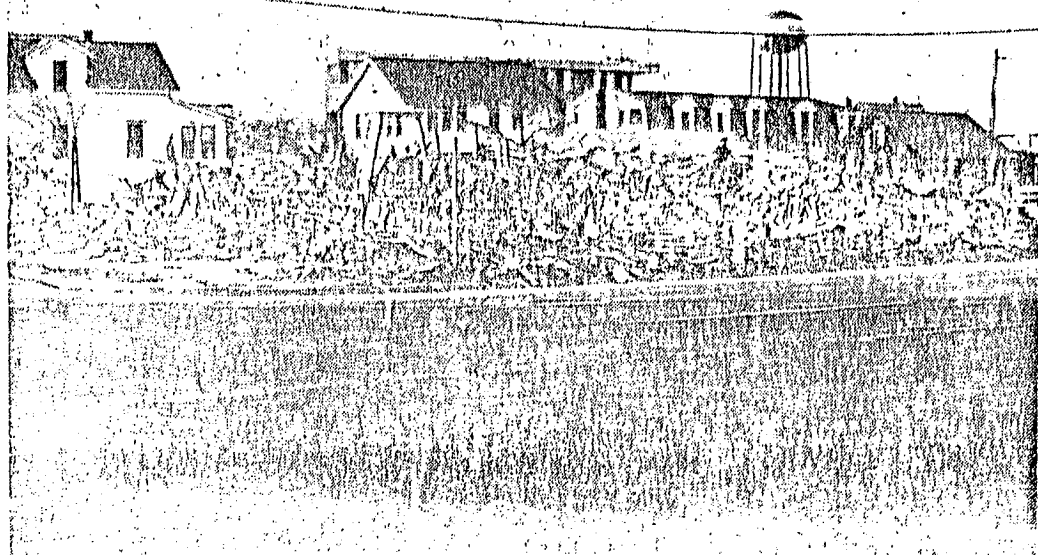
The only real solution to the problem is a hope that commercial enterprises currently rejuvenating and reconstructing their unit will encourage through various financial and economic considerations the rehabilitation and improvement of the existing housing stock. This can be especially fruitful through the financial lending institutions in that they could require the unit be completely serviceable and aesthetically pleasing and balanced within the majority of the community prior to securing a loan. A close coordination and cooperation needs to be accomplished between the Planning and Zoning Board of the Borough of Seaside Heights and various financial lending institutions at work in order for this idealization to be realized through cooperative rather than regulatory efforts.





**FIRST YOU SEE IT.....**

The Hotel Baltimore at the corner of Webster and Central, Seaside Heights, as it appeared last week and the same corner as it appeared on Saturday after a wrecking crew had finished their work.



**...THEN YOU DON'T**

The former Ampere Hotel and Bar was demolished to make way for construction of a local office of the Ocean County National Bank of Point Pleasant and ultimately a small shopping mall is planned.

With the complexity of the different forms of housing available in the Borough and considering the mobility of the population there are very few structures which are in disrepair.

Mobility of Population  
Borough of Seaside Heights

<u>Year of Occupancy of Dwelling Unit</u>	<u>Number of Residents</u>	<u>Percentage</u>
Permanent Resident	56	4.5
Before 1949	136	11.0
1950 to 1959	359	29.1
1960 to 1964	171	13.9
1965 to 1966	125	10.2
1967	49	4.1
1968	115	9.3
1969 to 1970	221	17.9

A "windshield survey" conducted during October 1978 in the Borough disclosed 26 units in disrepair and 5 in critical need of immediate rehabilitative action. These units account for less than one percent of the total housing stock estimated to be approximately 2,620 units.

A "windshield survey" is one conducted from an automobile and by walking through the residential areas. Because of liability and trespass laws, no effort to encroach or enter upon properties was made, as such, units located in the rear of a lot were observed only if visible from a street.

Housing quality is purely subjective and interpretative. The individual who sees a house possesses different ideas as to its desirability and physical condition. Two standard were utilized within this analysis to determine housing quality;

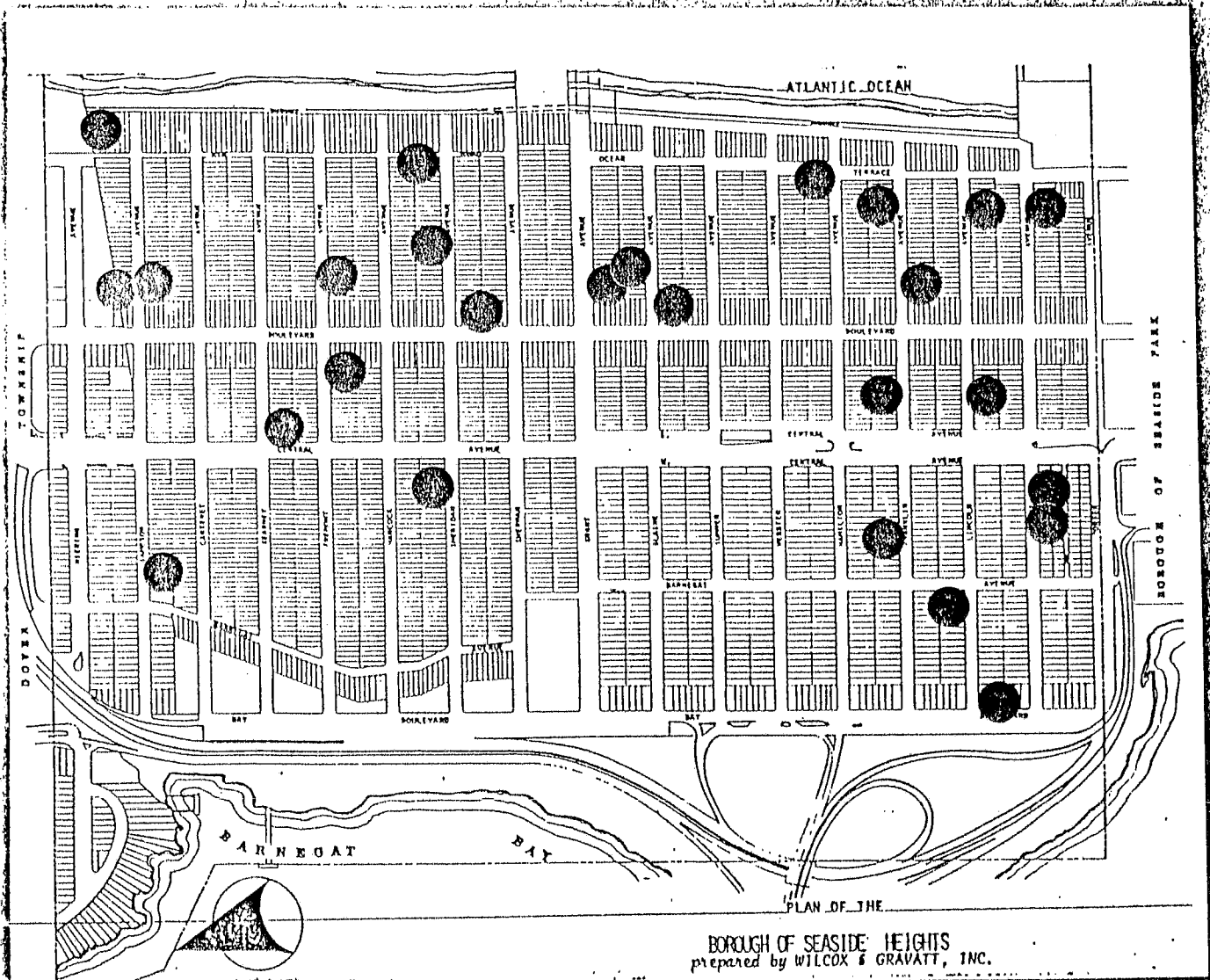
Disrepair; Units which are in need of substantial amounts of paint, doors and windows broken or missing, steps or other portions in need of repair in order to make them useable.

Immediate Rehabilitative; This utilizes the same parameters as before but the severity of the situation requires that action be taken as soon as possible in order to protect life, limb and properties of others.

During the survey, many of the units classified as Disrepair were actually being reconstructed by the owner or contractor. However, the extent of repairs necessary indicated that substantial time intervals would be necessary to completely reconstruct the unit into a useable and serviceable structure. The voluntary reconstruction effort does illustrate the healthiness of the Borough and the desire to maintain Seaside in its' present form.

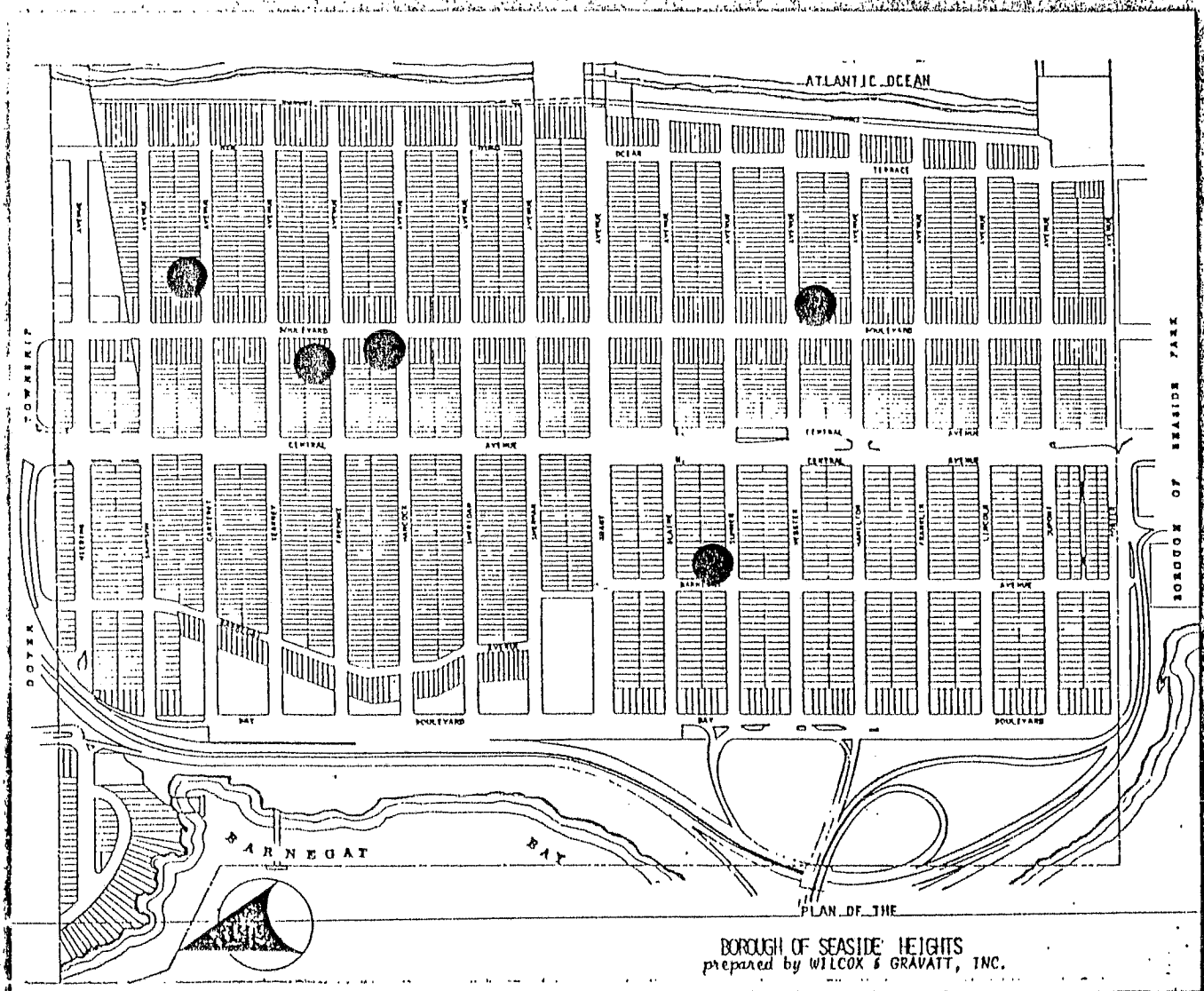


# Borough of Seaside Heights



**DISREPAIR:** A sound structure requiring minor maintenance or major repairs such as a new porch, new siding, or other repair which would require a substantial expenditure of money to accomplish..

## Borough of Seaside Heights



IMMEDIATE REHABILITATIVE- Some evidence-- such as a crumbling foundation, sagging roof, or building wall--that the structure is unsound, or in need of major repairs that could involve thousands of dollars worth of labor and materials. Normally, a structure classed as Immediate Rehabilitative would be beyond repair in terms of upgrading the structure to sound condition.

Since the Mt. Laurel decision and the doctrine of Fair share housing the New Jersey Division of State and Regional planning in May 1978 issued a text for Public Review and Comment, entitled A Revised Statewide Housing Allocation Report for New Jersey. This document identifies the parameters upon which the Allocation is based and establishes a variety of goals for housing in each municipality in the State.

The plan only identifies Low and Moderate income group needs and excludes other incomes - By definition the income groupings are as follows predicated on family budget information as established by the U.S. Department of Labor in 1970.

1970 Households	68,362
1990 Population	356,633
1990 Average Household Size	2.71
1990 Households	131,599
1970-1990 Household Growth	63,237
% Low & Moderate Income	51.9
1970-1990 Low & Moderate Income Growth	32,820

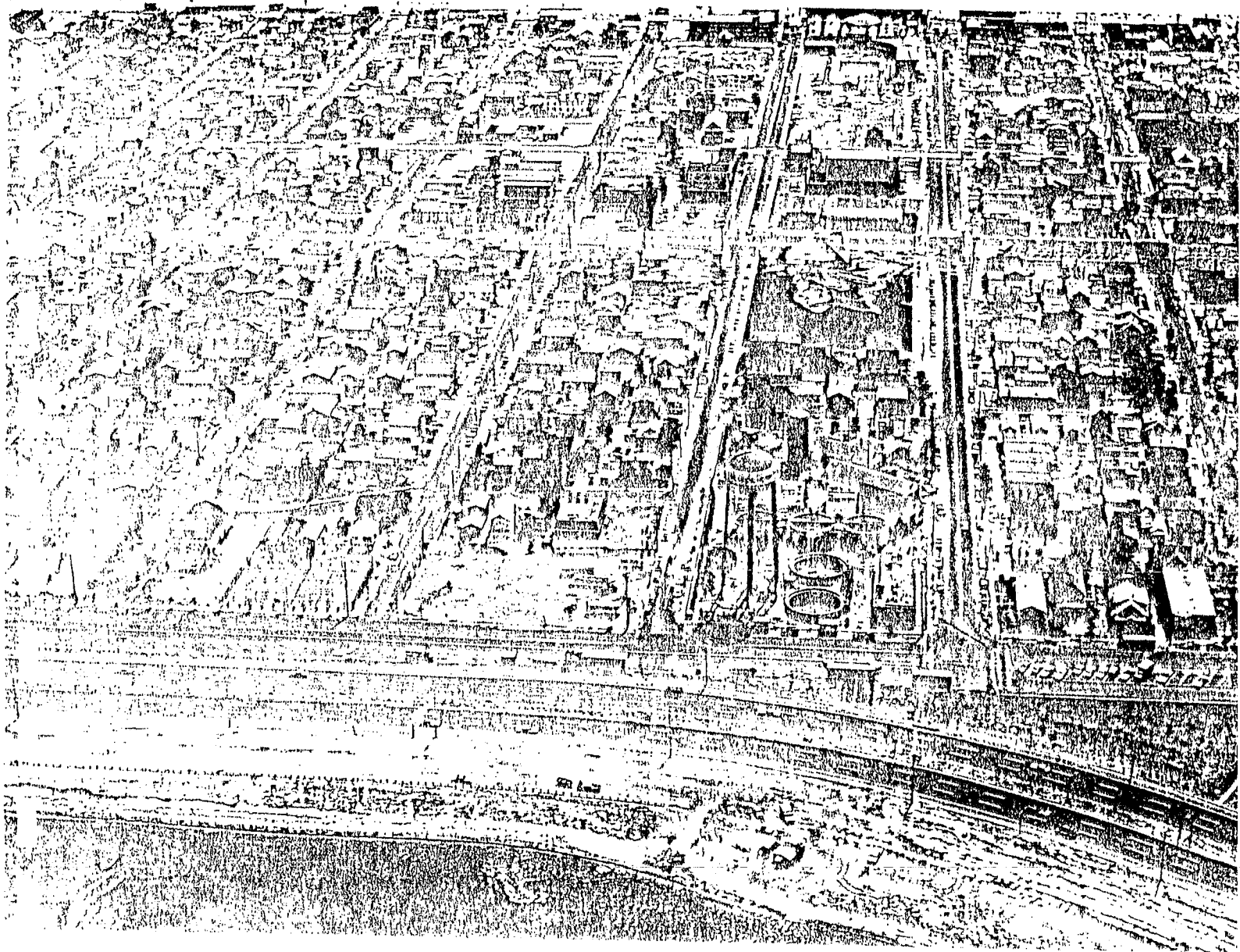
#### Borough of Seaside Heights

Base Housing Need-Deficient	57
Units	
1970 Low & Moderate Income	
Units	49
1970-1990 Growth Need	820
1970-1990 Fair Share Allocation	49

Source: New Jersey Division of State and Regional Planning.

7. *Land Use*

Land Use

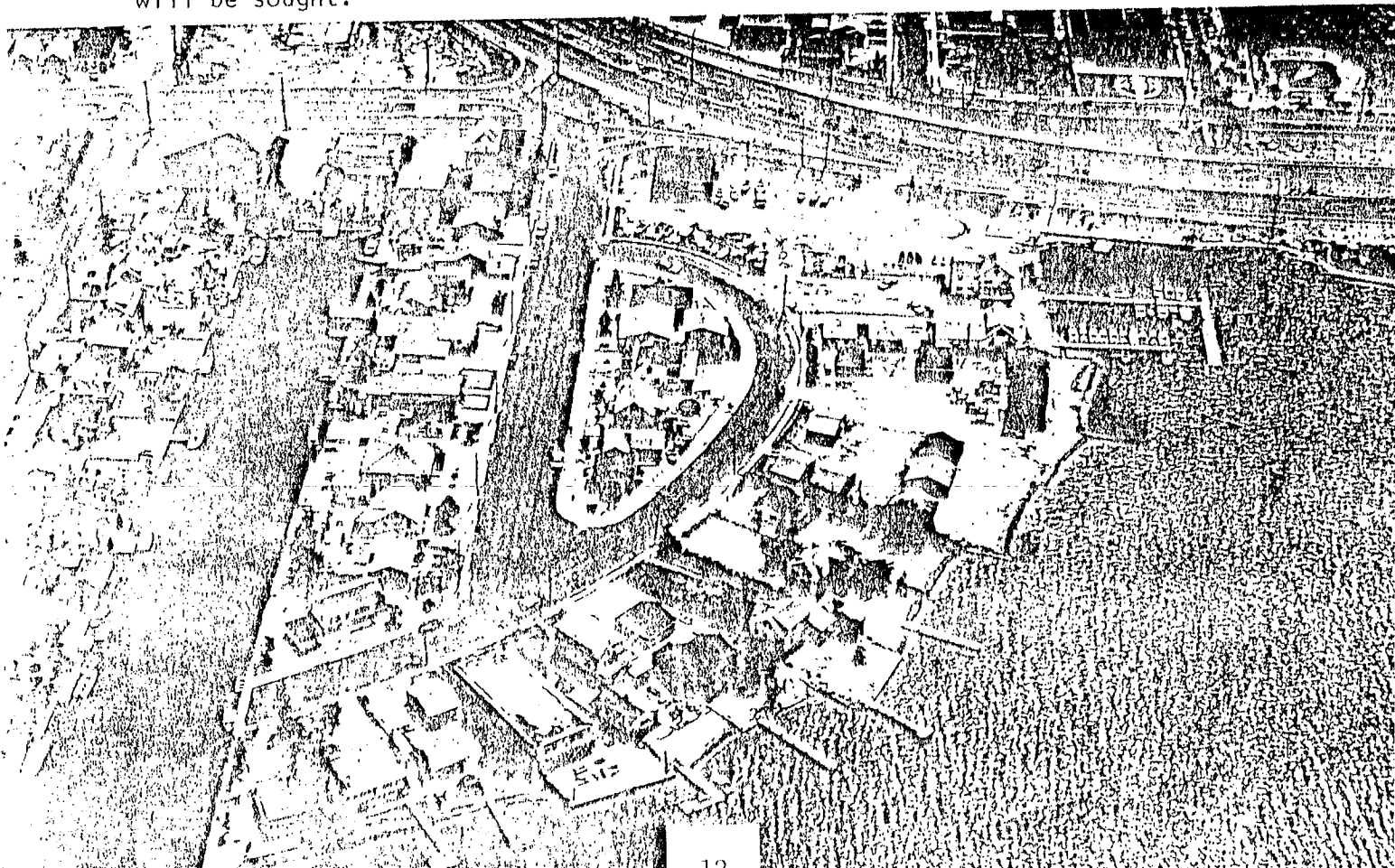


People use land in many ways some beneficial and others not. Within the Borough, because raw unused land is scarce, properties are utilized to their maximum and often beyond the safe limits of practical and rational thinking.

Yet there are many areas of vacant land existing. Beaches, Bay Front, lawns and yards and the ever prevalent parking lots create a patchwork quilt of open space. This openness provides the benefit of a safety valve to visitors and residents alike and coupled with the minimal height (35') of most structures the qualities of Urban life are mitigated.

Unfortunately greed in many instances dictates the use of land and the density or capacity to be derived therefrom. On many lots single family dwellings have been built which although small by today's standards are adequate to service the needs of the resident without undue encroachment upon his neighbor-- Today we discover these same minimal lots being converted into duplexes or tri-plexes, a scheme far beyond the practical carrying capacity. Commercial uses, particularly Motels, are placed on lots totally inappropriate for the use. Although parking and required open space is provided the locations become such that access ways are nonexistent and in case of an emergency the likelihood of undue distraction of life and property would result. Throughout this investigation it was discovered many instances of over utilization and outright abuse of properties.

Within this report specific cases will not be cited but rather generalized situations with idealized solutions and commentary presented. No effort will be made to unduly criticize the use of land but practical and useful solutions will be sought.



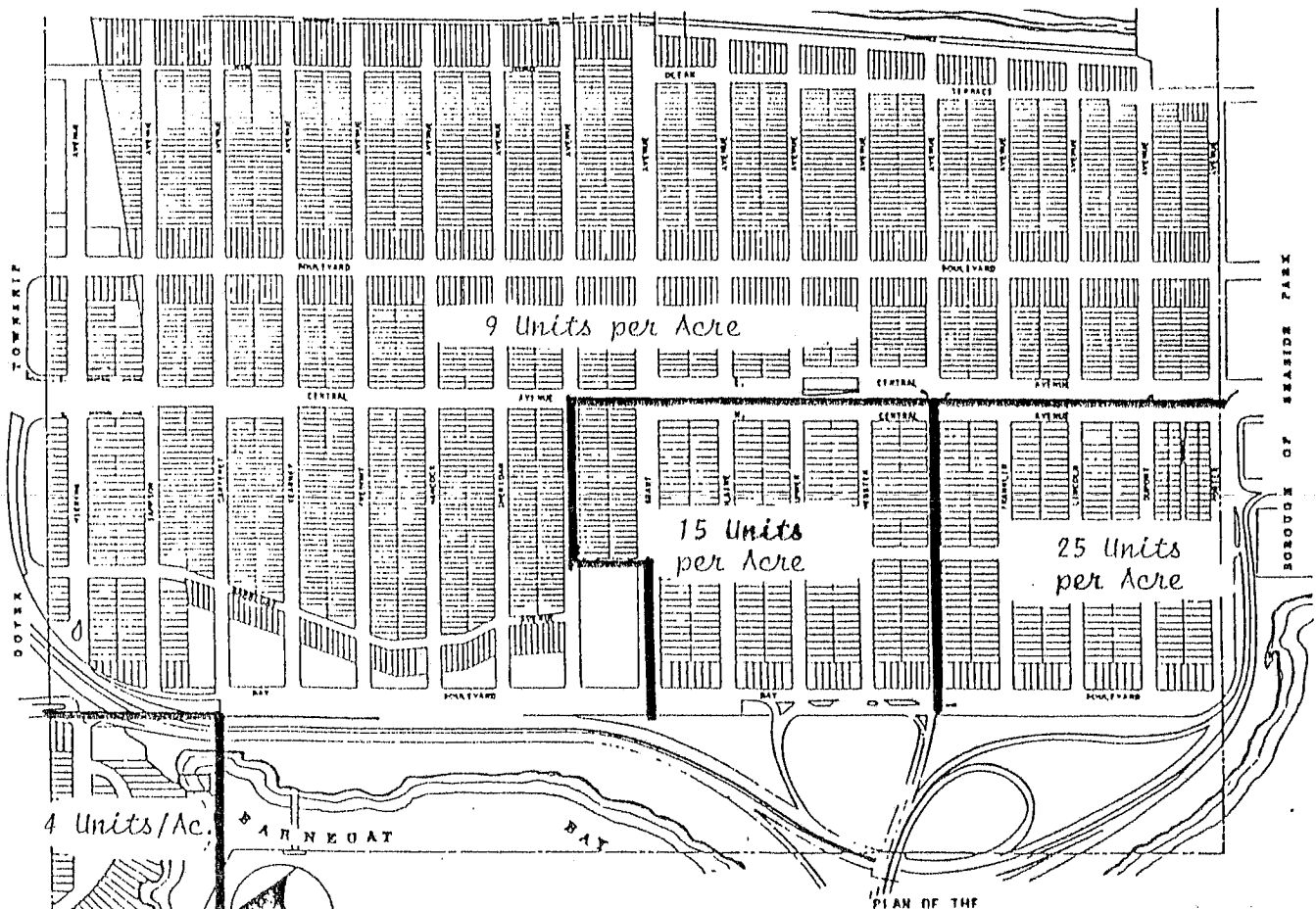
## RESIDENTIAL

By using aerial photography there are approximately four regions of different densities each of which is unique in itself. The Borough density ranges from 4 to 25 units per acre and unfortunately the densest area is the one with deficient road widths and other problems which implies an over use of land. (See Map) Surprisingly there is no correlation between deficient dwelling units and residential density although this could be because of the relative age of the individual units rather than neighborhoods.

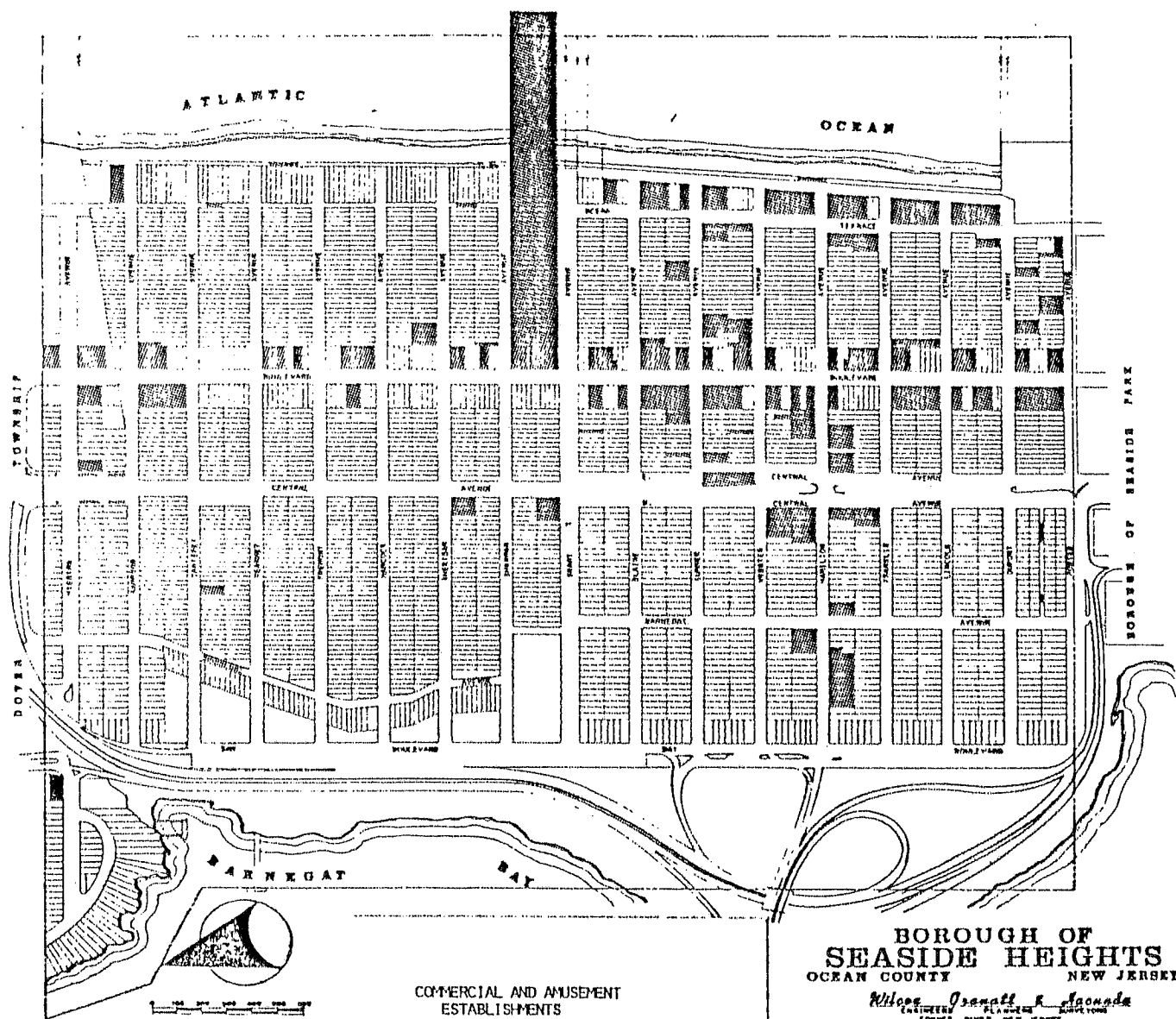
In as much as entry onto individual properties was not made, many living units were undiscovered and true quantity of units per lot was not determined. From on-site observation however it appears that many 20'x 100' lots have more than one dwelling unit there on and in some cases three to four.

Currently in vogue is conversion of the rear of properties to Multi-Family two and three story building to be used as summer rentals. These are normally placed on 40' wide lots immediately behind one or two dwellings occupying the front of the property. Although the current tax maps available to the consultant indicate rectilinear lots it has been brought to our attention that many lots have one or more subdivisions thereon and as such lot configurations are in a patchwork quilt. It therefore could be concluded that the Multi-Family units are probably in a separate ownership from the front of the property.

In order to overcome a compromising situation with respect to fire, health and safety a uniform density a 9 units per acre should be used throughout except along the Bay and between Patrick Tunny Boulevard and the Ocean where other densities and/or land uses are more appropriate.









## COMMERCIAL

Within the Borough there are two distinct types of Commercial enterprise, each dependent on the other but yet conflicting with and vying for patronage. Along the Boardwalk are the individual stalls and amusement rides which attract people from afar and in the remainder of the Borough are the normal everyday businesses found in any town.

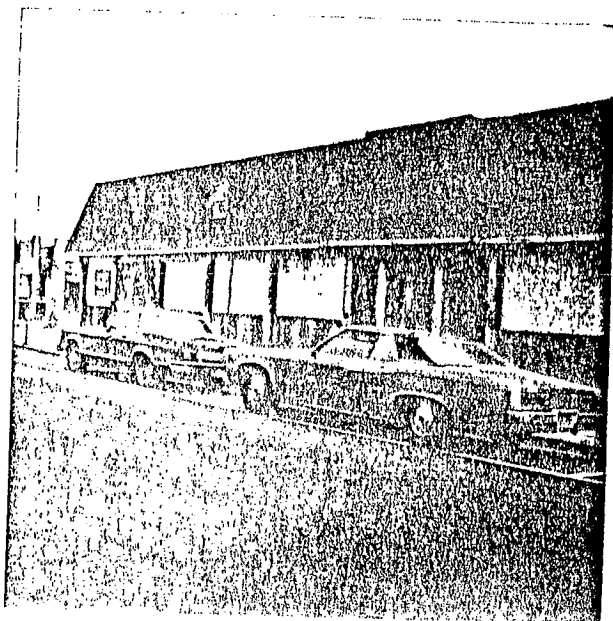
The boardwalk businesses consist of many small stalls often located within a single building. In conjunction with these stalls are the Amusement centers which provide entertainment for young and old alike. Because of the nature of the operations the generalized rules which apply elsewhere in the Borough cannot apply within this area.

The Caucophony of sights, smells and sounds create a miniature city in itself which by its orientation towards the Boardwalk becomes self-buffering with land uses to the West. The prime emphasis is on pedestrian movements rather than vehicular, as such it can be likened to a shopping mall. The theories of Economic Rent, parking and police requirements, accessibility and others apply equally as well to a shopping mall or center as to the boardwalk; as such it is dependent upon the surrounding community for support and clientele.

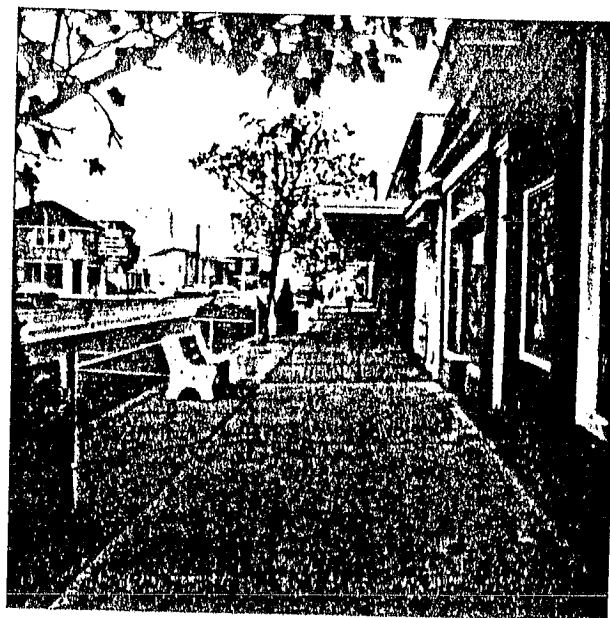
Parking for the Boardwalk uses are normally provided by other entrepreneurs between Patrick Tunney Boulevard and Ocean Terrace. By themselves they represent almost 8% of the total vacant land in the Borough. Streets, driveways, and other lands comprise the balance. In many cases residents have provided parking lots on the portion of their lot not occupied by buildings thus providing a supplemental income. In many cases these lots are hard-surfaced, lit, with adequate parking stall sizes and passage ways; however there are exceptions.

From the Boardwalk and its associated parking come the necessity for Motels and condominium-apartment houses. Although considered Residential, these units more properly become transitional and buffering uses. They provide places to stay for the summertime visitor and relieve traffic congestion. The newer establishments are of masonry and are comparable to Mainland Motels except within the Borough they provide a means of access to the Beach without the necessity of using the car.

Along the major traffic arteries are the commercial retail establishments which provide many of the basic necessities of life for the resident. The majority of these businesses are found on sites 60'x 100' or greater and generally occupy the entire lot. Parking currently is provided on the street by the Borough.



*Voluntary Rehabilitation of Store Front to Make the Unit Pleasing.*



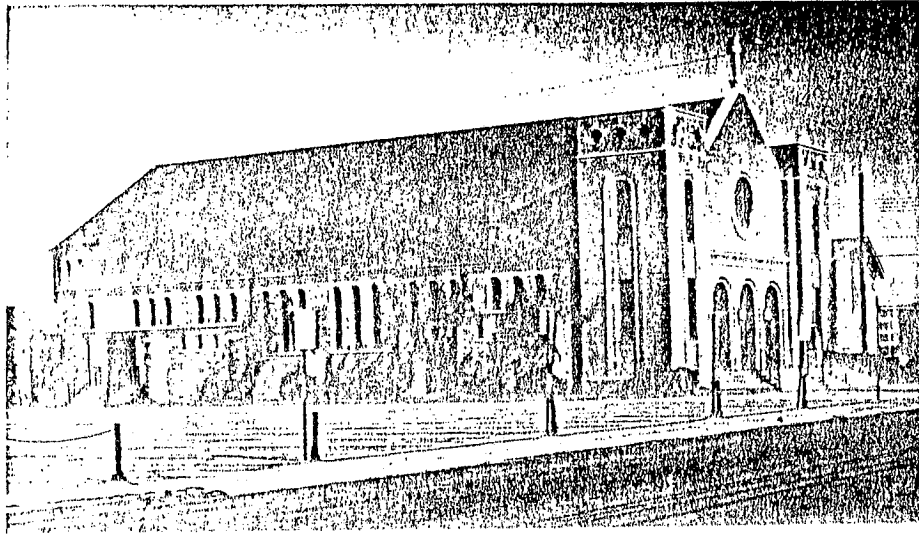
*Voluntary Street Furniture Placed to Give a "Sense of Place" to the Pedestrian.*

An emerging trend among Commercial uses is the upgrading of the store front to a more natural nautical appearance. By its very nature, this action become a base upon which the creation of a prosperous business community will be a reality.

Further encouragement can be directed towards the existing enterprises by careful review of new proposals by the Planning and Zoning Boards of the Borough through a site plan ordinance, in order to insure that the proposal conforms with existing trends and will not become a burden on the community.

Comparatively speaking there are few Professional services available within the community as most are available in adjacent municipalities or nearby on the mainland. Whenever the opportunity presents itself, Professional business men especially medical practitioners should be encouraged to located within the Borough, perhaps in a Professional Complex, in order to service the residents.

## RELIGIOUS AND OTHER COMMUNITY SPACES

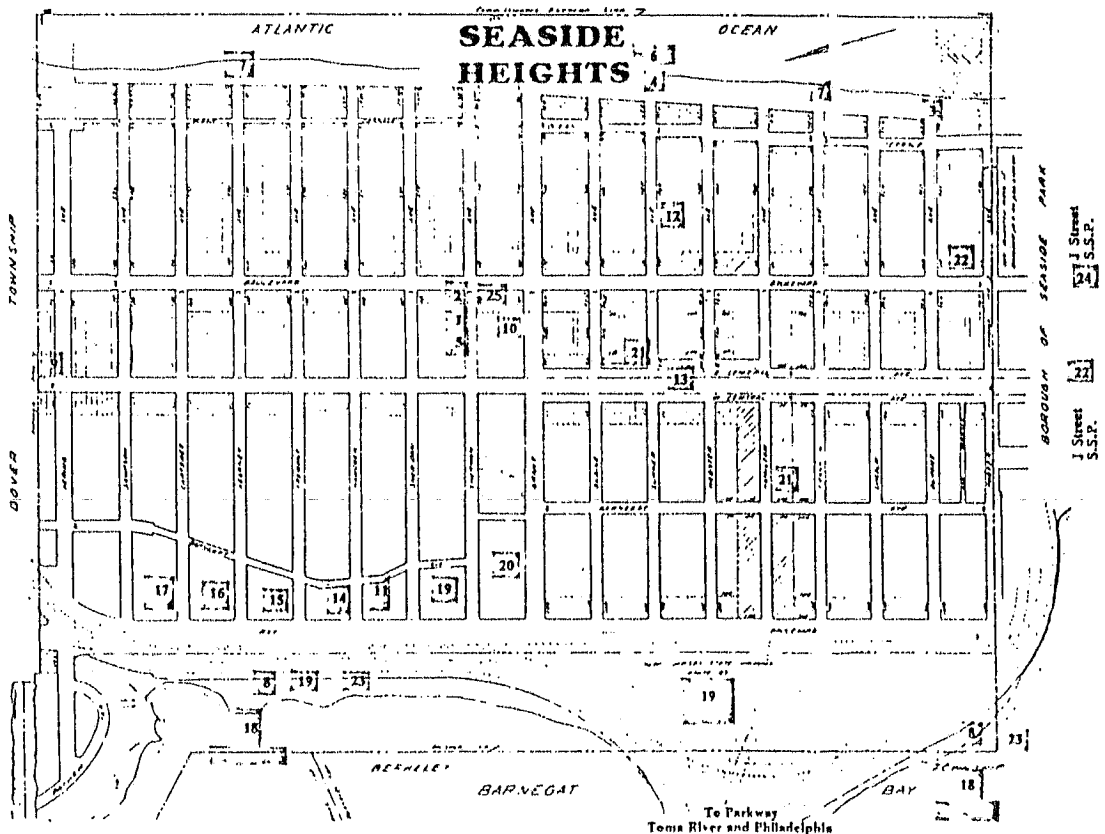


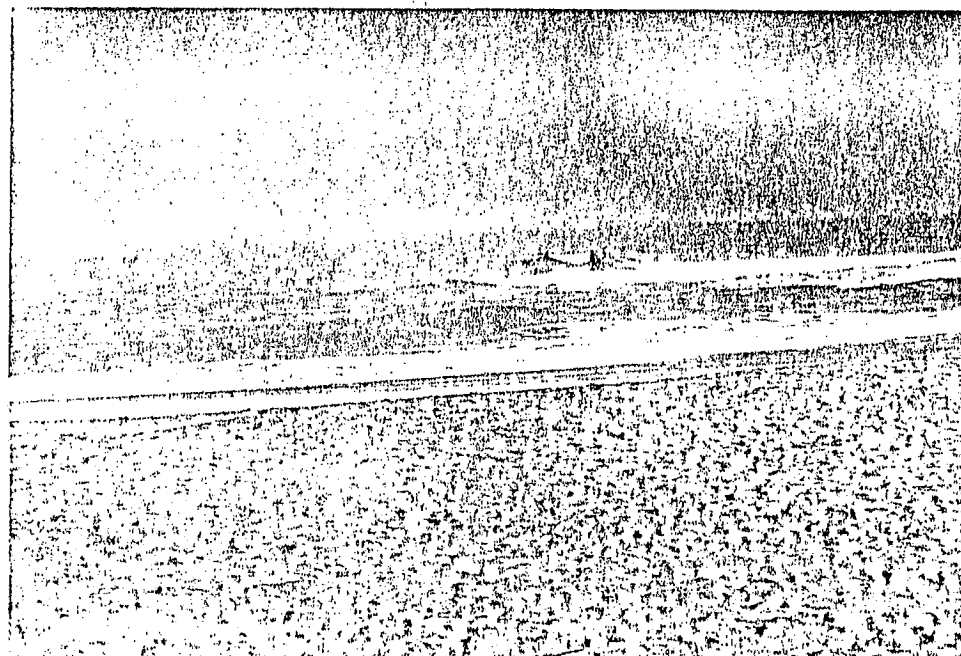
Within the Borough are three churches and an American Legion Hall nestled among residential structures. Most community facilities are centrally located within easy access to all residents without the necessity to utilize the automobile.

- 1 Police  
793-1800
- 2 Municipal Hall  
793-9100
- 3 Dupont Avenue  
Information Booth  
793-1393
- 4 Sumner Avenue  
Information Booth  
793-4949
- 5 Fire Company
- 6 Lifeguard Hdqt.
- 7 Boardwalk  
Comfort Stations
- 8 Bay  
Comfort Stations
- 9 Union Church
- 10 Catholic Church

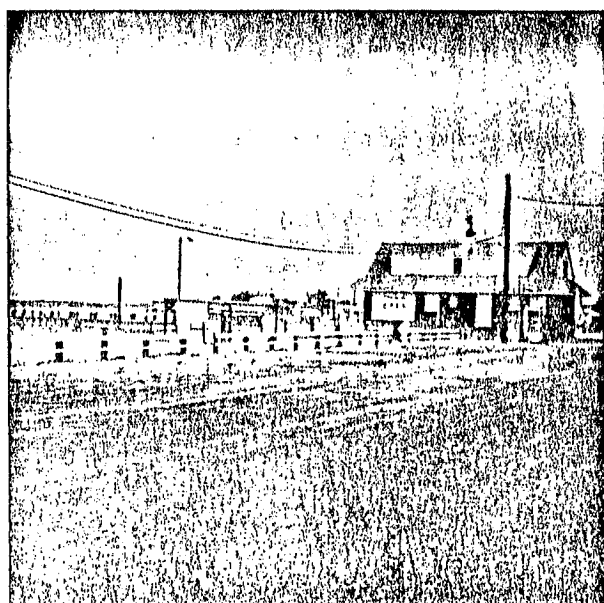
17 Otley Mall

- 11 Bible Church
- 12 Post Office
- 13 Taxi
- 14 Playground
- 15 School
- 16 Ballfield
- 17 American Legion
- 18 Public Docks
- 19 Free Parking
- 20 Public Works
- 21 Dentist
- 22 Doctors
- 23 Bay Beaches
- 24 First Aid  
793-8000
- 25 Health Dept.  
793-8700





Along the Bay and Ocean front are beaches and rest room facilities conveniently located with parking facilities nearby.



*Bay front Beach, Northernmost*

8. Principles Assumptions &  
Standards

## Principles, Assumptions & Standards

The New Jersey Land Use Law requires that a criteria be established for future growth of a municipality. This becomes the guiding criteria for Officials, Residents and Developers to use in the decision making process. Recent court decisions have emphasized the need for concise language and consistency of documents in order to provide guidance and rationale. The primary purpose of the Master Plan Process is to define, describe, illustrate and synthesize the many elements at work within a municipality.

Specifically under the auspices of the Land Use Law the Language is:

*A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.*

The newly formed Planning Board of the Borough of Seaside Heights discussed at length the statements included herein. The reader should be reminded that the statements are only true for today and that a yearly review is necessary in order to remain current with trends and standards constantly being developed within our dynamic society.

STATEMENT: THE BOROUGH OF SEASIDE HEIGHTS IS PRIMARILY ORIENTED TOWARDS BEING A SUMMER RESORT COMMUNITY AND MUST ACCOMMODATE ENCOURAGEMENT OF AMUSEMENTS WHILE YET ALLOWING ITS RESIDENT POPULATION AREAS OF PEACE AND TRANQUILITY.

Wherever possible the two areas should be separate and distinct from one another with appropriate buffers being developed to protect property rights. Those uses of a resort nature should be concentrated along the Boardwalk area and not be allowed to encroach West of Ocean Terrace.

GOAL: THE BOROUGH SHOULD CONTINUE TO ENCOURAGE THEIR HOTELS AND MOTELS TO REMAIN OPEN BEYOND THE CUSTOMARY 100 DAY SEASON IN ORDER TO DEVELOP A CONVENTION AND OR BUSINESS TRADE.

The provision of a convention-business trade can increase the relative wealth of the community while providing a transitional element between the summer and winter seasons. The infusion of an expanded Hotel-Motel trade will encourage residents and businesses alike to improve their properties as well as potentially decrease taxes.

Although the proximity and current excitement of casino gambling directly affects the Hotel-Motel industry of Ocean County, the quiet atmosphere, location of Regional services, and availability of various forms of entertainment combine to induce increased trade. Once the appeal of Atlantic City is over, the Borough possesses the parameters and facilities necessary to implement Convention and Business trade without a substantial building program.

STATEMENT: ALTHOUGH MULTI-FAMILY UNITS ARE FOUND THROUGHOUT THE BOROUGH AN ALLOWABLE RESIDENTIAL DENSITY SHOULD BE ESTABLISHED TO REFLECT THE PRESENT CHARACTER OF INDIVIDUAL NEIGHBORHOODS.

Presently the areas to the East of Patrick Tunney Boulevard are realizing pressures from Multi-Family, multi-storied living units while to the West conversion of single family units abound. To realize a common density standard is unrealistic and would only be cause for further neighborhood decline. Coupled with this are standards for minimum lot sizes in dimensions and area.

By implementing the standards, the safety of the general public is assured. Although some individuals will be adversely affected, the overriding majority will benefit from the proposed action.

GOAL: THE PRESENT AESTHETIC TREND BEING CREATED IN THE COMMERCIAL AREA SHALL CONTINUE AND THESE BUSINESSES SHALL BE ENCOURAGED TO REMAIN OPEN LONGER IN THE SEASON TO HELP ACCOMPLISH THE CONVENTION TRADE GOAL.

By each business improving their facades the overall desirability of the Borough is enhanced. Further a secondary benefit is achievable in the residential areas by the natural tendency of people to upgrade and conform to established standards.

This initial effort by business should be augmented by the Borough in the provision of items to complete the "streetscape". When the Budget allows inconspicuous items can be provided to define the travelled way from pedestrian paths.

GOAL: THE BOROUGH WILL ACTIVELY ENCOURAGE EXPANSION AND IMPROVEMENT OF EXISTING BUSINESSES AS WELL AS ATTEMPT TO ATTRACT NEW BUSINESS USES INTO PLANNED AREAS, ESPECIALLY THOSE ADJACENT TO COMPATIBLE USE AREAS.

GOAL: RESIDENTS OF THE BOROUGH SHOULD HAVE A VARIETY OF GOODS, SERVICES AND FACILITIES READILY ACCESSIBLE. THESE ITEMS OF THE TOTAL ENVIRONMENT BECOME ACCESSIBLE ONLY IF THEY ARE LOGICALLY PLACED IN PROPER RELATIONSHIP TO THE PRESENT AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA. INCOMPATIBLE LAND USES CAUSE DETERIORATION AND LOWER PROPERTY VALUES, BUT MAY PREVENT THE CONCENTRATION OF GOODS AND SERVICES WHICH SHOULD GREATLY BENEFIT ALL OF THE BOROUGH RESIDENTS. POORLY LOCATED BUSINESSES AND RESIDENCES CAN GREATLY AND ADVERSELY AFFECT ONE ANOTHER'S PROPER FUNCTION.

GOAL: EXISTING HOUSING CURRENTLY DETERIORATING THROUGH LACK OF MAINTENANCE SHOULD BE IMPROVED BY A COMBINED EFFORT OF OWNER AND COMMUNITY PARTICIPATION;

Neighborhood redevelopment through owner participation is a prime catalyst in improving neighborhood and area wide values. In as much as the businesses are beginning to improve their visual image it is hoped that financial encouragement may be forthcoming to assist individual blocks to improve.

Once the properties begin to improve, the owners begin to interact with the community- Neighborhood block parties, residential property protection, block pride and competitions for Christmas, Halloween and other occasions result. Simply put, neighborhoods are reborn and people who haven't met or spoke to one another for years become close acquaintances once again.

GOAL: AREAS OF UNIQUE NATURAL BEAUTY SHOULD BE PRESERVED FOR THE BENEFIT OF NOT ONLY THE RESIDENTS OF THE BOROUGH BUT OF THE COUNTY AND STATE AS WELL. THE BOROUGH WILL ENCOURAGE THE PRESERVATION OF KEY AREAS FOR FUTURE PARK AND RECREATIONAL DEVELOPMENT IN ORDER TO MAINTAIN THE PRESENT CHARACTER OF THE BOROUGH.

GOAL: OFF-STREET PARKING LOCATED ON LOTS ADEQUATELY DESIGNED WITH RESPECT TO TRAFFIC PATTERNS, LIGHT, VENTILATION, SAFETY AND DRAINAGE, AMONG OTHERS, WILL BE ENCOURAGED TO DEVELOP.

In order to accomplish the goal and provide adequate safety a Site Plan Ordinance will be adopted which will detail the objectives to be attained. Further the Zoning and Subdivision ordinances will be drafted in order that the product shall be a wholesome and safe environment for resident and visitor alike.



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BOROUGH OF SEASIDE PARK



MULTIPLE FAMILY DWELLING UNITS

**BOROUGH OF  
SEASIDE HEIGHTS  
OCEAN COUNTY  
NEW JERSEY**

Wilcox Grant & Hancock

PLANNERS SURVEYORS  
FORKED RIVER, NEW JERSEY