

July 16,
2024



City of Ocean City Municipal Public Access Plan

This Municipal Public Access Plan is in accord with
N.J.A.C. 7:7-16.9.

This Municipal Public Access Plan was prepared for the City of Ocean City by
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City of Ocean City

Municipal Public Access Plan

Introduction and Background

The New Jersey Department of Environmental Protection (NJDEP) adopted new rules governing public access in 2012 that enable municipalities to develop and adopt municipal public access plans (MPAP) to govern public access within their municipality. This MPAP consists of an inventory of public access locations and strategies to preserve and enhance access based on community needs and state standards.

The purpose of this document is to provide a comprehensive municipal public access plan for the City of Ocean City. The development and implementation of this MPAP supports the policy of local determination of public access locations and facilities while safeguarding regulatory flexibility and potential funding opportunities for Ocean City.

Ocean City received notification of a grant award from NJDEP on February 23, 2015 to support development of a municipal public access plan. This award of \$15,000 was made possible by the US National Oceanic and Atmospheric Administration's (NOAA) Coastal Zone Management Program through the NJDEP.

On March 26, 2015 representatives from Ocean City met with NJDEP staff to begin the public access planning process. Plan development has been a collaborative effort involving city officials and staff, Planning Board, and NJDEP. Upon approval from the NJDEP, the MPAP was incorporated into the Master Plan by Planning Board Resolution [xx] on [date]. All public access decisions made within Ocean City will be consistent with this plan.

Public Access Rights

First set by the Roman Emperor Justinian around A.D. 500 as part of Roman civil law, the Public Trust Doctrine establishes the public's right to full use of the seashore as declared in the following quotation from Book II of the Institutes of Justinian:

“By the law of nature these things are common to all mankind – the air, running water, the sea, and consequently the shores of the sea. No one, therefore, is forbidden to approach the seashore, provided that he respects habitations, monuments, and the buildings, which are not, like the sea, subject only to the law of nations.”

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The public's right of access to tidal shorelines and waters including the ocean and bays for fishing, commerce and navigation embodied in the Public Trust Doctrine have long been recognized by New Jersey's courts. A series of court decisions beginning in the 1970s extended those rights to include recreation, access to municipally controlled beaches and in some settings, to privately owned beaches. Ocean City recognizes its continuing obligation to ensure compliance with the Public Trust Doctrine in accordance with the laws of the State of New Jersey.

Traditionally, the physical jurisdiction of public trust lands includes all lands below the mean high tide line and out to three (3) nautical miles offshore. These are referred to as "flowed" lands. In New Jersey, the coast is usually considered to be the Atlantic coastline from northern Monmouth County south to the tip of Cape May County. However, the Public Trust Doctrine specifically addresses lands that are, or historically have been, below the mean high tide line. Thus, these also include the Atlantic coast back bays, Delaware Bay and the urban northeast coast. Wherever land is, or has been below the mean high tide line, it is public trust land, and the public's right to use these resources is protected under the doctrine.

The Coastal Zone Management Rules at N.J.A.C. 7:7-16.9(a) Public access to the waterfront is the ability of the public to pass physically and visually to, from, and along tidal waterways and their shores and to use such shores, waterfronts and waters for activities such as navigation, fishing, and recreational activities including, but not limited to, swimming, sunbathing, surfing, sport diving, bird watching, walking, and boating. Public accessways and public access areas include streets, paths, trails, walkways, easements, paper streets, dune walkovers/walkways, piers and other rights-of way. No authorization or approval under this chapter shall be deemed to relinquish public rights of access to and use of lands and waters subject to public trust rights in accordance with N.J.A.C. 7:7-9.48. Further, no authorization or approval under this chapter shall be considered a Tidelands approval or shall exempt an applicant from the obligation to obtain a Tidelands approval, if needed.

Public access rights have historically been enforced through litigation, through NJDEP permitting actions or through conditions on State Aid for shore protection. In 2012, NJDEP amended its public access rule (N.J.A.C. 7:7-16.9) to encourage the preparation of MPAPs. The public access rule generally requires that new development that is regulated by NJDEP must provide public access to the shoreline in accordance with certain NJDEP-

mandated standards and that the municipality will remain eligible for the NJDEP coastal General Permit 2 for beach and dune maintenance activities (N.J.A.C. 7:7-6.2).

The Coastal Zone Management Rules at N.J.A.C. 7:7 govern public access to all tidal waterways within the state of New Jersey and authorize the creation and adoption of municipal public access plans.

Public access to the city's beach and bay is a prominent element of Ocean City's community character. The city provides uninterrupted access to its oceanfront beaches and to bayside waterways where feasible, given existing development patterns and physical constraints. Ocean City's Municipal Public Access Plan has been prepared to satisfy NJDEP's public access rule.

Authority for Public Access Planning Responsibility

As of the date this plan is submitted, public access planning responsibility remains with the NJDEP. Upon approval of this MPAP, the City of Ocean City will be eligible for a beach maintenance general permit. This general permit is necessary for Ocean City to continue maintenance of its beaches and dunes and is less expensive than an individual permit. The beach is the backbone of the recreational and tourist economy in and is key to Ocean City's economy and lifestyle.

State of New Jersey Public Access Goals

Through the New Jersey Coastal Zone Management Rules (see N.J.A.C. 7:7-1.1(c)), the state of New Jersey establishes a broad set of coastal protection goals, including the following specifically addressing public access.

- Effectively manage ocean and estuarine resources through sustainable recreational and commercial fisheries, as well as through the safe and environmentally sound use of coastal waters and beaches.
- Provide meaningful public access to and use of tidal waterways and their shores.
- Preserve public trust rights to tidal waterways and their shores.
- Preserve and enhance views of the coastal landscape to enrich aesthetic and cultural values and vital communities.
- The enhancement of public access by promoting adequate affordable public facilities and services.
- Create and enhance opportunities for public access to tidal waterways and their shores, on a non-discriminatory basis.

- Maintain all existing public access to, and along tidal waterways and their shores.
- Provide opportunities for public access to tidal waterways and their shores through new development.
- Provide public access that does not create conditions that may be reasonably expected to endanger public health and safety, damage the environment, or create significant homeland security vulnerability.

Ocean City's MPAP embraces and reflects these goals and will help preserve, protect, and enhance the public's ability to access the public trust lands within the city's corporate boundary.

Roles and Responsibilities

The creation and implementation of MPAPs and the subsequent permitting, where necessary, for enhancements and new locations involves local municipal governments, counties, state agencies, and stakeholders -- both the general public and concerned non-profits. Each involved entity has interconnected responsibilities in assuring the effectiveness of the plans.

Upon receipt by the NJDEP of the resolution incorporating the approved MPAP into the municipality's Master Plan, the MPAP will be fully executed.

Benefits of a Municipal Public Access Plan

Although the creation of an MPAP is voluntary, the NJDEP encourages municipalities to develop their own public access plans for several reasons.

1. Municipalities that develop a public access plan will have greater opportunities to plan and implement public access within their boundaries, suited specifically to the wants and needs of their constituency while also recognizing the municipality's broader obligation to provide public access to all. When an MPAP is completed, and the NJDEP deems it consistent with the rule, development along tidal waterways within the municipality will be required to provide public access consistent with the plan.
2. In the absence of an MPAP, all development-generated public access requirements will be met on a property-by-property basis rather than according to a municipally determined comprehensive and cohesive vision.

3. All municipalities with tidal waterways that complete an approved municipal public access plan will be eligible to apply for a beach maintenance general permit. Those municipalities without an approved plan will not be eligible. General permits are less expensive than individual permits.

Municipal Context

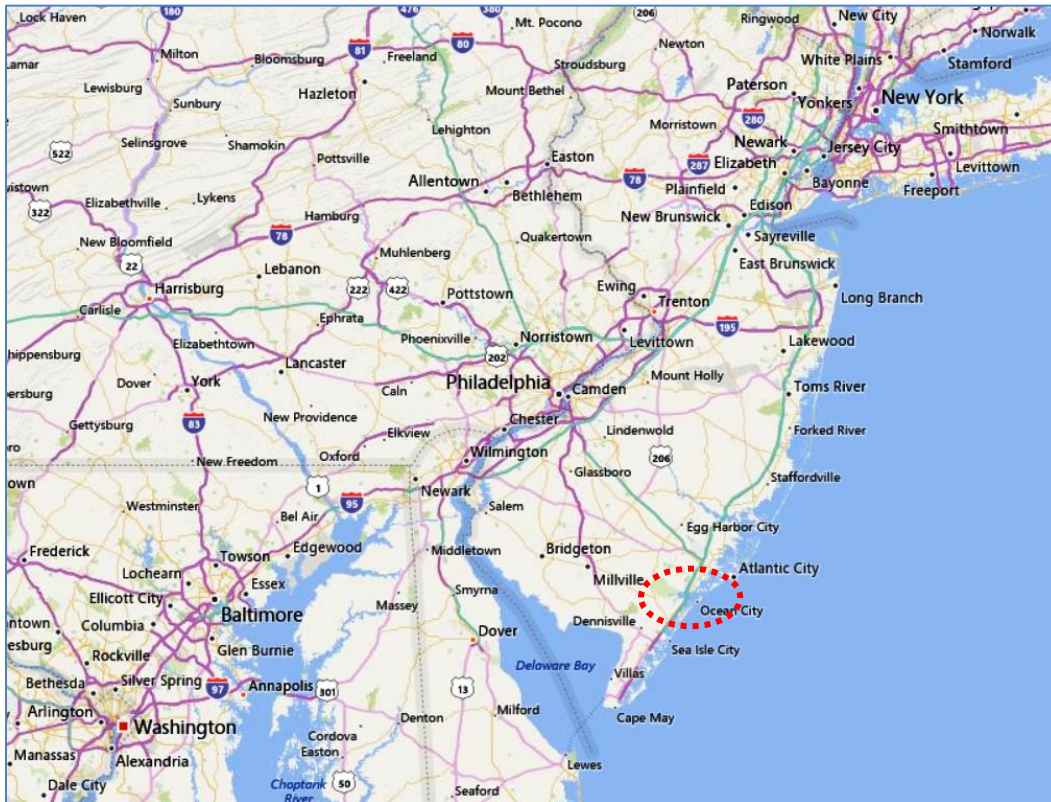
Overview of Ocean City

The City of Ocean City is located on the northernmost and easternmost corner of Cape May County in New Jersey. The city occupies the entire 7-mile long Peck's Beach Island, a coastal barrier island with Corson's Inlet State Park at the southern end. Longitudes for the island are W 74° 33' and W 74° 39', while latitudes are N 39° 17' 30" and N 39° 12' 36". The municipality also includes a large portion of the Great Egg Harbor Bay and Intracoastal Waterway to the west, bay islands and coastal saltmarsh wetlands and the tidal waterways through them. The total municipal area including all land and water is 10.9 sq. miles, about 7,000 acres.

The formal history of Ocean City, known in its early days as Peck's Beach, can be traced to a 1664 grant from Charles II, King of England to the Duke of York. The island was acquired by three Methodist minister brothers for a "Christian resort" and upon gaining title they incorporated as the Ocean City Association in 1879. In 1884 the island was incorporated as a borough, and in 1890 was reincorporated as a city.

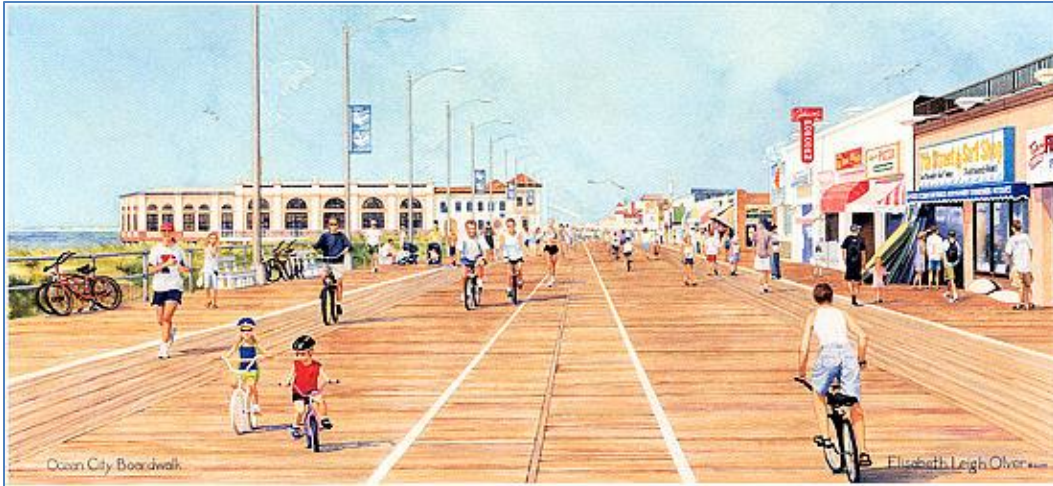
The 2010 United States census counted 11,701 people, 5,890 households, and 3,086 families in the Ocean City. There were 20,871 housing units and 5,890 households. The average household size was 1.98 and the average family size was 2.68. The median age was 53.6 years. The Census Bureau's 2006-2010 American Community Survey showed that (in 2010 inflation-adjusted dollars) median household income was \$55,202 and the median family income was \$79,196. The per capita income for the city was \$40,864. About 5.1% of families and 6.4% of the population were below the poverty line.

Regional Map



Ocean City is approximately 150 miles south of New York City, 80 miles southeast of Philadelphia, and 130 miles due east of Washington, D.C. Moderated by the Atlantic Ocean, the city's climate is mild in comparison to most surrounding regions. The continuous ocean breezes that cool the beaches and surrounding areas during the summer season contribute significantly to the success of the city's tourism.

Known as “America’s Greatest Family Resort,” Ocean City offers seven miles of guarded beaches, a boardwalk that stretches for 2.5 miles along the beach, and a bustling downtown shopping and dining district. The boardwalk is one of the most recognizable landmarks in the resort and runs north from 23rd Street to St. James Place. This wooden walkway is lined with a variety of shops and amusements and is popular beachfront area for exercise and to breathe in the ocean air.



Ocean City has received accolades for its family-friendly beach town for years. The Travel Channel rated Ocean City as the *Best Family Beach of 2005*, and the city was ranked the third best beach in New Jersey in the 2008 Top 10 Beaches Contest sponsored by the New Jersey Marine Sciences Consortium. In the 2009 Top 10 Beaches Contest, Ocean City ranked first. The city was voted New Jersey's #1 Beach in the New Jersey Sea Grant Consortium and Richard Stockton College of New Jersey Coastal Research Center contest (2014, 2016-2019, 2021) and won first place in the categories for Best Destination for Family Vacation, Day Trip, and Ecotourism. 2014 was the first time in the history of the contest that one town has swept first place in all of the categories. The June 30, 2014 edition of *National Geographic's Intelligent Travel* segment identified Ocean City as one of the world's Top Ten Beach Towns. A complete list of awards can be found on the Ocean City Regional Chamber of Commerce site at <https://oceancityvacation.com/about-the-island/awards.html>.

Coastal Zone Management

Ocean City is in the CAFRA (Coastal Area Facilities Review Act) area, and all waterfront areas are subject to CAFRA rules and permits, including beach and dune maintenance, as administered by the NJDEP. The Coastal Zone Management Rules N.J.A.C. 7:7-13.16 indicate that Ocean City is a *Coastal Regional Center*.

The Army Corps of Engineers and/or NJDEP have regulatory jurisdiction over all construction activities, including the discharge of dredged or fill material, in tidal and/or navigable waters, including adjacent wetlands, shoreward to the mean high water line, and non-tidal waterways, adjacent wetlands, isolated wetlands, forested wetlands, lakes, and the discharge of dredged or fill material. Freshwater wetlands, located in several interior areas around 28th Street, are regulated by the NJDEP.

Elements of Ocean City's Municipal Public Access Plan

N.J.A.C. 7:7-16-9(e) requires that an MPAP include the following six elements:

1. A statement describing the overall goal of the MPAP and the administrative mechanisms (for example, conservation restrictions, easements, ordinances) that either are already in place, or that shall be put in place to ensure that the municipality will provide permanently protected access of the water and water-dependent and water-oriented activities along all tidal waterways and their shores within the municipal boundaries.
2. A statement of consistency with any applicable provisions of the Municipal Master Plan.
3. A public access needs assessment.
4. A digital map and inventory identifying all existing and proposed public accessways and facilities,
5. An implementation strategy, and
6. Documentation of any public meetings held in connection with development of the proposed MPAP.



Typical Summer Beach Scene

Photo – J. Peter Ault

Goals of Ocean City's Municipal Public Access Plan

The overall goal of Ocean City's MPAP - and the administrative mechanisms that are in place, or shall be put in place by the city - is to ensure that the City of Ocean City will

provide permanently protected access to the water and water-dependent and water-oriented activities along all of the tidal waters and their shores within its municipal boundaries in accordance with the Public Trust Doctrine and NJDEP-mandated standards.

As part of the planning process, this MPAP has been reviewed and has been determined as consistent with the following goals and objectives established in the Ocean City Master Plan:

- To encourage municipal actions which will guide the long range appropriate use and development of lands within the City of Ocean City in a manner which will promote the public health, safety, and general welfare of present and future residents.
- To ensure that development within the city does not conflict with the development and general welfare of neighboring municipalities, the county, the region, and the state as a whole.
- To encourage the appropriate and efficient expenditure of public funds by coordinating public and private development within the framework of land use and development principles and policies.
- To provide for the maintenance of Ocean City's resort character and posture as a recreation resource of the state and eastern United States including protection of the ocean, bay and wetlands, maintenance and replenishment of beaches as needed.
- To develop a comprehensive recreational, cultural, leisure activity and facility plan; acquire, develop and maintain park and recreation facilities within the city to meet reasonable and affordable needs and demands for recreation by residents and visitors.
- To maintain the city as a family-oriented resort community.
- To improve the quality of life of both residents and tourists;
- To promote public acquisition and enhancement of open space and recreation areas.

Recorded history suggests that Ocean City has been a vacation and recreation destination since at least the mid-1800. The continuing popularity of the city as a vacation destination and investment community attests to the city's success in balancing public demands with natural resource protection. In order to maintain and improve accessibility for residents and visitors, Ocean City's MPAP proposes the following goals:

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- 1) Maintain, to the maximum practical extent, an accessible waterfront for the enjoyment of its residents and seasonal visitors.
- 2) Maintain, enhance, and create public opportunities for access to tidal waters and their shores, on a non-discriminatory basis, for recreation and commerce.
- 3) Strive to improve public waterfront areas and recreational facilities with additional water-dependent or water-oriented amenities.
- 4) Continue to maintain all current public access to and along the edge of waters flowed by the tide.
- 5) Provide clear informative signage for access locations.
- 6) Ensure that development provides the opportunity for public access to tidal waters and their shores on site or in coordination with this municipal public access plan.
- 7) Identify areas that may be restricted, in part, either seasonally, hourly, or in extent, or where use will create conditions that may be reasonably expected to endanger the health or safety of the public or environment, or will create significant security vulnerability, consistent with federal law.
- 8) Identify areas that may be prohibited for public access where it is inconsistent with state or federal law or where it is not practicable based on the risk of injury from hazardous operations or substantial permanent obstructions, and no measures can be taken to avert these risks.
- 9) Maintain consistency with the land use planning objectives outlined and adopted in the Ocean City Master Plan (1988 and as amended), the Ocean City Beach Management Plan (2016), the Cape May County Master Plan (2002), the SPC-adopted Action Agenda (2008), and the New Jersey State Development and Redevelopment Plan (2001).
- 10) Maintain safe and adequate access locations for fishing in those areas where fishing is safe and appropriate.



Oceanside Crossover Ramp and Path

Existing Public Access

Overview of Existing Public Access Facilities

Ocean City is bordered by the Atlantic Ocean to the east, Great Egg Harbor Bay Inlet at the north end of the island, the Intra-Coastal Waterway, Great Egg Harbor Bay and associated wetlands to the west, and Corson's Inlet to the south. Access to the island's tidal shorelines and waters including the ocean and bay have evolved over the years resulting in multiple opportunities for the public to pass physically and visually to, from and along lands and waters subject to public trust rights as defined at N.J.A.C. 7:7-9.48.

Waterfront accessibility is highly regarded by the city as a way for residents and visitors to enjoy the community's bountiful natural resources. When all locations are considered, there are 102 public access points in Ocean City. Access comes in many forms, some direct and some indirect, including sand paths and trails, ramps, steps, boat launches, viewing platforms, parking lots and boardwalks. A digital map and complete inventory of Ocean City's public access points and amenities are included in Appendix 1 and Appendix 2, respectively.

Digital Map and Inventory

In accordance with the requirements under N.J.A.C. 7:7-16.9(e)4, the digital maps in Appendix 1 depict the information required to augment the city's MPAP. These maps show the location of the public access facilities listed and described below, including those facilities that are compliant with the Americans with Disabilities Act of 1990.

Appendix 2 contains a table describing all public access to tidal waterways and their shores including, but not limited to, streets, roads, paths, trails, easements, paper streets, dune walkovers/walkways, and public dedicated rights-of-way held by the municipality. Appendix 2 also describes public access facilities, including, but not limited to, public accessways located parallel to the shoreline with perpendicular access; boat ramps, piers, or other direct access to the waterway; sitting/observation areas; public restrooms; off- and on-street parking; and those facilities that are compliant with the Americans with Disabilities Act of 1990 (42 U.S.C. §§ 12101 et seq.).

All of the municipally-owned public access properties and facilities identified in this Plan as illustrated on the Ocean City Public Access Maps (Appendix 1), and the list in Appendix 2 will be permanently protected via the Deed of Dedication and Perpetual Public Access Easement (Appendix 6) as required by N.J.A.C. 7:7-16.9(e)5ix.

Oceanfront

The oceanfront runs the entire length of the east side of the island and is backed by a stone sea wall in the far north end and in other areas by a bulkhead at varying elevations. South of 34th Street the beach is buttressed by bulkheads, with the most recent timber bulkhead and stone revetment installed after the March 1962 storm. Eleven (11) stone jetties have been constructed from the northern end of the island south to 9th Street. Ocean City has extensive perpendicular access to the ocean and beach from well-maintained and signed beach access paths at almost every street end.

The Boardwalk

The Ocean City boardwalk is one of the most recognizable landmarks in the resort. It is 2.5-mile long and runs north from 23rd Street to St. James Place, with mile markers for people who are exercising. The boardwalk was first built in 1880 from the Second Street wharf to Fourth Street and West Avenue. Following second catastrophic fires in 1893 and 1927, the boardwalk and its businesses were rebuilt 300 feet closer to the ocean on concrete pilings, with parking created for cars in the space where the buildings and

boardwalk once stood. The Ocean City Music Pier partially opened one year later, with work completed in time for the 1929 season.

Today, there are bike and surrey rentals available along many boardwalk cross streets, but bikes and surreys can only be ridden on the boardwalk before noon during the summer. Attractions along the boardwalk include two family amusement parks with rides and games, an arcade, the Music Pier, a water park and various themed miniature golf courses. The Ocean City boardwalk has a wide variety of dining options, from sit-down restaurants to funnel cake. The boardwalk is 100 percent smoke-free.

Bicycles are permitted on the boardwalk between 5 AM and 12 Noon. Motorized bicycles, skateboards, roller skates, roller blades, and mopeds are not permitted on the boardwalk at any time. The boardwalk offers visual access to the beach and ocean for visitors who, for whatever reason, choose to not physically access the beach. Convenience stations, first aid, beach patrol facilities and pavilions are located at convenient intervals along the Boardwalk and beach as described herein.

Beaches

Through a cooperative agreement between Ocean City and the Army Corps of Engineers, completion of beach nourishment projects in 2020 has provided the island with protective dunes and healthy beaches along the entire oceanfront. The Great Lakes Dredge and Dock Company completed work at the southern end of Ocean City in January 2020 to rebuild beaches and dunes across approximately 1.5 miles of Ocean City's southernmost beaches. The north end project, completed in September 2020, rebuilt beaches between the terminal groin at Seaview Road and 13th Street.

These shore protection projects are part of a 50-year agreement that calls for a three-year cycle of re-nourishment wherein the federal government pays 65 percent, the state 35 percent (with the municipality bearing 25 percent of the state's cost). Ocean City maintains public access for activities, such as fishing, swimming, passive recreation, in the same manner and by the same number of people for the duration of these projects as stipulated by N.J.A.C. 7:7-16.9(o) via the perpetual easements recorded in the respective State Aid Agreements. Easements for the North End Project are included as Appendix 3. Easements for the South End are in Appendix 4.

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Ocean City Department of Public Works manages and maintains the beach and dune system in accord with the adopted “City of Ocean City Beach Management Plan” (January 2016). This includes daily beach raking (seasonal), trash and recycle containers.

Summer Season Guarded Beaches

Ocean City provides lifeguards at 42 beach locations generally starting before the last week in June until Labor Day. The lifeguards are overseen by the city’s Beach Patrol. Beaches will be guarded from 10 a.m. to 5:30 p.m. weekends and holidays, and from 10 a.m. to 5 p.m. on weekdays. There is handicap access to the beaches at twenty locations: 1st, 6th, 8th, 9th, 12th, 14th, 26th, 29th, 34th, 36th, 40th, 43rd, 46th, 50th, 51st, 52nd, 53rd, 55th, 57th and 59th Streets. Fully guarded beaches during the summer season are listed below.

Seaspray Road	9 th Street	32 nd Street
Surf Road	10 th Street	34 th Street
North Street	11 th Street	36 th Street
Stenton Place	12 th Street	39 th Street
St. Charles Place	14 th Street	42 nd Street
Delancey Place	15 th Street	44 th Street
Brighton Place	18 th Street	50 th Street
Pennlyn Place	22 nd Street	53 rd Street
5 th Street	26 th Street	55 th Street
7 th Street (Surfing Beach)	30 th Street	58 th Street
8 th Street		

Pre- and Post-Season Guarded Beaches

Ocean City provides guarded beaches during the off-season (prior to the end of June at the end of the season), limited to the following:

St. Charles Place	9 th Street	14 th Street	44 th Street
Brighton Place	11 th Street	26 th Street	
8 th Street	12 th Street	34 th Street	

Beaches at the north end of the island and adjacent to Great Egg Harbor Inlet are accessible to the public; however, they are unprotected (no lifeguards).

First Aid Stations

The Ocean City Beach Patrol divides the beach into zones from north to south. Each zone has a first aid station at the zone headquarters. These first aid stations are located at 1st Street, 12th Street, 34th Street and 59th Street.

Restrooms

Public restrooms are located at: 1st Street, 6th Street, Music Pier, 12th Street, 34th Street Playground, 58th Street Beach. All bathrooms are handicapped accessible. Family bathrooms are located at 1st, 6th and 12th Streets. Restroom hours may be adjusted, if necessary, due to weather events and/or the number of visitors. During extreme weather events restrooms may be temporarily closed. During peak summer season, portable toilets are available at the Tennessee Avenue boat ramp and the Bay Avenue Marina. The maps in Appendix 1 provide additional details regarding restroom locations, hours and facilities.

Beach Tags

In order to pay for services that keep Ocean City beaches safe, clean and a fun place for all to visit and relax, Ocean City requires beachgoers to have beach tags. The beach fee program was approved by the residents of Ocean City in 1976 and has continued since that time to help offset all the costs associated with protecting the public and maintaining the beach. Beach Tags are required for all beachgoers, ages 12 and older, and are in effect from June 1, 2024 through September 2 2024.

Seasonal beach tags for summer 2024 will go on sale starting Saturday, November 18, 2023. A discounted \$30 price will remain in effect through May 31, 2024. On June 1, the price increases to \$35. Pricing on Weekly, Daily and Military Beach Tags will be available at a later date.

Free seasonal tags are available to veterans and active military members. Active military members, spouses and immediate children up to age 23 also are eligible to receive free tags. The veteran/military tags are available at: City Hall, the Route 52 Welcome Center, the 34th Street Information Center, the 46th Street Information Center and the Music Pier Welcome Center.

Beach tags may be purchased in-person at the following locations:

- City Hall (9th & Asbury), Mon-Fri 9-5; Sat-Sun, 10-5 (winter hours)
- Rt. 52 Welcome Center, Mon-Fri 9-4; Sat 9-4; Sun 9-2 (winter hours)
- Henry Knight Building (12th & Haven), Mon-Fri 9-4 (no holidays)
- Aquatic & Fitness Ctr (17th & Simpson), Mon-Fri 5 am-9; Sat 7-6; Sun 9-6
- 46th St Welcome Center (4500 block of West Avenue; by fire station), 9-4; closed Tuesdays

Beach tags may also be purchased on-line and by mail at www.ocnj.us/beachtags.

Handicap Access

As depicted on the “Ocean City Public Access Map,” the city provides public access facilities that are compliant with the Americans with Disabilities Act of 1990.

- Handicap beach access from street ends: hard packed gravel paths from the street to the beach
- Handicap boardwalk access: ramps to the boardwalk
- Handicap beach access from the boardwalk: ramps from the boardwalk to the beach

According to the Capital Plan (2021-2025) the city will spend \$170,000 to create ADA-compliant beach paths and \$400,000 for beach mats – see Table 1. Specific locations for these future improvements will be determined based on documented need, proximity of existing accessible locations, physical constraints and other factors.

Beach mats are in place to improve access to oceanfront beaches at the following locations: Wesley Road, Seacrest Road, Seacliff Road, Seaview Road, Seaspray/Waverly Road, Surf Road, Beach Road, Morningside Road, Gardens Road, Stenton Place, St. James Place, 1st Street, St. Charles Place, mid-block alley, 2nd Street, Pennlyn Place, Delancy Place, 3rd Street, Park Place, 4th Street, Brighton Place, 5th Street, 6th Street, 7th Street, Plymouth Place, Promenade, 8th Street, Music Pier, Moorlyn Terrace, mid-block Moorlyn/8th, 9th Street, mid-block 9th/10th Streets, 10th Street, mid-block 10th/11th Streets, 11th Street, mid-block 11th/12th Streets, 12th Street, mid-block 12th/13th Streets, 13th Street, mid-block 13th/14th Streets, 14th Street, Sun Aqua, 15th Street, Chelsea Place, 16th – 47th Streets, St. David’s Place, Merion Place, 48th – 57th Streets, 58th Street Pavilion, 59th Street

Life Guard Station, 59th Street Parking Lot, 60th Street. Beach mat locations are shown on the map in Appendix 1.

Surf Chair Program

The City offers a beach-accessible wheelchair (surf chair) service for mobility-limited individuals of all ages. Surf chairs provide an opportunity for everyone to enjoy the surf and sand on Ocean City beaches, and are available at the following life guard stations: 1st Street, 12th Street, 34th Street, 59th Street, and the 46th Street Info Center.

The OCBP locations are located directly on the beach and chairs are available on a first-come, first-serve basis. All of those beaches have beach mats and are considered ADA accessible. This program operates a pick up/delivery service out of the 46th Street Info Center where chairs are requested and picked up or delivered to beach locations and private residences. Surf chair service is available from 9:00 am. to 5:00 pm, year-round.

ADA-compliant parking and accessibility exists at the 46th Street Info Center and at beach access points where the chairs are utilized.

Although reservations are not required, they are strongly recommend during peak season via phone (609-554-0352). Additional information can be found here: <https://www.ocnj.us/summer-recreation-programs#faq28698entry>.

Driving on the Beach

Section 18-5 of the City Code contains regulations for motor vehicles on the beach. Permits may be issued by the city's Chief of Police authorizing persons to operate motor vehicles on certain beaches. Such vehicles must be able to transmit power to four (4) wheels and shall not have dual wheels. The operation of motor vehicles on the beaches of the city shall only be permitted during the period from September 15 of any year to May 15 of the following year. During the period of time from September 15 to September 30 and May 1 through May 15, vehicles shall not be permitted on the beach between 10:00 a.m. and 5:00 p.m. When authorized to be on the beaches as specified herein, vehicles shall only be permitted between Seaview Road, within one hundred (100') feet of the terminal (northernmost) stone jetty or groin; Surf Road and North Street; and 23rd Street and 59th Street, with the following exceptions:

- a. Vehicles shall be permitted for special occasions (such as municipally sponsored fishing tournaments for which specific permission is granted) and for providing assistance in emergencies threatening life or property.

- b. Vehicles are prohibited on any sand dunes or any vegetation within the City. Additionally, no vehicle shall be operated within twenty-five (25') feet of the toe of any dune.
- c. Vehicles are not permitted from March 15th through September 30th.
 1. In the area from the Longport Bridge to the terminal (northernmost) stone jetty or groin.
 2. In the area between 23rd Street and 34th Street.

According to the 2016 Ocean City Beach Management Plan (BMP), the City may continue to allow recreational vehicles on the City's Recreational Zone beaches, with the exception of the Plant Protection Strip, from September 15 through May 15 for the sole purpose of surf fishing (Ordinance 18-5.5). Recreational vehicles will be allowed in the Precautionary Zone outside of the Plant Protection Strip from September 15 through March 14. Recreational vehicles will be prohibited from driving in the Protected Zone outside of the Plant Protection Strip year-round. In all beach zones, recreational vehicles will be prohibited from driving in Plant Protection Strips year-round.

It is recommended that Section 18-5 of the City Code be revised to resolve an inconsistency between the existing regulations and the BMP regarding vehicles driving in the Plant Protection Zone year-round.

Vehicular access to the beach is provided at only the following locations: Morningside Road, 23rd Street, 29th Street, 34th Street, 57th Street, 59th Street.

Surfing and Surf Fishing

For guarded surfing, there are three options: 7th Street, 16th Street and Waverly Beach. You can surf on all other beaches when lifeguards are off duty. Surf fishing is allowed on the ocean beaches but is at the discretion of the beach patrol for bathers' safety.



Vehicle Access at Morningside Road



Boardwalk to Beach Access

Endangered Beach-nesting Birds

Three beach-nesting bird species have made their nests on the replenished beaches since 1993. They are the New Jersey Endangered piping plover and least tern and the New Jersey Threatened black skimmer. The population sizes wax and wane, but all are located and protected by the NJDEP Endangered and Non-Game Species Program. The rope fences and signs on the beaches in the north inlet and from 15th to 30th Streets are now familiar sights to tourists. During the nesting season, from mid-April to August, the piping plovers and least terns present a challenge to the beach users, but the beach management practices needed to protect the species have become routine for the Ocean City Public Works department.

Public Parking

Ocean City maintains metered on-street parking spaces on all municipal streets and within parking lots in close proximity to its shoreline that enhance public access opportunities. Municipal parking lots are located at the following locations and shown on the maps in Appendix 1.

- Adjacent to the Ocean City-Longport Bridge (27 spaces)
- Between 5th and 6th Streets (240 spaces)
- 6th Street and Atlantic Avenue (126 spaces)
- 7th Street and Central Avenue (77 spaces)
- 8th Street and Boardwalk – north side (86 spaces)
- 8th Street and Boardwalk – south side (73 spaces)
- 9th Street and Boardwalk – north side (149 spaces)

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- 9th Street and Boardwalk – south side (137 spaces)
- 9th Street and Central Avenue (49 spaces)
- 9th Street at Transportation Center (94 spaces)
- 9th Street and Asbury Avenue (17 spaces)
- 12th Street and Asbury Avenue (19 spaces)
- 14th Street and Ocean Avenue (42 spaces)
- Atlantic Avenue between 9th and Moorlyn Terrace (92 spaces)
- Moorlyn Terrace at the Boardwalk (60 spaces)
- At Tennessee Avenue boat ramp (41 spaces)
- At 59th and Central (59 spaces)

Bike Racks

Ocean City maintains approximately fifty (50) bike racks at locations that provide access to the ocean and bayfront shorelines. The locations of these bike racks are identified in Appendix 2.

Hobie Cats, Paddleboards and Kayaks

To safely accommodate Hobie Cat sailboats, paddleboard and kayaks, the city has identified staging areas along the beachfront at Seaspray, Morningside, 23rd, 29th and 42nd and 59th Streets. These watercraft may be launched along the beachfront, and at various locations on the bayside including Tennessee Avenue, 34th Street, 52nd Street and Bayside Center.

Boat Launches

Public launches for trailered boats are located at the following locations:

- Tennessee Avenue between 22nd and 23rd Streets - trailered boats.
- Corson’s Inlet State Park – According to the NJDEP website, Corson's Inlet State Park recreational facilities are partially accessible to persons with disabilities. Visitors should contact the park office for further information regarding disability access needs. The boat ramp is open 24 hours a day, seven days a week, year-round, and there is ramp access for people with disabilities.



Tennessee Avenue Boat Launch and Parking Lot

Pavilions



8th Street Pavilion

The city maintains public pavilions at several locations adjacent to the beachfront including 11th Street, 17th Street, 20th Street, and 58th Street. Five new pavilions have recently been completed adjacent to the Boardwalk between 6th and 10th Streets. These pavilions are popular with visitors and provide protected seating areas to view the ocean, boardwalk and dune environment.

Bayfront and Harbors

The bayfront, including a number of manmade lagoons in both private and public ownership is bulkheaded from the north end of the island to 36th Street. The bayside of the island consists of coastal tidal wetlands cut by numerous creeks and channels. A total

of 1,210 acres of this coastal wetlands area, including the bay islands, are owned by the City of Ocean City. Several hundred more acres are owned by the State of New Jersey, and the remainder is in private hands.

The Intracoastal Waterway extends the length of the island and is maintained through dredging by the Army Corps of Engineers. The City of Ocean City and waterfront property owners are responsible for maintaining/dredging bayside lagoons and harbors.

Development along the bayfront and lagoons is primarily residential. Public marina and/or boat launch facilities are located on Bay Avenue at 2nd Street and 5th Street; Tennessee Avenue, and 34th Street. Commercial marinas and water sports businesses are on Bay Avenue between 2nd and 4th Street, and at 10th Street and Palen Avenue. Many bayfront and lagoon-front property owners have boat slips and docks.

Publicly owned bay front access includes:

- Marina and Waterfront Park (at Bay Avenue and 2nd Street) open 24/7.
- Bayside Center (520 Bay Avenue)
- Tennessee Avenue boat launch and parking lot open 24/7. Seasonal and daily pass fees apply
- 34th Street kayak and paddleboard launch, and fishing pier; no other facilities available.
- The Ocean City Visitors Center scenic overlook, fishing piers, parking lots and a 10-foot-wide pedestrian walkway and bike path on the Route 52 causeway
- Route 52 provides fishing access and associated amenities, including parking that accommodates nighttime fishing for a reasonable duration of time, to the maximum extent practicable on or adjacent to tidal waterways and their shores in accord with NJAC 7:7-16.9(d)1.

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Access to Great Egg Harbor Inlet

The marina and waterfront park on Bay Avenue at 2nd Street is municipally-owned and operated. There are no boat slip rentals at this site. In addition to the waterfront park and marina, public access to the back bay waters and lagoons exists at numerous street ends, although many street ends provide visual access only. Additionally, several street ends have small timber piers attached to the bulkhead that provide enhanced access for nature viewing, fishing and crabbing. There are no amenities at these street-end locations.



Waterfront Park and Marina



Bayside Street End

Beaches on the western side of the island are limited to the area from the Ocean City – Longport Bridge to Cardiff Road. Although signed public access exists, these beaches generally lack the facilities found on the oceanside and are unprotected (no lifeguards). In addition, there are multiple street ends along the bayside, including public piers at the

marina and waterfront Park and Bayside Center, that offer visual and limited physical access to the bayside shoreline.

All bay shoreline access points are open for public fishing. However, there are no seasonal or hourly restrictions, or amenities to support fishing at these locations. A gravel road at 52nd Street provides access across the marsh to the navigable waters of Crook Horn Creek. This is a popular area for fishing and launching kayaks, however, there are no amenities at this location.

Bayside Center



The Bayside Center at 520 Bay Avenue is an activities and education facility operated by the City of Ocean City that is dedicated to the environmental and cultural aspects of Ocean City's bayfront along the Great Egg Harbor Bay. Located on the grounds of an historical home on the bay, the Bayside Center is a perfect location

to learn about the South Jersey seashore environment through an array of exhibits, displays, and information or to simply enjoy the bay for its views, wildlife, or water recreation.

The property was purchased by the county in 1995 through the New Jersey Open Space and Farmland Preservation Program. The name Bayside Center was given and the property had capital improvements including elevation for flood proofing, a new bulkhead, new railings and painting of the exterior. The City of Ocean City holds a 25-year lease on the Bayside Center. The property is open to visitors in the summer months from the last Saturday in June until Labor Day from 10:00 am until 4:00 pm.

The Bayside Center boat ramp provides public access, but only for kayaks and paddleboards. The boat ramp is primarily used by the Ocean City Sailing Foundation to launch small skiffs, and by the Ocean City Fire Department for emergency water access. Trailered boats and jet skis are unable to access this boat ramp. Portable toilets are on-site seasonally.

[Corson's Inlet State Park](#)

Corson's Inlet State Park at the southern tip of Ocean City is a quiet, undeveloped state park with acres of wild dunes, a beautiful cove lagoon and beachfront access. The 341-acre site was established in 1969 to help protect and preserve one of the last undeveloped

tracts of land along the state's oceanfront. The area's natural habitats are rich in the diversity of its wildlife with primary and secondary sand dune systems, shoreline overwash, marine estuaries and upland areas in which hundreds of wildlife species live and breed. The park offers outstanding scenic beauty and endless opportunities for observing a multitude of migratory and residential wildlife species.

Corson's Inlet is extremely popular for hiking, fishing, crabbing, boating and sunbathing. Facilities and activities include boat ramp, hiking trails, interpretive tours, saltwater fishing and crabbing. There's also a mobile sport fishing program, NJ Coastal Heritage Trail, point-of-interest site, catamaran boat storage plus overlook/viewing points, canoeing/kayaking, boating/boat launch, fishing, hiking and nature trails. Guided walking tours are offered Tuesdays, Wednesdays, and Thursdays in July and August.

Limitations to Public Access

Public access to the edge of tidally flowed waters in Ocean City may be restricted both in part (seasonally or hourly) or in full, where in the judgment of municipal officials, use will create conditions that may be reasonably expected to endanger the health or safety of the public or environment or create a significant security vulnerability, consistent with state and federal law. Public access to the edge of Ocean City's tidally flowed waters may be prohibited in locations where it is inconsistent with federal law or where it is not practicable based on the risk of injury from hazardous operations or substantial permanent obstructions, and no measures can be taken to avert these risks.

As documented herein, Ocean City provides extensive beach access via its many maintained beach access paths, ramps, stairs and boardwalk. It is recognized that it would be very difficult to develop additional beach access paths due to a number of significant constraints including the following:

- New paths could lead directly into a "Precautionary Zone" or "Protected Zone" as designated in the city's Beach Management Plan (BMP) and thus have a negative impact on a recognized threatened and endangered species habitat, which is prohibited in the NJ Coastal Zone Management Rules.
- The dunes and wetlands (or wetland buffers) would be cleared of vegetation and filled. The impacts to the dune and wetlands would require a CAFRA and Freshwater Wetlands individual permit requiring the applicant to demonstrate that there is no practicable alternative to constructing the access through a threatened and endangered species habitat.
- It may be difficult to persuade the NJDEP of the need for additional access since there are existing pathways in close proximity.
- The BMP discourages any new access paths within the "Protected Zones".

As documented herein, numerous street ends provide visual access along the back bay. Public docks providing access for nature viewing, fishing, crabbing, and launch facilities for boats, kayaks and canoes are limited to three locations. The lack of off-street parking necessary to support additional watercraft launch locations on the back bay is a significant impediment to further development of these facilities.

Access to public restrooms immediately adjacent to its shoreline is particularly limited on the bayfront. Public restrooms are maintained by the city at seven (7) locations adjacent to the Atlantic Ocean beachfront. The addition of new public restroom facilities adjacent to the shoreline is generally limited by the availability of sufficient public land.

Community Needs Assessment

Proposed Access and Improvements

As described in Appendix 2, Ocean City is fortunate to have 102 public access locations to the Atlantic Ocean, bayfront and lagoons for both its year-round residents and visitors. Nonetheless, the city via various departments and public input continuously evaluates the condition of existing public access and the need for potential improvements. As a result, the 2021-2025 Capital Improvement Plan identifies additional amenities and improvements to public access which documents the city's response to community needs. As demonstrated by the number and variety of access available and the on-going capital commitments, it is clear that Ocean City is strongly committed to providing all reasonable and safe public access to individuals of all ages and abilities.

The "*Implementation Strategy*" chapter of this plan describes the city's commitment to public access improvements. The *Capital Improvement Plan (2021-2025)*, includes a \$672,000 city-wide signage program that includes new signs at trailhead locations to aid public access.

Implementation Strategy

As documented herein, Ocean City has developed and maintains 102 public access points to the Atlantic Ocean, bayside waters and lagoons for its residents and visitors. The city has long realized the value of its natural assets and is committed to improve and maintain its existing public access points and amenities along its waterfront areas.

Maintain Beaches and Public Access - The number one priority of the city is maintaining the beaches for the public safety of the residents and visitors. Ocean City, the USACE and the NJDEP are committed to a fifty-year beach replenishment agreement to maintain the city's beaches. This program consists of periodic beach nourishment and monitoring which provides ecosystem restoration, hurricane and coastal storm damage reduction. Ongoing maintenance and cleaning of the beaches is done by the city's Public Works Department in accord with the "City of Ocean City Beach Management Plan." The city also commits to providing seasonal lifeguards on designated beaches to enhance public safety.

By virtue of this "Municipal Public Access Plan," Ocean City will continue to maintain, enhance, and create public opportunities for access to tidal waters and their shores, on a non-discriminatory basis, for recreation and commerce, and maintain all current public access to and along the edge of waters flowed by the tide.

Preserve Existing Public Access - Except for the Tennessee Avenue Boat Ramp and 2nd Street Marina, all of the public access points described in this MPAP are within the public rights-of-way owned by the city. The Tennessee Avenue Boat Ramp and 2nd Street Marina are listed in the City's Recreation and Open Space Inventory (ROSI).

Public ownership of waterfront land facilitates preservation of public access in accordance with the Public Access Rule at N.J.A.C. 7:7-16.9 and this MPAP. Parcels not listed on the ROSI will be permanently preserved for public activities such as fishing, swimming, and passive recreation as described at N.J.A.C. 7:7-16.9 via the 'Deed of Dedication and Perpetual Public Access Easement' (Appendix 7).

The city's Public Works Department will continue maintenance of all beach access in accord with their established schedule and "City of Ocean City Beach Management Plan". Twice a year, spring and fall, volunteers working under Clean Communities Adopt a Beach program, clean and document items found on the city's beaches.

The current inventory of access sites provides sufficient opportunities for public access to the city's waterfront. Future planning and priorities regarding access will focus on improvements to existing facilities including infrastructure to related to ADA accessibility and restrooms. On an on-going basis, the city will continue to:

- Analyze potential new locations for portable and permanent restroom facilities.

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- Manage and maintain all existing access facilities to provide optimum conditions for bathing, fishing, surfing and observation while protecting sensitive environments.
- Maintain the beach and dune system in accord with the “Beach Management Plan.”
- Identify opportunities to create new, and/or upgrade existing access to be ADA-compliant.
- Enhance bayfront access for passive recreation such as nature viewing, and/or fishing and crabbing, including improvements to existing waterfront street ends.

The city’s administrative and management functions serve to address the plan implementation requirements contained in N.J.A.C. 7:7-16.9(e)5ii. Table 1 describes a number of capital projects planned through 2028 to improve and maintain public access opportunities and amenities in the city’s waterfront areas. The city intends to utilize their operating budget and capital plan to fund public access improvements described in this plan. Any kind of maintenance and upkeep are funded via the operating budget. Capital items would include purchasing ADA-compliant beach mats and installing wheelchair dedicated areas on the beach, as well as any renovations or construction of permanent restroom facilities.

This Public Access Plan does not include requirements for certain types of development set forth at N.J.A.C. 7:7-16.9(f) 1 through 8. The city will, however, assist applicants required to provide public access to determine whether their projects comply with the relevant aspects of N.J.A.C. 7:7-16.9(f). The city contact for this assistance is Vince Bekier (609)399-6111, vbekier@ocnj.us.

Table 1
Ocean City Capital Plan (2024-2028)

Category	2024	2025	2026	2027	2028	Category Total
Beach & Bay						
Dredging	\$2,000,000	\$3,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$7,500,000
Beach Paths & Mats	\$80,000	\$80,000	\$80,000	\$80,000	-	\$170,000
Dune Fence	\$50,000	\$50,000	\$50,000	\$50,000	-	\$105,000
Beachfill	-	\$2,000,000	\$3,000,000	-	-	\$2,000,000
Beach & Bay Totals	\$2,130,000	\$3,130,000	\$5,130,000	\$2,130,000	\$2,000,000	\$14.52M
Boardwalk						
Isolated Replacements	\$5,000,000	\$75,000	\$75,000	\$75,000	\$75,000	\$5,300,000
Boardwalk Total	\$5,000,000	\$75,000	\$75,000	\$75,000	\$75,000	\$5.3M

Source: *Ocean City Capital Improvement Plan (2024-2028)*

Signage - Ocean City is committed to improving beach access signage. Many of the city's existing beach signs, such as the one pictured below, are missing, damaged or defaced.

The city intends to incorporate design elements from the current signs (shown below), and coordinate the ultimate design, content and location of new signs with NJDEP. Per N.J.A.C. 7:7-16.9(e)5viii, a draft sign ordinance for public access areas is included herein as Appendix 9.





ADA Beach Mat Access



Bike Rack and Sand Path

Security and Maintenance

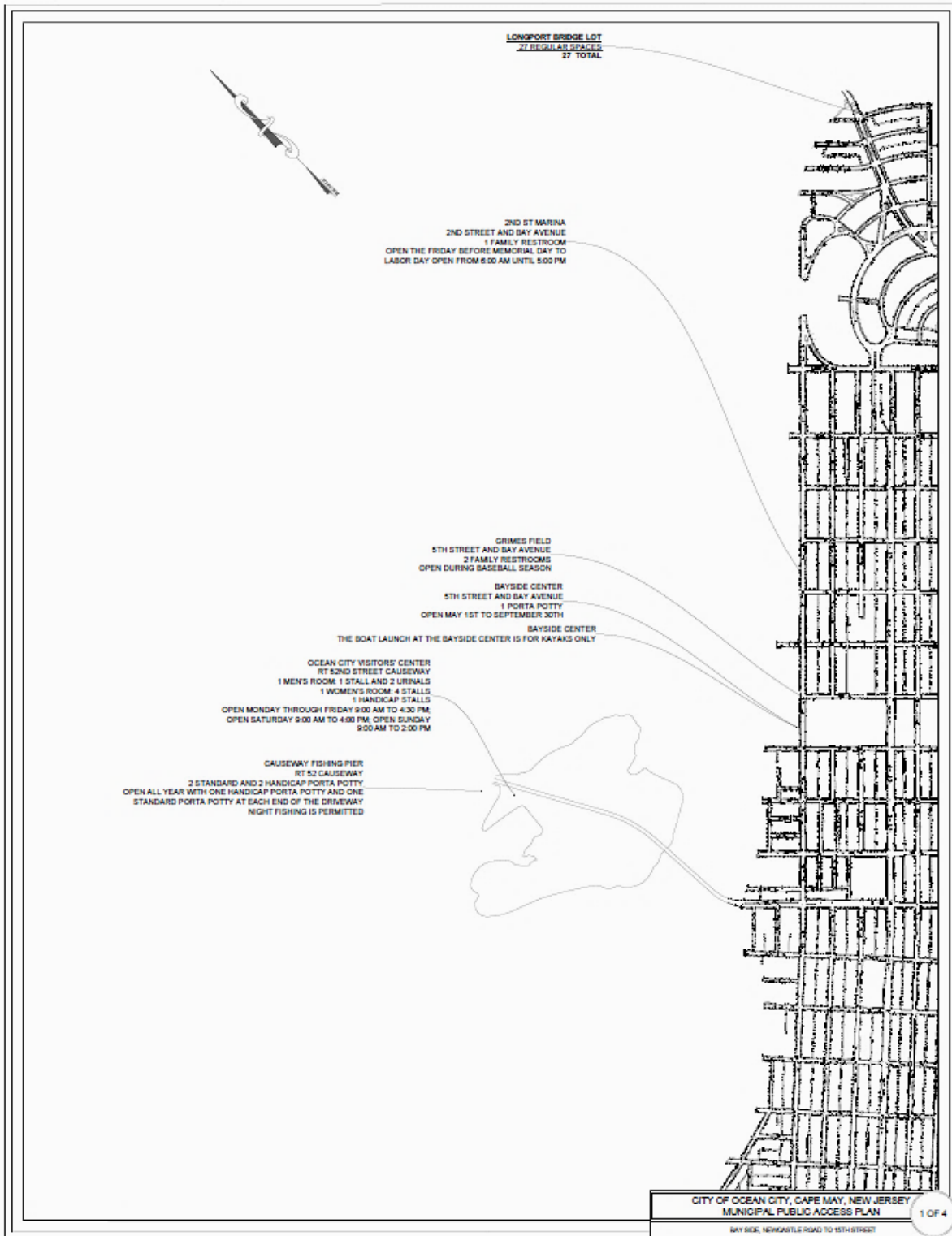
Ocean City's MPAP does not present new or different elements that will change the city's maintenance of public waterfront access, nor does the plan change the city's methods for responding to emergencies or for emergency vehicular access.

Municipal Master Plan Consistency Statement

This MPAP supports many of the goals and objectives described in the Ocean City Master Plan and is deemed to be consistent with the Master Plan Land Use Element and the Open Space and Recreation Element.

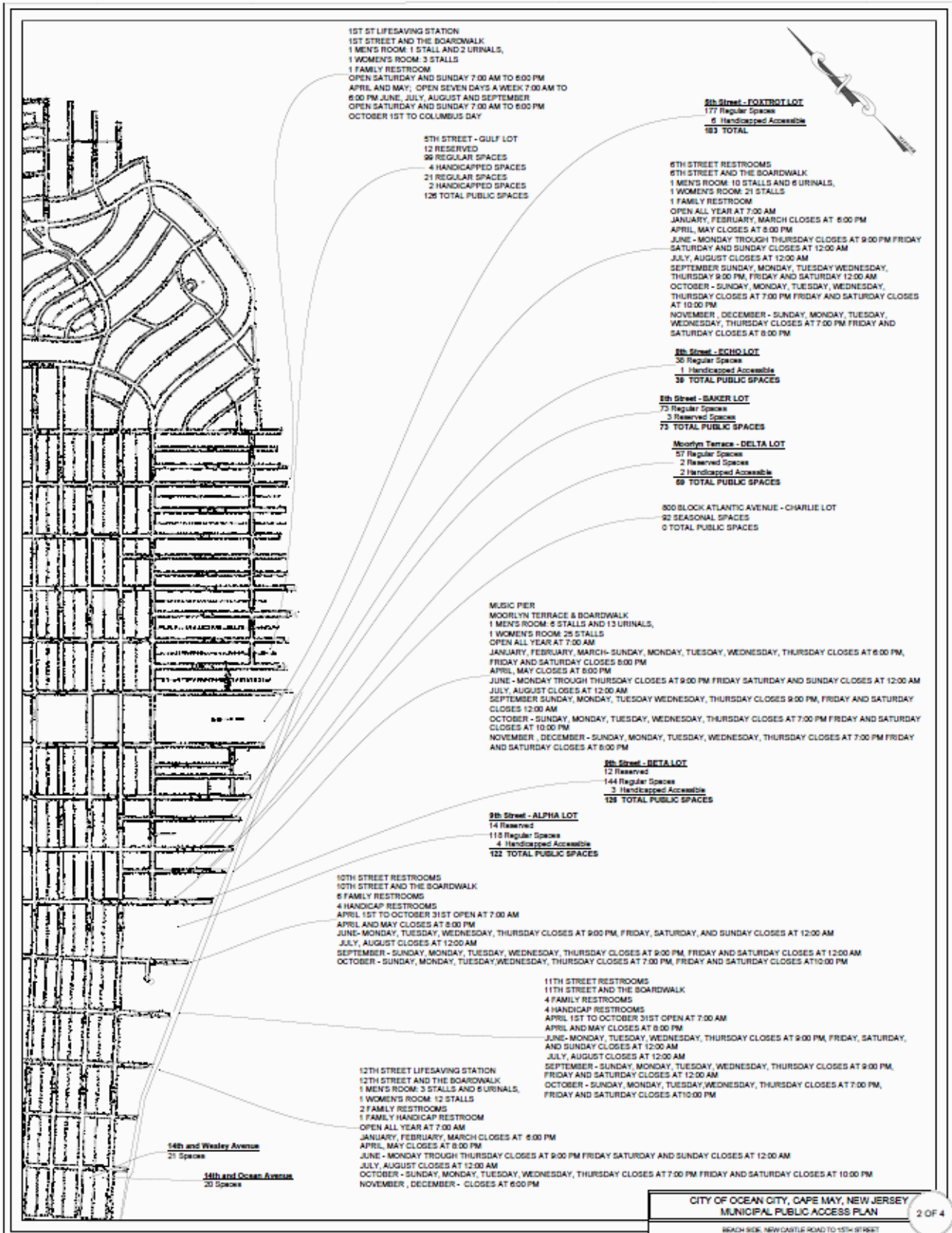
As required by N.J.A.C. 7:7-16.9(e)2, this MPAP shall be reviewed and approved by the Ocean City Planning Board for its consistency with the City Master Plan. Upon approval by the NJDEP, the MPAP shall be incorporated by resolution into the Ocean City Master Plan.

Appendix 1 - Public Access Location Maps¹

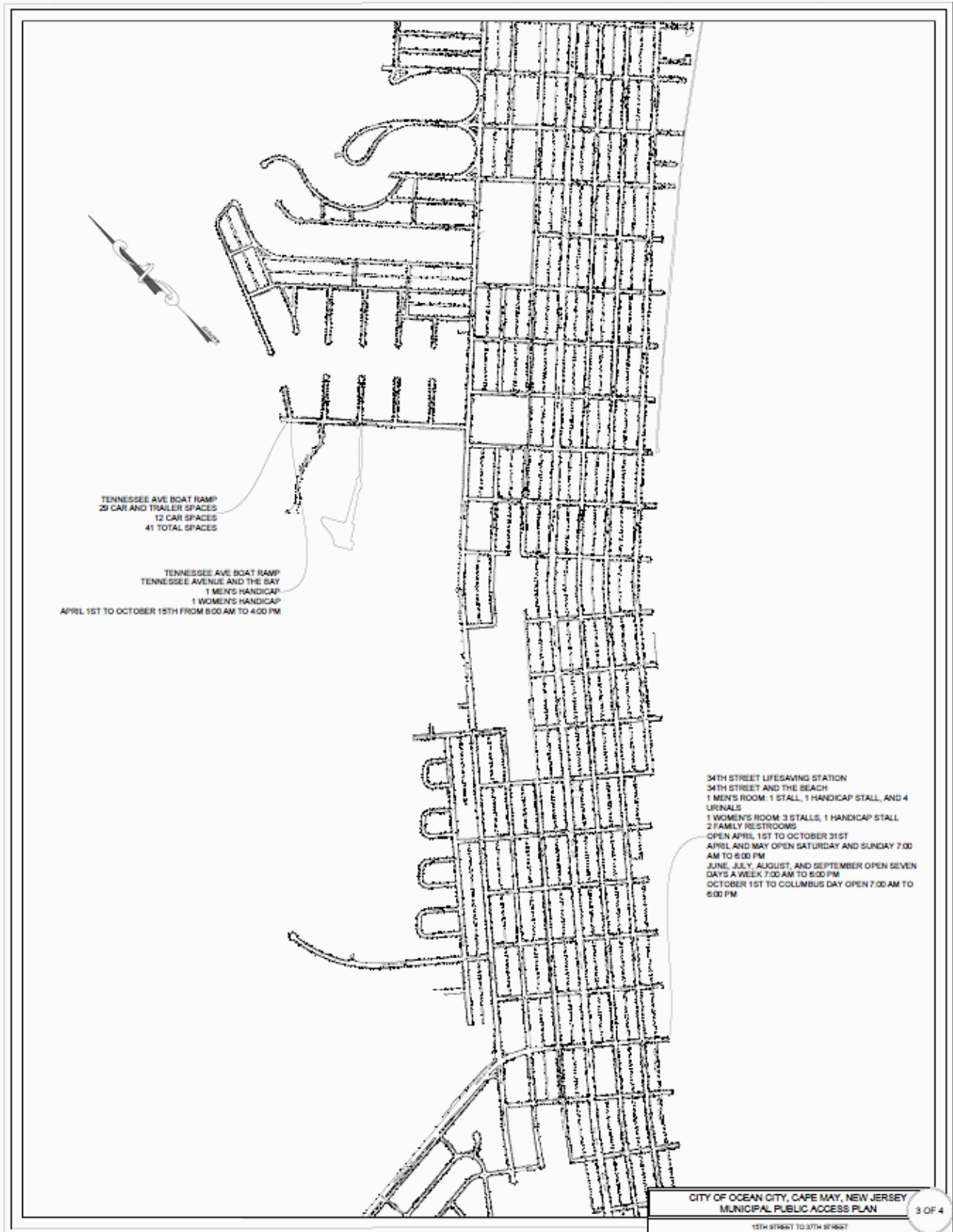


¹ All maps have been prepared in accord with NJAC 7:7-16.9.

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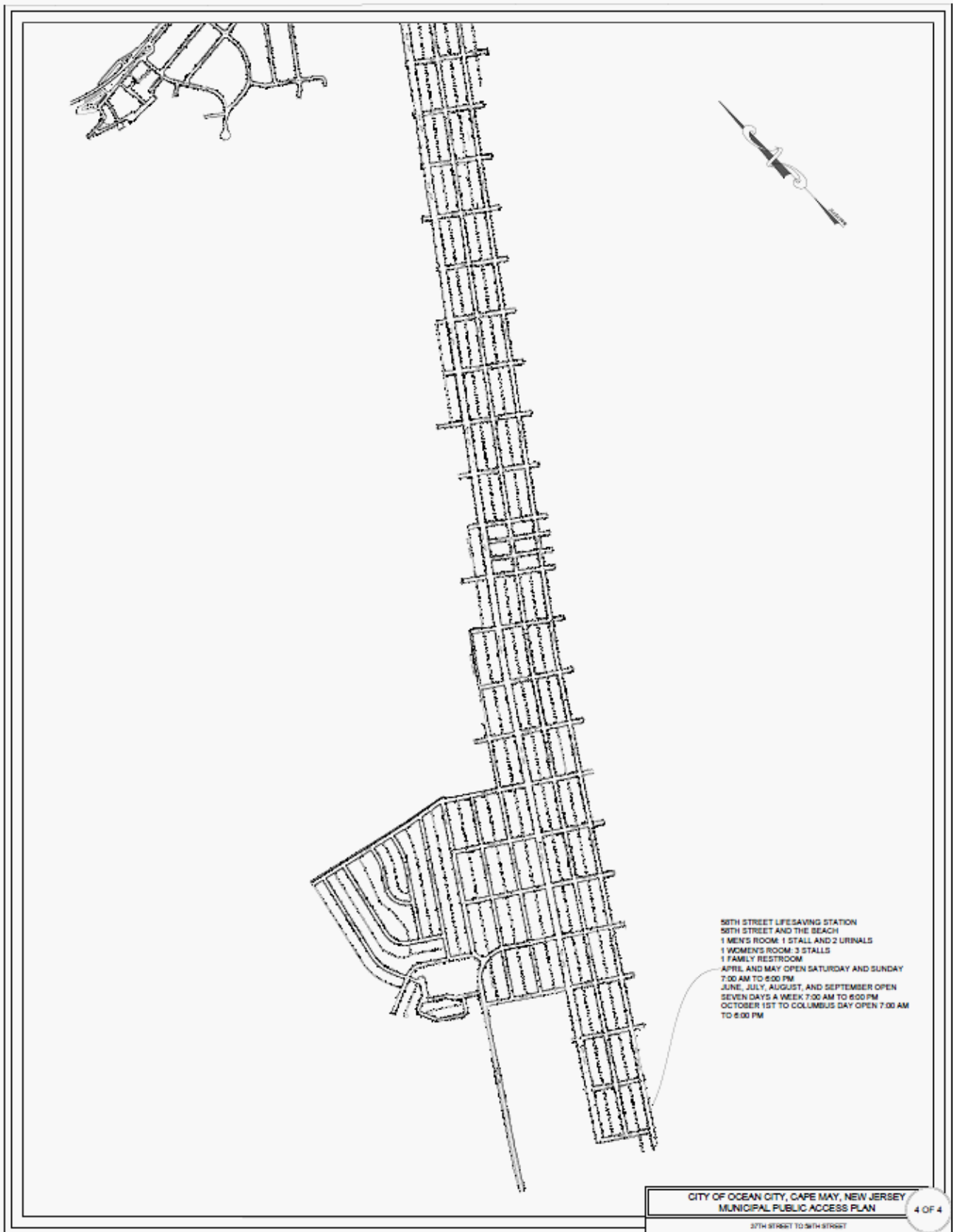


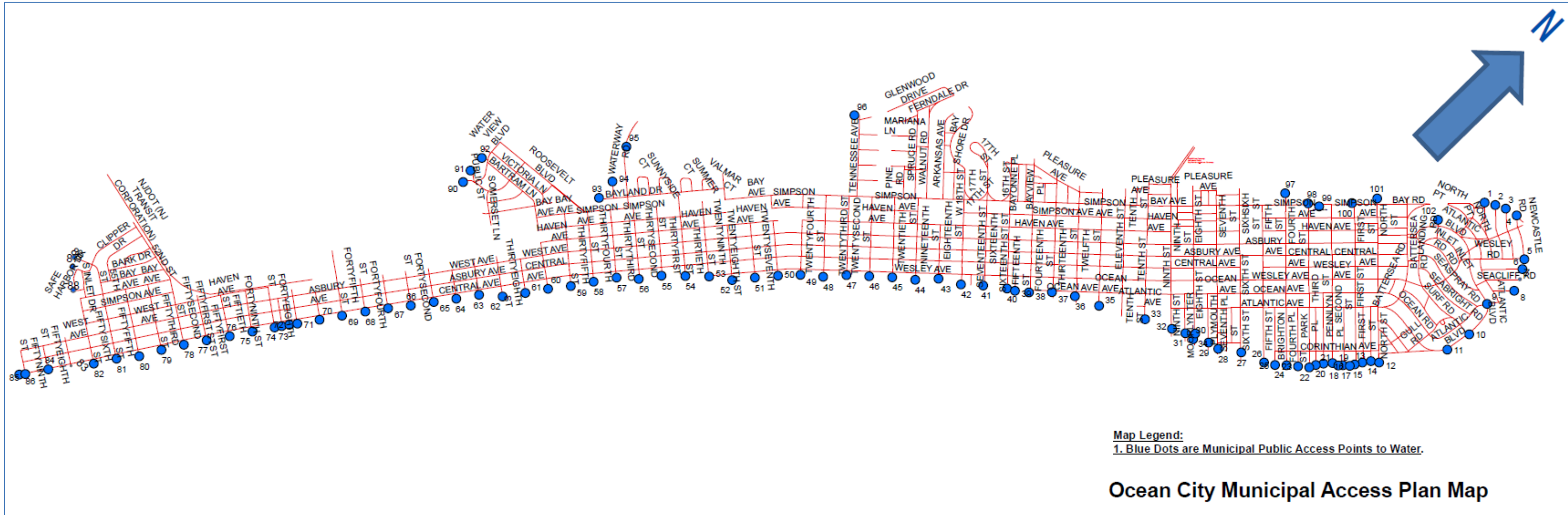
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15TH ST/9627 TO 37TH ST/9627

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Appendix 2 – Table of Public Access Locations and Amenities

Point ID	Street Name	Signage	Parking	Street End	Pier	Boat Launch	Food Drink	Restrooms	Seating	Swimming	Surfing	HC Access	Badge Required	Badge Available	Commercial	Fishing?	Playground	Park	Marina	Comments		
1	End Cardiff Rd																				Boardwalk	Great Egg Harbor Bay access
2	End W Edinburgh Rd			Yes																	Unimproved	Great Egg Harbor Bay access
3	End W Aberdeen Rd			Yes																	Stairs to beach	Great Egg Harbor Bay access
4	End W Newcastle Rd			Yes	No		No	No	No								No	No	No		Sand path to beach	Great Egg Harbor Bay access
5	Wesley/Newcastle																				Sand path to beach	Great Egg Harbor Bay access
6	End Seacrest Rd	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	No		Yes					Sand path to beach	Great Egg Harbor Bay access
7	Seacliff Rd.				No	No	No	No	No	at own risk	Yes	No	Yes	No		Yes	No	No	No		Sand path to beach	
8	End Seaview Rd	No	No	Yes	No		No	No	No	No	Yes	No	Yes	No		Yes					Sand path to beach	Great Egg Harbor Bay access
9	Waverly Blvd/E Seaspray Rd	No	Yes	Yes	No			No	No	Guard	Yes	No	Yes			Yes					Sand path to beach	Atlantic Ocean access
10	E Atlantic Blvd/E Surf Rd	No	Yes	Yes	No		No	No	No	At own risk	Yes	No	Yes	No		Yes					Boarded walkway	Atlantic Ocean access
11	E Atlantic Blvd near Beach Rd.	Yes	Yes	No	No					At own risk	Yes	No	Yes	No		Yes					Stairs to beach	Atlantic Ocean access
12	Beach/End North St	No	Yes	Yes	No	No	Yes	No	No	At own risk	Yes	No	Yes	Undetermined		Yes					Sand path to beach	Atlantic Ocean access
13	Beach/End Stenton Pl	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes	No		Yes					Sand path to beach	Atlantic Ocean access
14	Boardwalk/End St. James Pl	No	Yes	Yes	No	No	No	No	Yes	Guard	Yes	No	Yes	Yes		Yes					Ramp to boardwalk	Boardwalk access
15	End 1st St & Beach																				Ramp to boardwalk	Boardwalk access
16	Alley bet 1st St. & St. Chas																				Sand path to boardwalk	Boardwalk access
17	Boardwalk/End St. Charles Pl																				Stairs to boardwalk	Boardwalk access
18	Boardwalk/End Alley																				Stairs to boardwalk	Boardwalk access
19	Boardwalk/End 2nd St	No	Yes	Yes	No	No	No	No	Yes	Guard	Yes	No	Yes	Yes		Yes					Ramp to boardwalk	Boardwalk access
20	Boardwalk/End Pennlyn Pl	No	Yes	Yes	No	No	No	No	Yes	Guard	Yes	No	Yes	Yes		Yes					Ramp to boardwalk	Boardwalk access
21	Boardwalk/End Delancey Pl																				Ramp to boardwalk	Boardwalk access
22	Boardwalk/End 3rd St																				Ramp to boardwalk	Boardwalk access
23	End Park Pl																				Ramp to boardwalk	Boardwalk access
24	End 4th St & Beach																				Ramp to boardwalk	Boardwalk access
25	Boardwalk/End Brighton Pl	No	Yes	Yes	No	No	No	No	Yes	Guard	Yes	Undetermined	Yes	Yes		Yes					Ramp to boardwalk	Boardwalk access
26	5th St & Boardwalk																				Ramp to boardwalk	Boardwalk access
27	6th St & Boardwalk																				Ramp to boardwalk	Boardwalk access
28	Boardwalk/End 7th St																				Ramp to boardwalk	Boardwalk access
29	Boardwalk/Plymouth Pl																				Ramp to boardwalk	Boardwalk access
30	Boardwalk/End 8th St		Yes																		Stairs to boardwalk	Boardwalk access
31	Boardwalk/Moorlyn Terr.																				Ramp to boardwalk	Boardwalk access
32	Boardwalk/End 9th St																				Ramp to boardwalk	Boardwalk access
33	Boardwalk/End 10th St																				Ramp to boardwalk	Boardwalk access

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34	Boardwalk/End11th St																			Ramp to boardwalk	Boardwalk access
35	Boardwalk/End 12th St	No	Yes	Yes	No	No	Yes	Yes	Yes	Guard	Yes	Undeter- mined	Yes	Yes	No	Yes	No	No	No	Stairs to boardwalk	Boardwalk access
36	Boardwalk/End 13th St																			Ramp to boardwalk	Boardwalk access
37	Boardwalk/End 14th St	No	Yes	Yes	No	No	Yes	No	Yes	Guard	Yes	Yes	Yes	Yes	No	Yes	No	No	No	Ramp to boardwalk	Boardwalk access
38	Boardwalk/End 15th St																			Ramp to boardwalk	Boardwalk access
39	Boardwalk/End Chelsea Pl	No	Yes	Yes	No	No	No	No	Yes	Guard	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to boardwalk	Boardwalk access
40	Boardwalk/End 16th St	No	Yes	Yes	No	No	No	No	Yes	Guard	Yes	No	Yes	Yes	No	Yes	No	No	No	Stairs to boardwalk	Boardwalk access
41	Boardwalk/End 17th St	No	Yes	Yes	No	No	No	No	Yes	Guard	Yes	No	Yes	Yes	No	Yes	No	No	No	Ramp to boardwalk	Boardwalk access
42	Boardwalk/End 18th St	No	Yes	Yes	No	Yes	No	No	Yes	Guard	No	No	Yes	Yes	No	No	No	Yes	No	Ramp to boardwalk	Boardwalk access
43	Boardwalk/End 19th St	No	Yes	Yes	No	Yes	No	No	Yes	Guard	Yes	No	Yes	Yes	No	No	No	No	No	Stairs to boardwalk path	Boardwalk access
44	Boardwalk/End 20th St	No	Yes	Yes	No	No	No	No	Yes	Guard	No	No	Yes		No	Yes	No	No	No	Path to gazebo on boardwalk	Boardwalk access
45	Boardwalk/End 21st St	No	Yes	Yes	No	No	No	No	Yes	At own risk	Yes	No	Yes	No	No	No	No	No	No	Path to boardwalk	Boardwalk access
46	Boardwalk/End 22nd St	No	Yes	Yes	No	No	No	No	No	Guard	No	No	Yes	No	No	Yes	No	No	No	Path to boardwalk	Boardwalk access
47	Boardwalk/End 23rd St	No	Yes	Yes	No	Yes	No	No	No	At own risk	Yes	No	Yes	No	No	Yes	No	No	No	Ramp to boardwalk	Boardwalk access
48	Wesley/End 24th St	No	Yes	Yes	No	No	No	No	Yes	Guard	No	No	Yes	No	No	No	No	No	No	Stairs to beach	Atlantic Ocean access
49	Wesley/End 25th St	Yes	Yes	Yes		No	No	No	Yes	At own risk	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
50	Wesley/End 26th St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes		No	No	No	No	No	Stairs to beach	Atlantic Ocean access
51	Wesley/End 27th St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes		No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
52	Wesley/End 28th St	No	Yes	Yes	No	No	No	No	No	Guard	No	No	Yes	Yes	No	No	No	No	No	Stairs to beach	Atlantic Ocean access
53	Wesley/End 29th St	No	Yes	Yes	No	Yes	No	No	No	Guard	Yes	No	Yes	No	No	Yes	No	No	No	Sand path to beach	Atlantic Ocean access
54	Central/End 30th St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes	No	No	Yes	No	No	No	Sand path to beach	Atlantic Ocean access
55	Central/End 31st St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	No	No	Yes	No	No	No	Sand path to beach	Atlantic Ocean access
56	Central/End 32nd St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes		No	Yes	No	No	No	Sand path to beach	Atlantic Ocean access
57	Central/End 33rd St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	Yes	Yes	Yes	No	No	No	Sand path to beach	Atlantic Ocean access
58	Central/End 34th St	No	Yes	Yes	No	No	Yes		Yes	Guard	Yes	Yes	Yes	Yes	No	Yes	No	No	No	Sand path to beach	Atlantic Ocean access
59	Central/End 35th St	No	Yes	Yes	No	No	No	Undetermi- ned	No	At own risk	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
60	Central/End 36th St	No		Yes	No	No	No	No	No	Guard	Yes	No	Yes	No	No	No	No	No	No	Stairs to beach	Atlantic Ocean access
61	Central/End 37th St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	No	No	No	No	No	No	Stairs to beach	Atlantic Ocean access
62	Central/End 38th St	No	No	Yes	No	No	No	No	No	Guard	Yes	No	Yes	No	No		No	No	No	Stairs to beach	Atlantic Ocean access
63	Central/End 39th St	No	Yes	Yes	No	No	No	No	No	At own risk		No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
64	Central/End 40th St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	No	No	Yes	No	Yes	No	Stairs to beach	Atlantic Ocean access
65	Central/End 41st St	No	Yes	Yes	No	Yes	No	No	No	At own risk	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
66	Central/End 42nd St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
67	Central/End 43rd St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	Undeter- mined	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
68	Central/End 44th St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes	No	Yes	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
69	Central/End 45th St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	Undeter- mined	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access

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70	Central/End 46th St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes	Yes	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
71	Central/End 47th St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
72	Central/End St Davids Pl	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
73	Central/End Merion Pl	No	Yes	Yes	No	Yes	No	No	No	At own risk	Yes	No	Yes	Yes	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
74	Central/End 48th St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
75	Central/End 49th St	No	Yes	Yes	No	No	No	No	No	At own risk	No	No	Yes	Undetermined	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
76	Central/End 50th St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
77	Central/End 51st St	No	Yes	Yes	No	No	No	No	No	At own risk	No	No	Yes	No	No		No	No	No	Stairs to beach	Atlantic Ocean access
78	Central/End 52nd St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	Yes	Yes		No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
79	Central/End 53rd St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
80	Central/End 54th St	No	Yes	Yes	No	No	No	No	No	Guard	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
81	Central/End 55th St	No	Yes	Yes	No	No	Yes	No	No	Guard	Yes	Yes	Yes		No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
82	Central/End 56th St	No	Yes	Yes	No	No	No	No	No	At own risk	Yes	No	Yes	No	No	Yes	No	No	No	Stairs to beach	Atlantic Ocean access
83	57th & Central	No	Yes	Yes	No	No	No	No	NO	at own risk	Yes	No	Yes	No		Yes	No	No	No	Sand path to beach	
84	Central/End 58th St	No	Yes	Yes	No	No	No	No	Yes	Guard	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	Handicapped ramp to public building; ramp to beach	Atlantic Ocean access
85	Between 58th/59th																			Sand path to beach.	Atlantic Ocean access
86	End S Central Ave	No	Yes	No	No	Yes	No	Yes	No	Guard	Yes	No	No	No	No	Yes	No	Yes	No	Sand path to beach	Atlantic Ocean access
87	Safe Harbor Drive	No	Yes	Yes	No	No	No	No	No	No	Yes	No	No	No	No	Yes	No	No	No	Great Egg Harbor Bay	The Bay
88	West 55th Street	No	Yes	Yes	No	No	No	No	No	Yes	Yes	No	No	No	No	Yes	No	No	No	Great Egg Harbor Bay	The Bay
89	West 55th St. & Safe Harbor	No	Yes	Yes	No	No	No	No	No	No	yes	No	No	No	No	yes	No	No	No	Path to Beach	Great Egg Harbor Bay
90	End Waterview Blvd																			Unimproved	Marsh access
91	Waterview Blvd	No	Yes	Yes	No	No	No	No	No	At own risk	No	No	No	No		Yes					
92	End Alder Ln																			Stairs to gated (wood) platform	Peck Bay access
93	Bayland Dr & Waterway																			Unimproved	Marsh access
94	Clubhouse Dr																			Unimproved.	Great Egg Harbor Bay access
95	Waterway Rd & Edgewater Rd																			Unimproved path	Great Egg Harbor Bay access
96	Tennessee Ave. Boat Ramp ²	Yes	Yes	Yes	Yes	Yes						Yes								Public Boat Launch with Parking	Great Egg Harbor Bay access
97	Bay/End 4th St																			Unimproved.	Great Egg Harbor Bay access
98	Bay/End 3 rd St.																			Unimproved.	Great Egg Harbor Bay access
99	2 nd Street Marina ¹	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	No	Yes				Yes	No			Pier, park benches and views	Great Egg Harbor Bay access
100	Bay Ave/End of 1st Street																			Unimproved	Great Egg Harbor Bay access
101	End North St & Bay Ave																			Unimproved	Great Egg Harbor Bay access
102	End Landing Rd																			Walkway to docks	Great Egg Harbor Bay access

² Public access site preserved via Ocean City's NJDEP-approved 2015 Open Space and Recreation Inventory (ROSI).

² Night fishing permitted on Route 52 fishing piers; please see maps in Appendix 1 for locations.

Appendix 3 State Aid Agreement (North End Shore Protection), August 23, 2012

FLAT BEACH EASEMENT REQUIREMENTS

PERPETUAL EASEMENTS WILL BE ACQUIRED FOR:

BLOCK	LOT	DESCRIPTION/REMARKS
70.41	2	PRIVATE-NOT OBTAINED
70.41	3	PRIVATE-NOT OBTAINED
70.99	3.01	PRIVATE-NOT OBTAINED

PERPETUAL EASEMENTS HAVE BEEN ACQUIRED FOR:

BLOCK	LOT	DESCRIPTION/REMARKS
3	12	MUNICIPAL-OBTAINED
70.41	1	MUNICIPAL-OBTAINED
70.41	3.01	PRIVATE-OBTAINED
70.41	4.01	MUNICIPAL-OBTAINED
70.41	5	MUNICIPAL-OBTAINED
70.41	6	MUNICIPAL-OBTAINED
7.041	7.02	MUNICIPAL-OBTAINED
70.42	1	MUNICIPAL-OBTAINED
70.42	2	MUNICIPAL-OBTAINED
70.42	3	MUNICIPAL-OBTAINED
70.43	1	MUNICIPAL-OBTAINED
70.44	8	MUNICIPAL-OBTAINED
70.44	16.03	MUNICIPAL-OBTAINED
70.44	17	PRIVATE-OBTAINED
70.44	17.01	PRIVATE-OBTAINED
70.44	18	PRIVATE-OBTAINED
70.44	18.01	PRIVATE-OBTAINED
70.44	19	MUNICIPAL-OBTAINED
70.44	20	PRIVATE-OBTAINED
70.44	20.01	PRIVATE-OBTAINED
70.44	21	MUNICIPAL-OBTAINED
70.52	3	MUNICIPAL-OBTAINED
70.99	1	MUNICIPAL-OBTAINED
70.99	2	PRIVATE-OBTAINED
70.99	2.01	MUNICIPAL-OBTAINED
70.99	3	MUNICIPAL-OBTAINED
72.01	1	MUNICIPAL-OBTAINED
611.01	1	MUNICIPAL-OBTAINED
611.01	2	MUNICIPAL-OBTAINED
611.01	3	MUNICIPAL-OBTAINED
611.01	4	MUNICIPAL-OBTAINED
611.02	5	MUNICIPAL-OBTAINED
611.02	6	PRIVATE-OBTAINED
611.03	7	MUNICIPAL-OBTAINED
611.04	11	MUNICIPAL-OBTAINED
611.04	12	PRIVATE-OBTAINED

Appendix 4 State Aid Agreement (South End Shore Protection), October 24, 2014

FLAT BEACH PERPETUAL EASEMENTS WILL BE ACQUIRED FOR:			
BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
611.11	100		PRIVATE – OBTAINED
611.11	101		PRIVATE – OBTAINED
611.11	102		PRIVATE – OBTAINED
611.11	103		PRIVATE – OBTAINED
611.11	113		PRIVATE – OBTAINED
611.11	114		PRIVATE – OBTAINED
611.11	115		PRIVATE – OBTAINED
611.11	116	C1	PRIVATE – OBTAINED
611.11	116	C2	PRIVATE – OBTAINED
611.11	116	C3	PRIVATE – OBTAINED
611.11	116	C4	PRIVATE – OBTAINED
611.11	116	C5	PRIVATE – OBTAINED
611.11	116	C6	PRIVATE – OBTAINED
611.11	117	C1	PRIVATE – OBTAINED
611.11	117	C2	PRIVATE – OBTAINED
611.11	117	C3	PRIVATE – OBTAINED
611.11	117	C4	PRIVATE – OBTAINED
611.11	117	C5	PRIVATE – OBTAINED
611.11	117	C6	PRIVATE – OBTAINED
611.11	118		PUBLIC – OBTAINED
611.11	119		PUBLIC – OBTAINED
611.11	120	C3416	PRIVATE – OBTAINED
611.11	120	C3418	PRIVATE – OBTAINED
611.11	121	C3416	PRIVATE – OBTAINED
611.11	121	C3418	PRIVATE – OBTAINED
611.11	122	C1	PRIVATE – OBTAINED
611.11	122	C2	PRIVATE – OBTAINED
611.11	123	C1	PRIVATE – OBTAINED
611.11	123	C2	PRIVATE – OBTAINED
611.11	124	C1	PRIVATE – OBTAINED
611.11	124	C2	PRIVATE – OBTAINED
611.11	125		PRIVATE – OBTAINED
611.11	126		PRIVATE – OBTAINED
611.11	127	C1	PRIVATE – OBTAINED
611.11	127	C2	PRIVATE – OBTAINED
611.11	127	C3	PRIVATE – OBTAINED
611.11	127	C4	PRIVATE – OBTAINED
611.11	127	C5	PRIVATE – OBTAINED
611.11	127	C6	PRIVATE – OBTAINED
611.11	128	C1	PUBLIC – OBTAINED
611.11	128	C2	PUBLIC – OBTAINED
611.11	129	C1	PRIVATE – OBTAINED
611.11	129	C2	PRIVATE – OBTAINED
611.11	130	C3416	PRIVATE – OBTAINED
611.11	130	C3418	PRIVATE – OBTAINED
611.11	131		PUBLIC – OBTAINED
611.11	132	C1	PRIVATE – OBTAINED
611.11	132	C2	PRIVATE – OBTAINED
611.11	133	C1	PRIVATE – OBTAINED
611.11	133	C2	PRIVATE – OBTAINED
611.11	134		PRIVATE – OBTAINED
611.11	135		PRIVATE – OBTAINED
611.11	136		PRIVATE – OBTAINED
611.11	137		PUBLIC – OBTAINED

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BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
611.11	138		PUBLIC - OBTAINED
611.11	139	C3512	PRIVATE - OBTAINED
611.11	139	C3514	PRIVATE - OBTAINED
611.11	140		PUBLIC - OBTAINED
611.11	141		PUBLIC - OBTAINED
611.11	142		PUBLIC - OBTAINED
611.11	143		PUBLIC - OBTAINED
611.11	144		PUBLIC - OBTAINED
611.11	145	C1	PUBLIC - OBTAINED
611.11	145	C2	PUBLIC - OBTAINED
611.11	146	C1	PUBLIC - OBTAINED
611.11	146	C2	PUBLIC - OBTAINED
611.11	147	C3504	PRIVATE - OBTAINED
611.11	147	C3506	PRIVATE - OBTAINED
611.11	148		PRIVATE - OBTAINED
611.11	149	C3512	PRIVATE - OBTAINED
611.11	149	C3514	PRIVATE - OBTAINED
611.11	150		PUBLIC - OBTAINED
611.11	151	C3520	PRIVATE - OBTAINED
611.11	151	C3522	PRIVATE - OBTAINED
611.11	152		PRIVATE - OBTAINED
611.11	153		PRIVATE - OBTAINED
611.11	154	C3532	PRIVATE - OBTAINED
611.11	154	C3534	PRIVATE - OBTAINED
611.11	155		PUBLIC - OBTAINED
611.11	156		PUBLIC - OBTAINED
611.11	157		PUBLIC - OBTAINED
611.11	158		PUBLIC - OBTAINED
611.11	159		PUBLIC - OBTAINED
611.11	160		PUBLIC - OBTAINED
611.11	161		PRIVATE - OBTAINED
611.11	162		PRIVATE - OBTAINED
611.11	163		PUBLIC - OBTAINED
611.11	164		PRIVATE - OBTAINED
611.11	165		PRIVATE - OBTAINED
611.11	166		PRIVATE - OBTAINED
611.11	167		PRIVATE - OBTAINED
611.11	168		PRIVATE - OBTAINED
611.11	169	C1	PRIVATE - OBTAINED
611.11	169	C2	PRIVATE - OBTAINED
611.11	170		PUBLIC - OBTAINED
611.11	171	C1	PRIVATE - OBTAINED
611.11	171	C2	PUBLIC - OBTAINED
611.11	172	C1	PRIVATE - OBTAINED
611.11	172	C2	PRIVATE - OBTAINED
611.11	174	C1	PRIVATE - OBTAINED
611.11	174	C2	PRIVATE - OBTAINED
611.11	175	C1	PRIVATE - OBTAINED
611.11	175	C2	PRIVATE - OBTAINED
611.11	176		PRIVATE - OBTAINED
611.11	177	C1	PRIVATE - OBTAINED
611.11	177	C2	PRIVATE - OBTAINED
611.11	178		PRIVATE - OBTAINED
611.11	179		PRIVATE - OBTAINED
611.11	180		PUBLIC - OBTAINED
611.11	181		PUBLIC - OBTAINED
611.11	182		PUBLIC - OBTAINED
611.11	183		PUBLIC - OBTAINED
611.11	184		PUBLIC - OBTAINED
611.11	185		PUBLIC - OBTAINED
611.11	186		PUBLIC - OBTAINED

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BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
611.11	187		PUBLIC – OBTAINED
611.11	188		PUBLIC – OBTAINED
611.11	189		PRIVATE – OBTAINED
611.11	190		PRIVATE – OBTAINED
611.11	191	C1	PRIVATE – OBTAINED
611.11	191	C2	PRIVATE – OBTAINED
611.11	192	C1	PRIVATE – OBTAINED
611.11	192	C2	PRIVATE – OBTAINED
611.11	193	C3708	PRIVATE – OBTAINED
611.11	193	C3710	PRIVATE – OBTAINED
611.11	194		PRIVATE – OBTAINED
611.11	195		PUBLIC – OBTAINED
611.11	196		PUBLIC – OBTAINED
611.11	197		PRIVATE – OBTAINED
611.11	198	C1	PRIVATE – OBTAINED
611.11	198	C2	PRIVATE – OBTAINED
611.11	199		PRIVATE – OBTAINED (DCA)
611.11	200	C1	PRIVATE – OBTAINED
611.11	200	C2	PRIVATE – OBTAINED
611.11	201	C3736	PRIVATE – OBTAINED
611.11	201	C3738	PRIVATE – OBTAINED
611.11	202	C3736	PRIVATE – OBTAINED
611.11	202	C3738	PRIVATE – OBTAINED
611.11	203		PUBLIC – OBTAINED
611.11	204		PUBLIC – OBTAINED
611.11	205		PUBLIC – OBTAINED
611.11	206		PUBLIC – OBTAINED
611.11	207		PUBLIC – OBTAINED
611.11	208		PUBLIC – OBTAINED
611.11	209		PUBLIC – OBTAINED
611.11	210		PUBLIC – OBTAINED
611.11	211		PUBLIC – OBTAINED
611.11	212		PUBLIC – OBTAINED
611.11	213		PUBLIC – OBTAINED
611.11	214		PRIVATE – OBTAINED
611.11	215	C1	PRIVATE – OBTAINED
611.11	215	C2	PRIVATE – OBTAINED
611.11	216		PUBLIC – OBTAINED
611.11	217		PRIVATE – OBTAINED (DCA)
611.11	218		PRIVATE – OBTAINED
611.11	219		PUBLIC – OBTAINED
611.11	220		PUBLIC – OBTAINED
611.11	221		PUBLIC – OBTAINED
611.11	222		PUBLIC – OBTAINED
611.11	223		PUBLIC – OBTAINED
611.11	224		PUBLIC – OBTAINED
611.11	225		PUBLIC – OBTAINED
611.11	226		PUBLIC – OBTAINED
611.11	227		PRIVATE – OBTAINED (DCA)
611.11	228		PRIVATE – OBTAINED (DCA)
611.11	229		PUBLIC – OBTAINED
611.11	229	C2	PUBLIC – OBTAINED
611.11	230	C1	PRIVATE – OBTAINED
611.11	230	C2	PRIVATE – OBTAINED
611.11	231		PRIVATE – OBTAINED
611.11	232		PUBLIC – OBTAINED
611.11	233		PUBLIC – OBTAINED
611.11	234		PUBLIC – OBTAINED
611.11	235		PUBLIC – OBTAINED
611.11	236		PUBLIC – OBTAINED
611.11	237		PUBLIC – OBTAINED

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BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
611.11	238		PUBLIC – OBTAINED
611.11	239		PUBLIC – OBTAINED
611.11	240		PUBLIC – OBTAINED
611.11	241		PRIVATE – OBTAINED
611.11	242		PRIVATE – OBTAINED
611.11	243		PUBLIC – OBTAINED
611.11	244		PUBLIC – OBTAINED
611.11	245		PUBLIC – OBTAINED
611.11	246		PUBLIC – OBTAINED
611.11	247		PRIVATE – OBTAINED
611.11	248		PRIVATE – OBTAINED
611.11	249	C1	PRIVATE – OBTAINED
611.11	249	C2	PRIVATE – OBTAINED
611.11	250		PRIVATE – OBTAINED
611.11	251		PRIVATE – OBTAINED
611.11	252		PUBLIC – OBTAINED
611.11	253		PUBLIC – OBTAINED
611.11	254		PUBLIC – OBTAINED
611.11	255		PUBLIC – OBTAINED
611.11	256		PUBLIC – OBTAINED
611.11	257		PUBLIC – OBTAINED
611.11	258		PUBLIC – OBTAINED
611.11	259		PUBLIC – OBTAINED
611.11	259.1		PRIVATE – OBTAINED
611.11	260		PUBLIC – OBTAINED
611.11	261		PUBLIC – OBTAINED
611.11	262		PRIVATE – OBTAINED
611.11	263		PUBLIC – OBTAINED
611.11	264		PUBLIC – OBTAINED
611.11	265		PUBLIC – OBTAINED
611.11	266		PUBLIC – OBTAINED
611.11	267		PUBLIC – OBTAINED
611.11	268		PUBLIC – OBTAINED
611.11	269		PUBLIC – OBTAINED
611.11	270		PUBLIC – OBTAINED
611.11	271		PUBLIC – OBTAINED
611.11	272		PUBLIC – OBTAINED
611.11	273		PUBLIC – OBTAINED
611.11	274		PUBLIC – OBTAINED
611.11	275		PUBLIC – OBTAINED
611.11	276		PUBLIC – OBTAINED
611.11	277		PUBLIC – OBTAINED
611.11	278		PUBLIC – OBTAINED
611.11	279		PUBLIC – OBTAINED
611.11	280		PUBLIC – OBTAINED
611.11	281		PUBLIC – OBTAINED
611.11	282		PUBLIC – OBTAINED
611.11	283		PUBLIC – OBTAINED
611.11	284		PUBLIC – OBTAINED
611.11	285		PUBLIC – OBTAINED
611.11	286		PUBLIC – OBTAINED
611.11	287		PUBLIC – OBTAINED
611.11	288		PUBLIC – OBTAINED
611.11	289		PUBLIC – OBTAINED
611.11	290		PUBLIC – OBTAINED
611.11	291		PUBLIC – OBTAINED
611.11	292		PUBLIC – OBTAINED
611.11	293		PUBLIC – OBTAINED
611.11	294		PUBLIC – OBTAINED
611.11	295		PUBLIC – OBTAINED
611.11	296		PUBLIC – OBTAINED

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BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
611.11	297		PUBLIC – OBTAINED
611.11	298		PUBLIC – OBTAINED
611.11	299		PUBLIC – OBTAINED
611.11	300		PUBLIC – OBTAINED
611.11	301		PUBLIC – OBTAINED
611.11	302		PUBLIC – OBTAINED
611.11	303		PUBLIC – OBTAINED
611.11	304		PUBLIC – OBTAINED
611.11	305		PUBLIC – OBTAINED
611.11	306		PUBLIC – OBTAINED
611.11	307		PUBLIC – OBTAINED
611.11	308		PUBLIC – OBTAINED
611.11	309		PUBLIC – OBTAINED
611.11	310		PUBLIC – OBTAINED
611.11	311		PUBLIC – OBTAINED
611.11	312		PUBLIC – OBTAINED
611.11	313		PUBLIC – OBTAINED
611.11	314		PUBLIC – OBTAINED
611.11	315		PUBLIC – OBTAINED
611.11	316		PUBLIC – OBTAINED
611.11	317		PUBLIC – OBTAINED
611.11	318		PUBLIC – OBTAINED
611.11	319		PUBLIC – OBTAINED
611.11	320		PUBLIC – OBTAINED
611.11	321		PUBLIC – OBTAINED
611.11	322		PUBLIC – OBTAINED
611.11	323		PUBLIC – OBTAINED
611.11	324		PUBLIC – OBTAINED
611.11	325		PUBLIC – OBTAINED
611.11	326		PUBLIC – OBTAINED
611.11	327		PUBLIC – OBTAINED
611.11	328		PUBLIC – OBTAINED
611.11	329		PUBLIC – OBTAINED
611.11	330		PRIVATE -- OBTAINED
611.11	331		PUBLIC – OBTAINED
611.11	332		PUBLIC – OBTAINED
611.11	333		PUBLIC – OBTAINED
611.11	334		PUBLIC – OBTAINED
611.11	335		PUBLIC – OBTAINED
611.11	336		PUBLIC – OBTAINED
611.11	337		PUBLIC – OBTAINED
611.11	338		PUBLIC – OBTAINED
611.11	338.01		PUBLIC – OBTAINED
611.11	339		PUBLIC – OBTAINED
611.11	340		PUBLIC – OBTAINED
611.11	341		PRIVATE – OBTAINED
611.11	342		PRIVATE – OBTAINED
611.11	343		PUBLIC – OBTAINED
611.11	344		PUBLIC – OBTAINED
611.11	345		PUBLIC – OBTAINED
611.11	346		PUBLIC – OBTAINED
611.11	347		PUBLIC – OBTAINED
611.11	348		PUBLIC – OBTAINED
611.11	349		PUBLIC – OBTAINED
611.11	350		PUBLIC – OBTAINED
611.11	351		PUBLIC – OBTAINED
611.11	352		PUBLIC – OBTAINED
611.11	353		PUBLIC – OBTAINED
611.11	354		PUBLIC – OBTAINED
611.11	355		PUBLIC – OBTAINED
611.11	356		PUBLIC – OBTAINED

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BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
611.11	357		PUBLIC - OBTAINED
611.11	358		PUBLIC - OBTAINED
611.11	359		PUBLIC - OBTAINED
611.11	360		PUBLIC - OBTAINED
611.11	361		PUBLIC - OBTAINED
611.11	362		PUBLIC - OBTAINED
611.11	363		PUBLIC - OBTAINED
611.11	364		PUBLIC - OBTAINED
611.11	365		PUBLIC - OBTAINED
611.11	366		PUBLIC - OBTAINED
611.11	367		PUBLIC - OBTAINED
611.11	368		PUBLIC - OBTAINED
611.11	369		PUBLIC - OBTAINED
611.11	370		PUBLIC - OBTAINED
611.11	371		PUBLIC - OBTAINED
611.11	372		PUBLIC - OBTAINED
611.11	373		PUBLIC - OBTAINED
611.11	374		PUBLIC - OBTAINED
611.11	375		PUBLIC - OBTAINED
611.11	376		PUBLIC - OBTAINED
611.11	377		PUBLIC - OBTAINED
611.11	378		PUBLIC - OBTAINED
611.11	379		PUBLIC - OBTAINED
611.11	380		PUBLIC - OBTAINED
611.11	381		PUBLIC - OBTAINED
611.11	382		PUBLIC - OBTAINED
611.11	383		PUBLIC - OBTAINED
611.11	384		PUBLIC - OBTAINED
611.11	385		PUBLIC - OBTAINED
611.11	386		PUBLIC - OBTAINED
611.11	387		PUBLIC - OBTAINED
611.11	388		PUBLIC - OBTAINED
611.11	389		PUBLIC - OBTAINED
611.11	390		PUBLIC - OBTAINED
611.11	391		PUBLIC - OBTAINED
611.11	392		PUBLIC - OBTAINED
611.11	393		PUBLIC - OBTAINED
611.11	394		PUBLIC - OBTAINED
611.11	395		PUBLIC - OBTAINED
611.11	396		PUBLIC - OBTAINED
611.11	397		PUBLIC - OBTAINED
611.11	398		PUBLIC - OBTAINED
611.11	399		PUBLIC - OBTAINED
611.11	400		PUBLIC - OBTAINED
611.11	401		PUBLIC - OBTAINED
611.11	402		PUBLIC - OBTAINED
611.11	403		PUBLIC - OBTAINED
611.11	404		PUBLIC - OBTAINED
611.11	405		PRIVATE - OBTAINED
611.11	406		PUBLIC - OBTAINED
611.11	407		PUBLIC - OBTAINED
611.11	408		PUBLIC - OBTAINED
611.11	409		PUBLIC - OBTAINED
611.11	410		PUBLIC - OBTAINED
611.11	411		PUBLIC - OBTAINED
611.11	412		PUBLIC - OBTAINED
611.11	413		PRIVATE - OBTAINED
611.11	414		PUBLIC - OBTAINED
611.11	415		PUBLIC - OBTAINED
611.11	416		PUBLIC - OBTAINED
611.11	417		PUBLIC - OBTAINED

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
611.11	418		PUBLIC – OBTAINED
611.11	419		PUBLIC – OBTAINED
611.11	420		PUBLIC – OBTAINED
611.11	421		PUBLIC – OBTAINED
611.11	422		PUBLIC – OBTAINED
611.11	423		PUBLIC – OBTAINED
611.11	424		PUBLIC – OBTAINED
611.11	425		PUBLIC – OBTAINED
611.11	426		PUBLIC – OBTAINED
611.11	427		PUBLIC – OBTAINED
611.11	428		PUBLIC – OBTAINED
611.11	429		PUBLIC – OBTAINED
611.11	430		PUBLIC – OBTAINED
611.11	431		PUBLIC – OBTAINED
611.11	432		PUBLIC – OBTAINED
611.11	433		PUBLIC – OBTAINED
611.11	434		PUBLIC – OBTAINED
611.11	435		PUBLIC – OBTAINED
611.11	436		PUBLIC – OBTAINED
611.11	437		PUBLIC – OBTAINED
611.11	438		PUBLIC – OBTAINED
611.11	439		PUBLIC – OBTAINED
611.11	440		PUBLIC – OBTAINED
611.11	441		PUBLIC – OBTAINED
611.11	442		PUBLIC – OBTAINED
611.11	443		PUBLIC – OBTAINED
611.11	444		PUBLIC – OBTAINED
611.11	445		PUBLIC – OBTAINED
611.11	446		PUBLIC – OBTAINED
611.11	447		PUBLIC – OBTAINED
611.11	448		PUBLIC – OBTAINED
611.11	448		PUBLIC – OBTAINED
611.11	449		PUBLIC – OBTAINED
611.11	450		PUBLIC – OBTAINED
611.11	451		PUBLIC – OBTAINED
611.11	452		PUBLIC – OBTAINED
3300	2		PRIVATE – OBTAINED
3300	2.01		PRIVATE – OBTAINED
3300	2.02		PRIVATE – OBTAINED
3400	1	C1	PRIVATE – OBTAINED
3400	1	C2	PRIVATE – OBTAINED
3400	1	C3	PRIVATE – OBTAINED
3400	1	C4	PRIVATE – OBTAINED
3400	1	C5	PRIVATE – OBTAINED
3400	1	C6	PRIVATE – OBTAINED
3400	2		PUBLIC – OBTAINED
3400	3		PUBLIC – OBTAINED
3400	4	C3416	PRIVATE – OBTAINED
3400	4	C3418	PRIVATE – OBTAINED
3400	4.01	C3416	PRIVATE – OBTAINED
3400	4.01	C3418	PRIVATE – OBTAINED
3400	5	C1	PRIVATE – OBTAINED (DCA)
3400	5	C2	PRIVATE – OBTAINED (DCA)
3400	6	C1	PRIVATE – OBTAINED
3400	6	C2	PRIVATE – OBTAINED
3400	7	C1	PRIVATE – OBTAINED
3400	7	C2	PRIVATE – OBTAINED
3400	8		PRIVATE – OBTAINED
3500	1		PUBLIC – OBTAINED
3500	2		PUBLIC – OBTAINED
3500	2	C3512	PRIVATE – OBTAINED

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
3500	2	C3514	PRIVATE – OBTAINED
3500	3		PUBLIC – OBTAINED
3500	4		PUBLIC – OBTAINED
3500	5		PUBLIC – OBTAINED
3500	6		PUBLIC – OBTAINED
3600	1		PUBLIC – OBTAINED
3600	2		PUBLIC – OBTAINED
3600	3		PUBLIC – OBTAINED
3600	4		PRIVATE – OBTAINED
3600	4.01		PRIVATE – OBTAINED
3600	5		PUBLIC – OBTAINED
3600	6		PRIVATE – OBTAINED
3700	1		PUBLIC – OBTAINED
3700	2		PUBLIC – OBTAINED
3700	2.01		PUBLIC – OBTAINED
3700	3		PUBLIC – OBTAINED
3700	4		PUBLIC – OBTAINED
3700	5		PUBLIC – OBTAINED
3700	6		PUBLIC – OBTAINED
3700	7		PUBLIC – OBTAINED
3700	8		PRIVATE – OBTAINED
3800	1		PUBLIC – OBTAINED
3800	1.01		PUBLIC – OBTAINED
3800	2		PUBLIC – OBTAINED
3800	3		PUBLIC – OBTAINED
3800	4		PUBLIC – OBTAINED
3800	5		PUBLIC – OBTAINED
3800	5.01		PUBLIC – OBTAINED
3801	13	C1	PRIVATE – OBTAINED
3801	13	C2	PRIVATE – OBTAINED
3801	14		PRIVATE – OBTAINED
3801	15	C1	PRIVATE – OBTAINED
3801	15	C2	PRIVATE – OBTAINED
3801	16		PUBLIC – OBTAINED
3801	17	C1	PRIVATE – OBTAINED
3801	17	C2	PRIVATE – OBTAINED
3801	18		PRIVATE – OBTAINED
3801	19		PUBLIC – OBTAINED
3801	20		PUBLIC – OBTAINED
3801	21		PUBLIC – OBTAINED
3801	22		PUBLIC – OBTAINED
3900	1		PUBLIC – OBTAINED
3901	12		PRIVATE – OBTAINED (DCA)
3901	13	C1	PUBLIC – OBTAINED
3901	13	C2	PRIVATE – OBTAINED
3901	14	C1	PRIVATE – OBTAINED
3901	14	C2	PRIVATE – OBTAINED
3901	14.01		PRIVATE – OBTAINED
3901	15		PUBLIC – OBTAINED
3901	16		PUBLIC – OBTAINED
3901	17		PUBLIC – OBTAINED
3901	18		PUBLIC – OBTAINED
3901	18.01		PUBLIC – OBTAINED
3901	19		PUBLIC – OBTAINED
4000	1		PUBLIC – OBTAINED
4000	2		PRIVATE – OBTAINED
4001	11		PUBLIC – OBTAINED
4001	12		PUBLIC – OBTAINED
4001	13		PUBLIC – OBTAINED
4001	14		PRIVATE – OBTAINED
4001	15		PRIVATE – OBTAINED

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
4001	16	C1	PRIVATE – OBTAINED
4001	16	C2	PRIVATE – OBTAINED
4001	17		PRIVATE – OBTAINED
4100	1		PUBLIC – OBTAINED
4100	2		PUBLIC – OBTAINED
4100	3		PUBLIC – OBTAINED
4100	4		PUBLIC – OBTAINED
4101	11		PUBLIC – OBTAINED
4101	11.01		PRIVATE – OBTAINED
4101	12		PUBLIC – OBTAINED
4101	12.01		PUBLIC – OBTAINED
4101	13		PRIVATE – OBTAINED
4101	14		PUBLIC – OBTAINED
4101	15		PUBLIC – OBTAINED
4101	16		PUBLIC – OBTAINED
4101	17		PRIVATE – OBTAINED
4101	18		PUBLIC – OBTAINED
4200	1		PUBLIC – OBTAINED
4200	2		PUBLIC – OBTAINED
4201	12		PUBLIC – OBTAINED
4201	13		PUBLIC – OBTAINED
4300	1		PUBLIC – OBTAINED
4300	2		PUBLIC – OBTAINED
4301	13		PUBLIC – OBTAINED
4301	13.01		PUBLIC – OBTAINED
4301	14		PUBLIC – OBTAINED
4400	1		PUBLIC – OBTAINED
4401	13		PUBLIC – OBTAINED
4500	1		PUBLIC – OBTAINED
4501	12		PUBLIC – OBTAINED
4600	1		PUBLIC – OBTAINED
4601	13		PUBLIC – OBTAINED
4700.01	1		PUBLIC – OBTAINED
4700.02	1		PUBLIC – OBTAINED
4700.03	1		PUBLIC – OBTAINED
4701.01	4		PUBLIC – OBTAINED
4701.02	3		PUBLIC – OBTAINED
4701.03	4		PUBLIC – OBTAINED
4800	1		PUBLIC – OBTAINED
4800	2		PUBLIC – OBTAINED
4800	3		PUBLIC – OBTAINED
4801	12		PUBLIC – OBTAINED
4801	12.01		PUBLIC – OBTAINED
4801	13		PRIVATE – OBTAINED
4801	14		PUBLIC – OBTAINED
4801	15		PUBLIC – OBTAINED
4801	16		PUBLIC – OBTAINED
4801	17		PUBLIC – OBTAINED
4900	1		PUBLIC – OBTAINED
4900	1.01		PUBLIC – OBTAINED
4900	1.02		PUBLIC – OBTAINED
4900	2		PUBLIC – OBTAINED
4901	13		PRIVATE – OBTAINED
4901	13.01		PUBLIC – OBTAINED
4901	13.02		PUBLIC – OBTAINED
4901	14		PUBLIC – OBTAINED
4901	15		PUBLIC – OBTAINED
4901	15.01		PUBLIC – OBTAINED
4901	16		PUBLIC – OBTAINED
4901	17		PUBLIC – OBTAINED
5000	1		PUBLIC – OBTAINED

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

BLOCK	LOT	QUAL	DESCRIPTIONS/REMARKS
5000	2		PUBLIC – OBTAINED
5000	3		PUBLIC – OBTAINED
5001	13		PUBLIC – OBTAINED
5001	14		PUBLIC – OBTAINED
5001	15		PUBLIC – OBTAINED
5001	16		PUBLIC – OBTAINED
5001	17		PUBLIC – OBTAINED
5100	1		PUBLIC – OBTAINED
5100	1.01		PUBLIC – OBTAINED
5100	2		PUBLIC – OBTAINED
5100	3		PUBLIC – OBTAINED
5101	11		PUBLIC – OBTAINED
5101	12		PUBLIC – OBTAINED
5101	12.01		PUBLIC – OBTAINED
5101	13		PUBLIC – OBTAINED
5101	14		PUBLIC – OBTAINED
5101	15		PUBLIC – OBTAINED
5200	1		PUBLIC – OBTAINED
5200	2		PUBLIC – OBTAINED
5200	3		PUBLIC – OBTAINED
5200	4		PUBLIC – OBTAINED
5201	19		PUBLIC – OBTAINED
5201	20		PUBLIC – OBTAINED
5201	21		PUBLIC – OBTAINED
5300	1		PUBLIC – OBTAINED
5301	13		PUBLIC – OBTAINED
5400	1		PUBLIC – OBTAINED
5401	12		PUBLIC – OBTAINED
5500	1		PUBLIC – OBTAINED
5500	1.01		PUBLIC – OBTAINED
5500	2		PUBLIC – OBTAINED
5500	3		PUBLIC – OBTAINED
5500	4		PRIVATE – OBTAINED
5500	5		PUBLIC – OBTAINED
5501	13		PUBLIC – OBTAINED
5501	13.01		PUBLIC – OBTAINED
5501	14		PUBLIC – OBTAINED
5501	15		PUBLIC – OBTAINED
5501	16		PRIVATE – OBTAINED
5501	17		PUBLIC – OBTAINED
5600	1		PUBLIC – OBTAINED
5600	2		PUBLIC – OBTAINED
5600	3		PUBLIC – OBTAINED
5601	13		PUBLIC – OBTAINED
5601	14		PUBLIC – OBTAINED
5601	15		PUBLIC – OBTAINED
5700	1		PUBLIC – OBTAINED
5700	2		PUBLIC – OBTAINED
5700	3		PUBLIC – OBTAINED
5701	1		PUBLIC – OBTAINED
5701	2		PUBLIC – OBTAINED
5800	1		PUBLIC – OBTAINED
5800	2		PUBLIC – OBTAINED
5800	2.01		PUBLIC – OBTAINED
5800	3		PUBLIC – OBTAINED
5801	1		PUBLIC – OBTAINED
5900	1		PUBLIC – OBTAINED
5901	1		PUBLIC – OBTAINED
5901	2		PUBLIC – OBTAINED

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

STREET ROWS	DESCRIPTIONS/REMARKS
34 th Street	PUBLIC – OBTAINED
39 th Street	PUBLIC – OBTAINED
40 th Street	PUBLIC -- OBTAINED
41 st Street	PUBLIC – OBTAINED
42 nd Street	PUBLIC – OBTAINED
43 rd Street	PUBLIC – OBTAINED
44 th Street	PUBLIC – OBTAINED
45 th Street	PUBLIC – OBTAINED
46 th Street	PUBLIC – OBTAINED
47 th Street	PUBLIC – OBTAINED
St. David's Place	PUBLIC – OBTAINED
Merion Place	PUBLIC – OBTAINED
48 th Street	PUBLIC – OBTAINED
49 th Street	PUBLIC – OBTAINED
55 th Street	PUBLIC – OBTAINED
56 th Street	PUBLIC – OBTAINED
59 th Street	PUBLIC – OBTAINED
Alley between 39 th & 40 th	PUBLIC – OBTAINED
Alley between 40 th & 41 st	PUBLIC – OBTAINED
Alley between 41 st & 42 nd	PUBLIC – OBTAINED
Alley between 42 nd & 43 rd	PUBLIC – OBTAINED
Alley between 43 rd & 44 th	PUBLIC – OBTAINED
Alley between 44 th & 45 th	PUBLIC – OBTAINED
Alley between 45 th & 46 th	PUBLIC – OBTAINED
Alley between 46 th & 47 th	PUBLIC – OBTAINED
Alley between 47 th & St. David's Place	PUBLIC – OBTAINED
Alley between St. David's Place & Merion Place	PUBLIC – OBTAINED
Alley between Merion Place & 48 th	PUBLIC – OBTAINED
Alley between 48 th & 49 th	PUBLIC – OBTAINED
Alley between 55 th & 56 th	PUBLIC – OBTAINED
Alley between 56 th & 57 th	PUBLIC – OBTAINED
Central Ave. ROW from 58 th Street to southern limit	PUBLIC – OBTAINED
Central Ave. ROW from 59 th Street to southern limit	PUBLIC – OBTAINED
Alley between Lots 1 & 2 in Block 5901	PUBLIC – OBTAINED

Appendix 5 Deed of Dedication and Perpetual Access Easement Resolution

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION 22-59-149

GRANTING THE STATE OF NEW JERSEY A DEED OF DEDICATION AND PERPETUAL PUBLIC ACCESS EASEMENTS AS REQUIRED IN THE CITY'S MUNICIPAL PUBLIC ACCESS PLAN

WHEREAS, the City of Ocean City has prepared a Municipal Public Access Plan (MPAP) in accord with State of New Jersey Coastal Zone Management Rules to govern the public access to the City's waterfront.

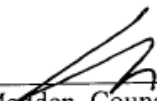
WHEREAS, the City submitted a MPAP to the State of New Jersey Department of Environmental Protection (NJDEP) which was returned for revisions, in part, due to the absence of a mechanism acceptable to the NJDEP for the perpetual preservation of public access to the City's waterfront.

WHEREAS, the City, via communications with NJDEP, has concluded that it is required to provide NJDEP with a 'Deed of Dedication and Perpetual Public Access Easement' as described in the Deed document in order to obtain NJDEP's approval of the City's MPAP.

WHEREAS, the City of Ocean City recognizes the need for NJDEP to approve the MPAP in order for NJDEP to favorably consider the City's beach maintenance plan, and issue the permits necessary for the City to continue beach maintenance which is critical to public safety and enjoyment of the City's beaches.

NOW, THEREFORE BE IT RESOLVED the City Council of Ocean City hereby grants to the State of New Jersey a 'Deed of Dedication and Perpetual Public Access Easement' as described in the Deed document.

BE IT FURTHER RESOLVED that this 'Deed of Dedication and Perpetual Public Access Easement' is provided in conjunction with NJDEP's approval of the City's MPAP. Failure of NJDEP to approve the City's MPAP in whole or in part, shall void the 'Deed of Dedication and Perpetual Public Access Easement'. Upon approval of the City's MPAP, the 'Deed of Dedication and Perpetual Public Access Easement' shall be filed with the appropriate governmental entities.



Peter V. Madden, Council President

Appendix 6 Deed of Dedication and Perpetual Access Easement

DEED OF DEDICATION AND PERPETUAL PUBLIC ACCESS EASEMENT

This Deed of Dedication and Perpetual Public Access Easement is made this ____ day of July, 2023 by and between City of Ocean City, A Municipal Corporation c/o the Mayor whose address is 861 Asbury Avenue, Ocean City, New Jersey 08226, referred to herein as Grantor, and the State of New Jersey Department of Environmental Protection whose principal address is 401 East State Street, Trenton, New Jersey, referred to herein as the Grantee.

WITNESSETH

WHEREAS, Grantor is the fee simple owner of public street ends located at as identified in Addendum A (Steet End Descriptions with metes and bounds) and Addendum B on the official tax map of the City of Ocean City (hereinafter the "Property(s)," and Grantor holds the requisite interest to grant and convey this Deed of Easement; and

WHEREAS, the Grantor and the Grantee recognize that tidal waterways and formerly flowed tidal waters and their coastlines at Ocean City, New Jersey are valuable economic resources to the municipality and the State of New Jersey; and

WHEREAS, access to tidal waterways and formerly flowed tidal waters at Ocean City, New Jersey is a right provided to the public under the Public Trust Doctrine; and

WHEREAS, the Public Trust Doctrine has been affirmed by the courts, the Legislature and the Department of Environmental Protection via its duly adopted governing regulations; and

WHEREAS, the Grantee is authorized by N.J.S.A. 13:1D-9 to formulate comprehensive policies to promote environmental protection, promote the Public Trust Doctrine and is authorized by N.J.S.A. 13:8B-3 to acquire and enforce conservation restrictions; and

WHEREAS, in order for the public to access tidal waterways, perpendicular access to these areas must be secured for public use; and

WHEREAS, in order to ensure public access, Grantee and the public are entitled to a Perpetual Public Access Easement on the Property herein described; and

WHEREAS, Ocean City shall consider this Deed of Easement in establishing the assessed value of any lands subject to such restrictions; and

WHEREAS, this Deed of Dedication and Perpetual Public Access Easement is and shall be subject to and consistent with any existing public access agreement or easement entered into by the Municipality with the United States Army Corps of Engineers for the Property; and

WHEREAS, this Deed of Dedication and Perpetual Public Access Easement of the Property is and shall be subject to the Grantor's reserved rights and privileges to the use of existing public highways, and public roads and public streets

WHEREAS, this Deed of Easement shall also serve to implement, in part, the Public Trust Doctrine and ensure permanent public access, use and enjoyment of tidal and formerly flowed waterways and their shores; and

WHEREAS, all of the foregoing and subsequent recital clauses are incorporated herein as part of the substance and operative parts of this Public Access Deed of Easement.

NOW, THEREFORE, the Grantor holds the requisite fee simple interest to grant this Deed of Easement and the Grantor hereby grants, conveys, transfers and assigns to the Grantee and the public at large this irrevocable, assignable, perpetual, and permanent conservation easement and right-of-way in, under, over, across, and through the Property for the purpose of public access pursuant to the Public Trust Doctrine; and

WHEREAS, this public access easement pursuant to the Public Trust is and shall be for the public-at-large to reach, access and enjoy tidal waters and their foreshores for the full enjoyment of those activities recognized under the Public Trust Doctrine by common law, statute and duly adopted regulations; and

WHEREAS, the public access Deed of Easement for the Property is included as Appendix 6 of Ocean City's current Municipal Access Plan; and

WHEREAS, Grantor grants, conveys, transfers and assigns to both the Grantee and to the public at large this easement and right-of-way across, in, over and through the Property and the easement reserves to the Grantor, the Grantor's successors and assigns the right and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby conveyed to the Grantee; and

WHEREAS, the Grantor further assigns to the Grantee-State of New Jersey, its representatives, agents, contractors and assigns the rights, but not the obligations to

- a. Construct, preserve, patrol, operate, maintain, repair, rehabilitate, and replace a public access area to allow the public access to tidal waterways;
- b. Post signs regarding the public access and rights of access; and

Duration of Easement: The easement granted hereby shall be in perpetuity, and in the event that the City of Ocean City or the State of New Jersey shall become merged with any other geopolitical entity or entities, the easement granted hereby shall run in favor of surviving entities. The covenants, terms, conditions and restrictions of this Deed of Easement shall be binding upon and

inure to the benefit of the parties hereto and their respective representatives, successors and assigns and shall continue as a servitude running in perpetuity with the land.

Municipality to Maintain Public Access: The Municipality covenants and agrees, consistent with all Federal, State and local statutes and regulations, that at all times it shall use its best, good-faith efforts to preserve, cause and ensure the public access areas to be maintained, consistent with all applicable Federal, State or local laws or regulations, notwithstanding any action or inaction of the State of New Jersey.

Character of Property(s): Notwithstanding the foregoing, nothing herein is intended or shall be deemed to grant the Grantee or otherwise permit the Grantee any other person to cross over or use any land which is not within the Easement Area; nothing herein is intended or shall be deemed to alter the boundary lines or setback lines of the Property.

By the grant of this Deed of Easement, the Municipality agrees, to the extent allowed by applicable law, that the Property(s) burdened by the easement herein described shall not be excluded from the calculations of minimum square footage requirements when construing applications under the Zoning Ordinance of the Municipality.

No structures are authorized or permitted throughout any portion of the Property described in this Deed of Easement and depicted on Appendix 1 (Map of Public Access Locations) and described in Appendix 2 (Ocean City Public Access Locations and Amenities) of Ocean City's current Municipal Public Access Plan.

Miscellaneous:

Further, in addition to, and not in limitation of, any other rights of the Grantee-DEP hereunder or at law or in equity, if the Grantee-DEP determines that a breach, default or violation ("Violation") of this Deed of Easement has occurred or that a Violation is threatened, the Grantee-DEP shall give written notice to the then-owner of such Violation, setting forth the specifics thereof, and shall demand corrective action sufficient to cure the Violation. If the Grantor fails to cure the Violation after receipt of notice thereof from the Grantee-DEP, or under circumstances where the Violation cannot reasonably be cured within a reasonable time period dictated by the Grantee-DEP, or fails to continue diligently to cure such Violation until finally cured, the Grantor acknowledges that Grantee-DEP may bring an action at law or in equity in a court of competent jurisdiction:

- a. To enjoin and/or cure such Violation,
- b. To enter upon the Easement Area to take action to terminate and/or cure such Violation and or to cause the restoration of that portion of the Deed of Easement Area affected by such Violation to the condition that existed prior thereto,

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

c. To seek or enforce such other legal and/or equitable relief or remedies as the Grantee-DEP deems necessary or desirable to ensure compliance with the terms, conditions, covenants, obligations and purpose of this Deed of Easement; and

d. If the Grantee-DEP, in a reasonable exercise of its discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the Deed of Easement Area or the Property as a whole, the Grantee-DEP may pursue its remedies as set forth herein without prior notice to the Grantor without waiting for the period provided for cure to expire. The Grantee-DEP's rights under this paragraph shall apply equally in the event of either actual or threatened Violations of the terms of this Deed of Easement. Grantor agrees that the Grantee-DEP's remedies at law for any Violation of the terms of this Amended Conservation Restriction/Easement are inadequate and that the Grantee-DEP shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which the Grantee-DEP may be entitled, including specific performance. The above language shall in no event be interpreted to derogate or diminish the Grantee-DEP's rights and powers under the laws of the State of New Jersey for the protection of public health, safety and welfare.

The enforcement of the terms of this Easement shall be at the discretion of the Grantee and any forbearance by Grantee to exercise its rights under this Easement in the event of any violation by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent violation or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right remedy upon any violation by Grantor shall impair such rights or remedies or be construed as a waiver of such rights or remedies.

The interpretation and performance of this Deed of Easement shall be governed by the laws of the State of New Jersey.

If any provisions of this Deed of Easement or the application thereof to any person or circumstance is found invalid, the remainder of the provision of this Easement or the application of such provisions to person or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

Any notice, demand, request, consent, approval, or communication under this Deed of Easement shall be sent by regular first-class mail, postage prepaid and by Certified Mail, Return Receipt Requested, addressed to the Grantee-DEP to Director, Division of Land Resource Protection, 501 East State Street, Trenton, New Jersey and to the Grantor or any other address of which the relocated party shall notify the other, in writing.

The captions in this Deed of Easement have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon its construction or interpretation.

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

IN WITNESS WHEREOF, with the parties understanding and agreeing to the above, they do hereby place their signature on the date at the top of the first page.

City of Ocean City, GRANTOR

By: _____
Jay A. Gillian, Mayor

Date: _____

Witnessed by:

NOTARY PUBLIC OF THE STATE OF NEW JERSEY

I CERTIFY that on November , 2023, Jay A. Gillian personally came before me and this person acknowledged under oath, to my satisfaction that this person (or if more than one, each person):

- 1) Is named in and personally signed this Deed of Easement on behalf of the City of Ocean City;
- 2) Signed, sealed, and delivered this Deed of Easement pursuant to the duly adopted ordinance of the Governing Body of the City of ocean City as the duly authorized municipal action;
- 3) The City of Ocean City holds the requisite ownership interest and authority to execute this Deed of Easement; and
- 4) Made this Deed of Easement for the full and actual consideration as set forth herein.

NOTARY PUBLIC OF NEW JERSEY

ADDENDUM A

City of Ocean City

Approximate Street End Descriptions for Public Access Locations

Point ID & Street Name	From	Direction	Distance	To/Descriptive Text
<u>Street Easements Map 1</u>				
1 - Cardiff Rd.	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
2 - West Edinburgh Rd.	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
3 - Aberdeen Rd.	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
4 - West Newcastle Rd.	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
<u>Street Easements Map 2</u>				
5 - Wesley Rd.	Southerly Terminus	North	100 Feet	Great Egg Harbor Inlet
6 - Seacrest Rd.	Southerly Terminus	North	100 Feet	Great Egg Harbor Inlet
7 - Seacliff Rd.	Southerly Terminus	North	100 Feet	Great Egg Harbor Inlet
8 - Seaview Rd.	Southerly Terminus	North	100 Feet	Great Egg Harbor Inlet
<u>Street Easements Map 3</u>				
9 - Seaspray Rd.	Southerly Terminus	North	100 Feet	Great Egg Harbor Inlet
10 - East Atlantic Blvd. & Surf Rd.	Westerly Terminus	East	100 Feet	Atlantic Ocean
11 - East Atlantic Blvd. near Beach Rd.	Southerly Terminus	North	100 Feet	Great Egg harbor Inlet
<u>Street Easements Map 4</u>				
12 - North Street and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
13 - Stenton Place and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
14 - St. James Pl. and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
15 - First St. and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
16 - Alley Between 1 St. St & St. Charles	Westerly Terminus	East	100 Feet	Atlantic Ocean
17 - St. Charles Pl. & Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
18 - Alley Between St. Charles & 2nd St.	Westerly Terminus	East	100 Feet	Atlantic Ocean
19 - 2nd St. and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
20 - Pennlyn Pl. and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
21 - Delancey Pl. and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
22 - 3rd St. and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
23 - Park Pl. and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
24 - 4th St. and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
25 - Brighton Pl. and the Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean
26 - 5th St. Boardwalk to Beach	Westerly Terminus	East	100 Feet	Atlantic Ocean

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

Point ID & Street Name	From	Direction	Distance	To/Descriptive Text
<u>Street Easements Map 5</u>				
27 - 6 th St. & Boardwalk	Westerly Terminus	East	100 Feet	Atlantic Ocean
28 - 7 th St. & Boardwalk	Westerly terminus	East	100 Feet	Atlantic Ocean
29 - Plymouth Pl. & Boardwalk	Westerly Terminus	East	100 Feet	Atlantic Ocean
30 - 8 th St. and Boardwalk	Westerly Terminus	East	100 Feet	Atlantic Ocean
31 - 9 th St. & Boardwalk	Westerly Terminus	East	100 Feet	Atlantic Ocean
32 - Moorlyn Terrace	Westerly terminus	East	100 Feet	Atlantic Ocean
33 - 10 th St. & Ocean Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
<u>Street Easements Map 6</u>				
34 - 11 th St. & Ocean Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
35 - 12 th St. & Ocean Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
36 - 13 th & Ocean Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
37 - 14 th & Ocean Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
38 - 15 th & Ocean Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
<u>Street Easements Map 7</u>				
39 - Chelsea Pl. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
40 - 16 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
41 - 17 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
42 - 18 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
43 - 19 th St. & Wesley Ave	Westerly Terminus	East	100 Feet	Atlantic Ocean
44 - 20 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
<u>Street Easements Map 8</u>				
45 - 21 st St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
46 - 22 nd St. & Wesley Avenue	Wesley terminus	East	100 Feet	Atlantic Ocean
47 - 23 rd St. & Wesley Ave	Westerly Terminus	East	100 Feet	Atlantic Ocean
48 - 24 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
49 - 25 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
<u>Street Easements Map 9</u>				
50 - 26 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
51 - 27 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
52 - 28 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
53 - 29 th St. & Wesley Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
54 - 30 th & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
<u>Street Easements Map 10</u>				
55 - 31 st St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
56 - 32 nd St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
57 - 33 rd St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
58 - 34 th St. & Central Avenue	Southerly Terminus	East	100 Feet	Great Egg Harbor Bay
59 - 35 th St. & Central Avenue	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

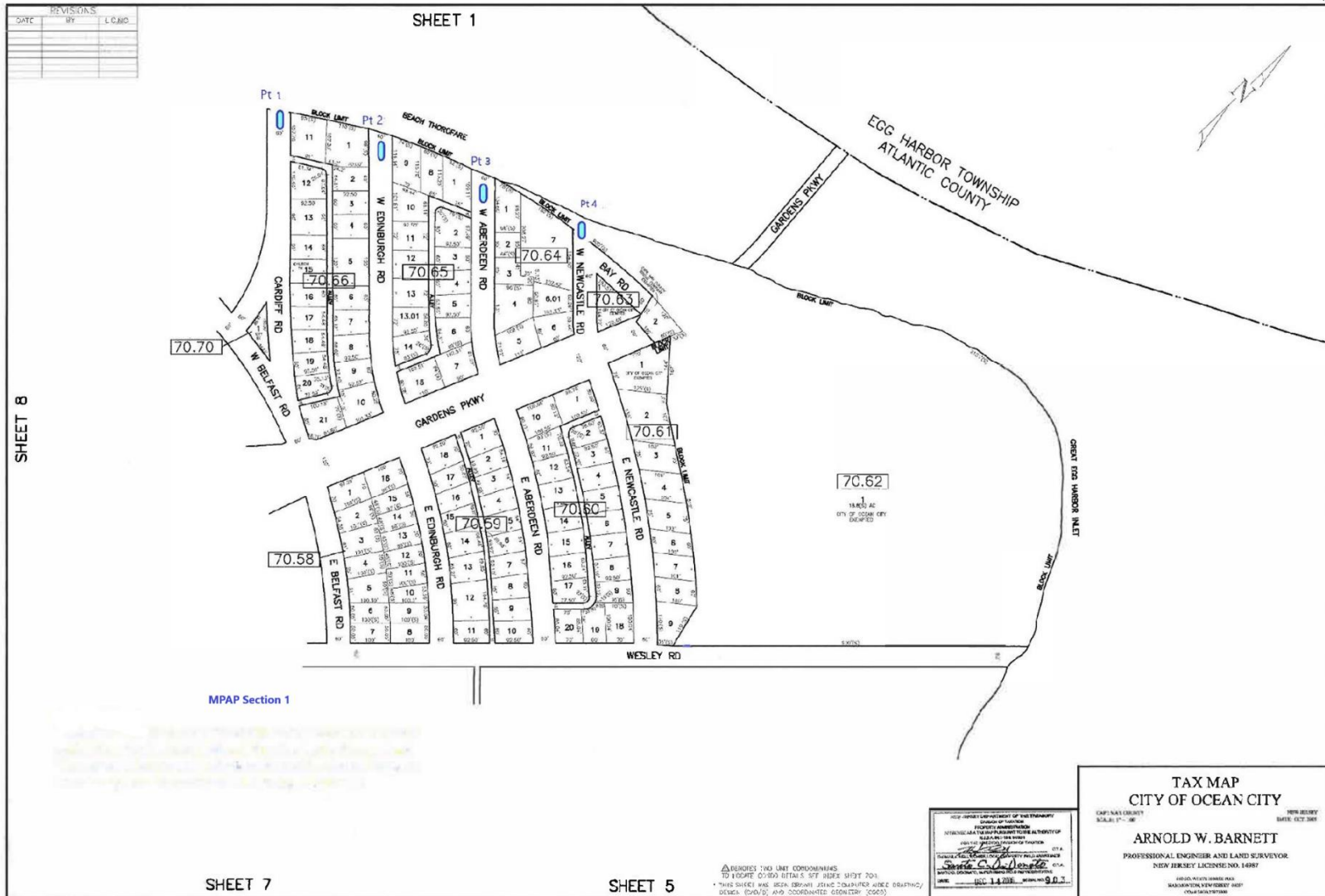
Point ID & Street Name	From	Direction	Distance	To/Descriptive Text
<u>Street Easements Map 11</u>				
60 - 36 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
61 - 37 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
62 - 38 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
63 - 39 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
64 - 40 th Street & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
<u>Street Easements Map 12</u>				
65 - 41 st St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
66 - 42 nd St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
67 - 43 rd St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
68 - 44 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
69 - 45 th St. & Central Avenue	Easterly Terminus	West	100 feet	Atlantic Ocean
<u>Street Easements Map 13</u>				
70 - 46 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
71 - 47 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
72 - St. David's Pl. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
73 - Merion Pl. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
74 - 48 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
75 - 49 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
76 - 50 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
<u>Street Easements Map 14</u>				
77 - 51 st St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
78 - 52 nd St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
79 - 53 rd St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
80 - 54 St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
81 - 55 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
<u>Street Easements Map 15</u>				
82 - 56 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
83 - 57 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
84 - 58 th St. & Central Avenue	Westerly Terminus	East	100 Feet	Atlantic Ocean
85 - 59 th St. & Central Avenue	Northerly Terminus	South	100 Feet	Atlantic Ocean
86 - 59 th St. & End Central Avenue	Northerly Terminus	South	100 Feet	Atlantic Ocean
<u>Street Easements Map 16</u>				
87 - Safe Harbor Dr.	Westerly Terminus	East	100 Feet	Great Egg Harbor Bay
88 - West 55 th St.	Westerly Terminus	East	100 Feet	Great Egg Harbor Bay

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

Point ID & Street Name	From	Direction	Distance	To/Descriptive Text
89 - West 55 th St. & Safe Harbor Dr.	Westerly Terminus	East	100 Feet	Great Egg Harbor Bay
<u>Street Easements Map 17</u>				
90 - 39 th St. & Waterview Blvd	Easterly Terminus	West	100 feet	Great Egg Harbor Bay
91 - Public St. & Waterview Blvd.	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
92 - Alder Lane & Waterview Blvd.	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
<u>Street Easements Map 18</u>				
93 - Bayland Dr. & Waterway Rd.	Northerly Terminus	South	100 Feet	Great Egg Harbor Bay
94 - Clubhouse Dr. & Waterway Rd.	Northerly Terminus	South	100 Feet	Great Egg Harbor Bay
95 - Edgewater Rd. & Waterway Rd.	Northerly Terminus	South	100 Feet	Great Egg Harbor Bay
<u>Street Easements Map 19</u>				
96*				
97 - 4 th St. & Bay Avenue	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
98 - 3 rd St and Bay Ave	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
99*				
100 - 1 st St and Bay Ave	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
<u>Street Easements Map 20</u>				
101 - North Street & Bay Avenue	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay
102 - Landing Road	Easterly Terminus	West	100 Feet	Great Egg Harbor Bay

* Sites 96 and 99 identify the Tennessee Avenue Boat Ramp and 2nd Street Marina, respectively, and are listed on the City’s 2014 Recreation and Open Space Inventory as “Lands in Fee Simple for Recreation and Conservation Purposes.” These two sites are identified on the map in Appendix 1, but are not on following tax maps.

ADDENDUM B
City of Ocean City
Official Tax Maps Showing Public Access Locations



REVISIONS		
DATE	BY	L.C. NO.

SHEET 1

SHEET 8

MPAP Section 1

SHEET 7

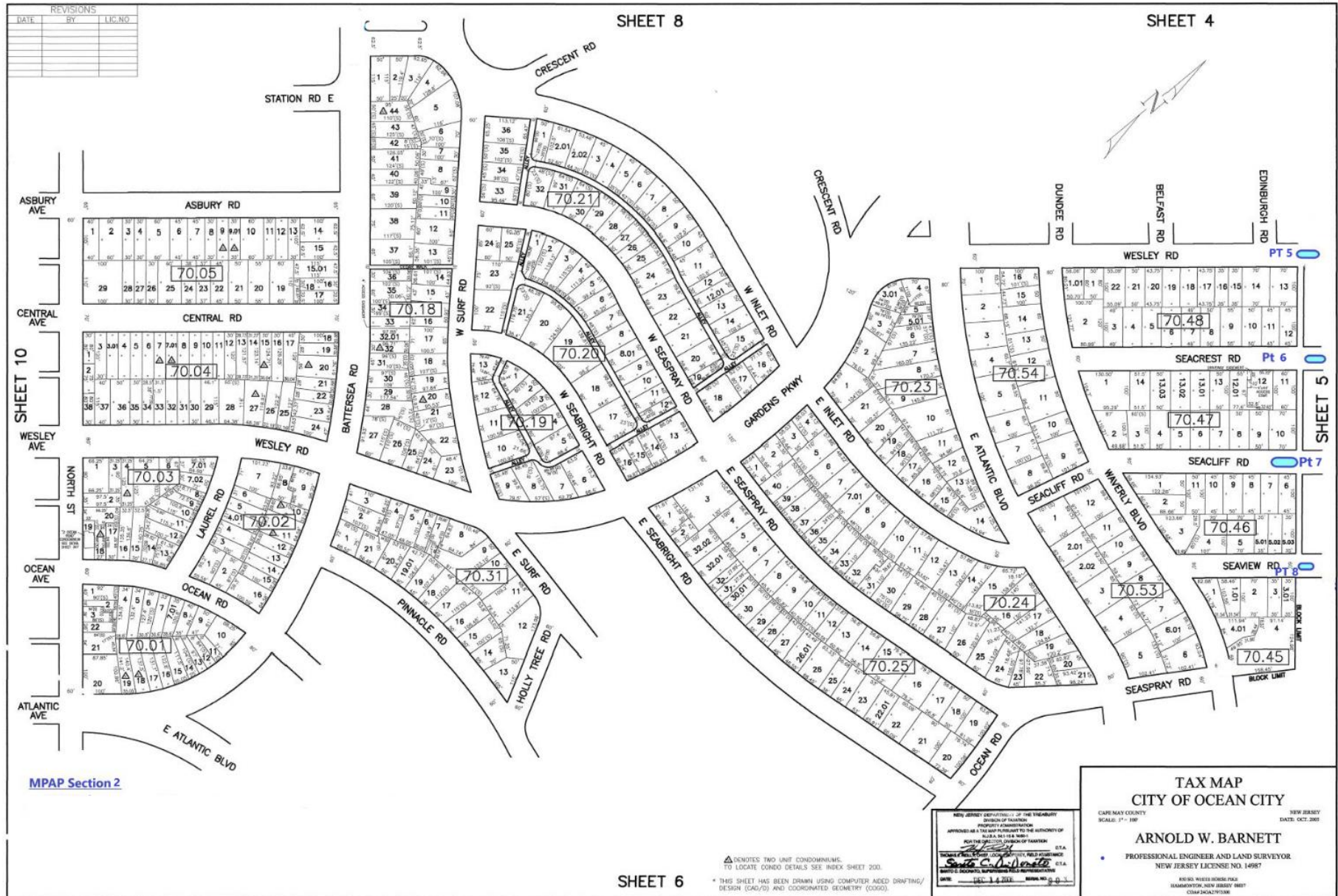
SHEET 5

APPROXES 1/80 UNIT CONVERSIONS
TO PROPERTY OWNERS. SEE SHEET 501.
* THIS SHEET HAS BEEN REPRODUCED USING DIGITAL
DATA (DGN) AND COORDINATED GEOMETRY (GCS).

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF REVENUE
PROPERTY TAX MAPS
OFFICE OF THE COUNTY CLERK
MUNICIPAL CLERK
DATE: DEC 14 2018 10:00 AM

TAX MAP
CITY OF OCEAN CITY
CAPT. NAY GARRETT
SCALE: 1" = 100'
NEW JERSEY
DATE: 02/27/2018
ARNOLD W. BARNETT
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 14987
HARRISON, NEW JERSEY
(609) 426-9900

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



SHEET 6

SHEET 8

SHEET 4

REVISIONS		
DATE	BY	LIC. NO.

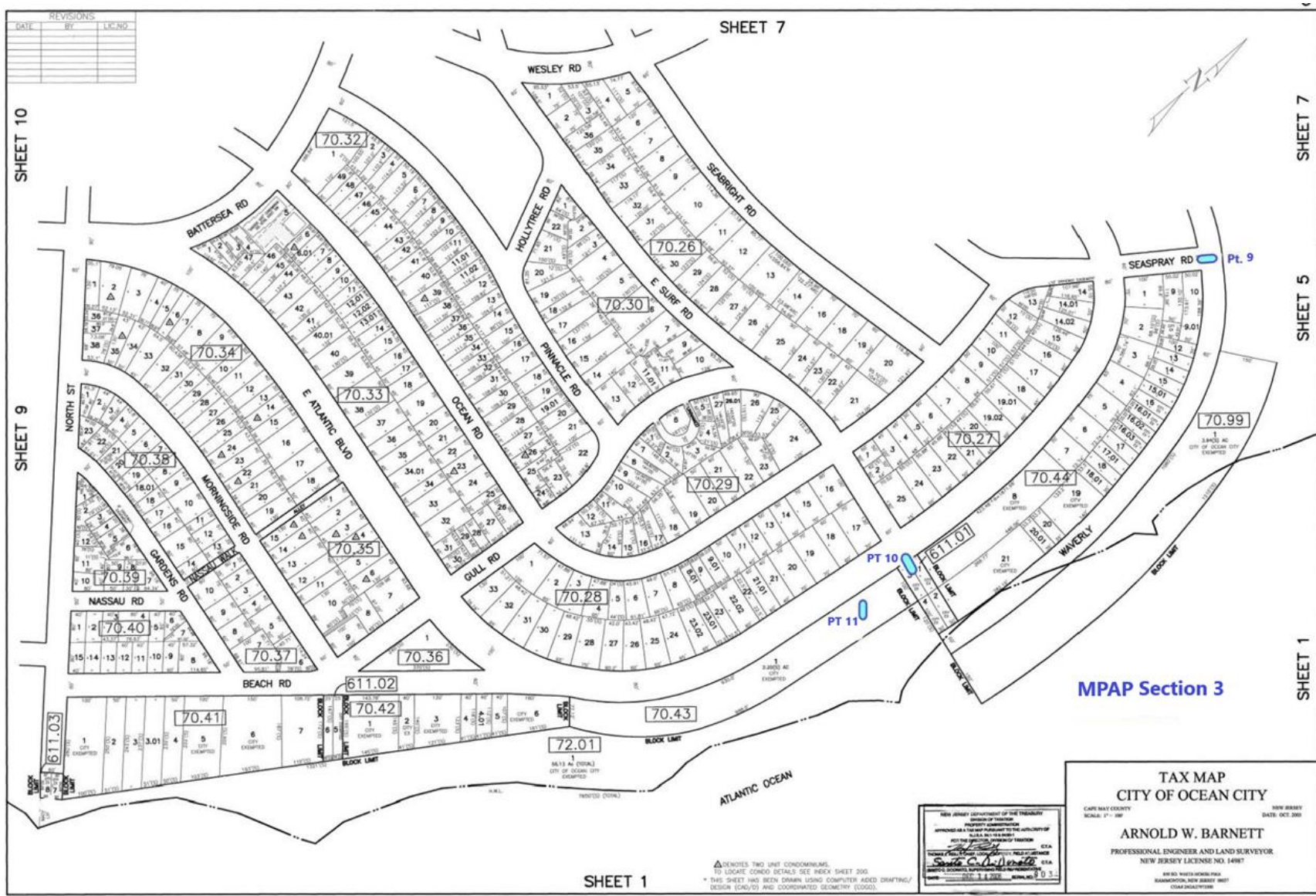
MPAP Section 2

▲ DENOTES TWO UNIT CONDOMINIUMS.
TO LOCATE CONDO DETAILS SEE INDEX SHEET 200.
* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/
DESIGN (CAD/D) AND COORDINATED GEOMETRY (COGO).

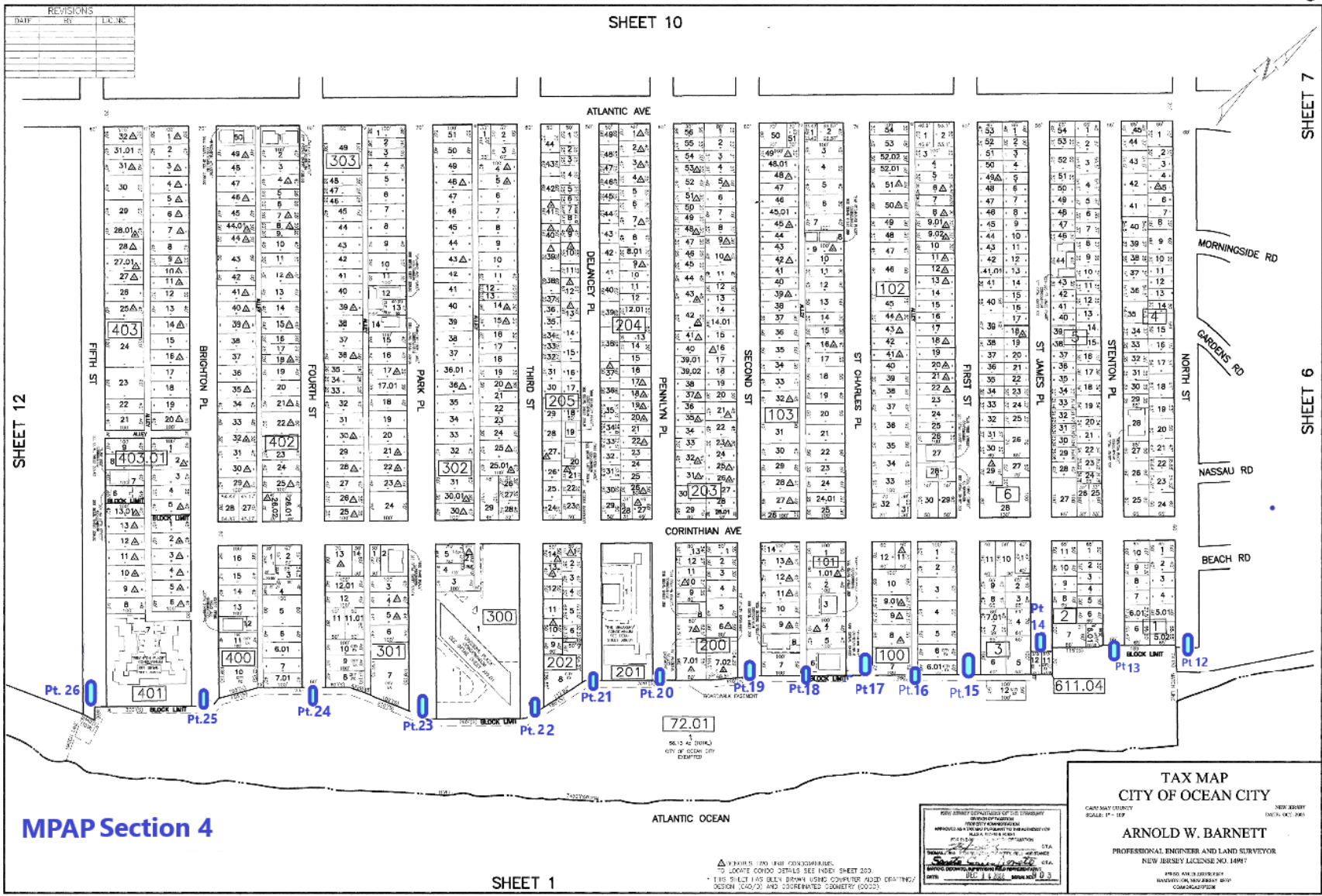
NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PROPERTY & CONDOMINIUMS
APPROVED AS A TRUE AND CORRECT COPY BY THE AUTHORITY OF
N.J.S.A. 17:27 & 17:28
Steph
STEPHEN A. JONES, P.E., P.L.S.
STATE OF NEW JERSEY
1000 WILSON ROAD
HAMMONTON, NEW JERSEY 08034
DATE: DEC. 14, 2007 INDEX NO. 0-0-1

TAX MAP
CITY OF OCEAN CITY
CAPE MAY COUNTY NEW JERSEY
SCALE: 1" = 100'
DATE: OCT. 2007
ARNOLD W. BARNETT
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 14987
1000 WILSON ROAD
HAMMONTON, NEW JERSEY 08034
COMP 2424270308

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



REVISIONS		
DATE	NO.	DESCRIPTION

MPAP Section 4

SHEET 1

SHEET 10

SHEET 7

SHEET 6

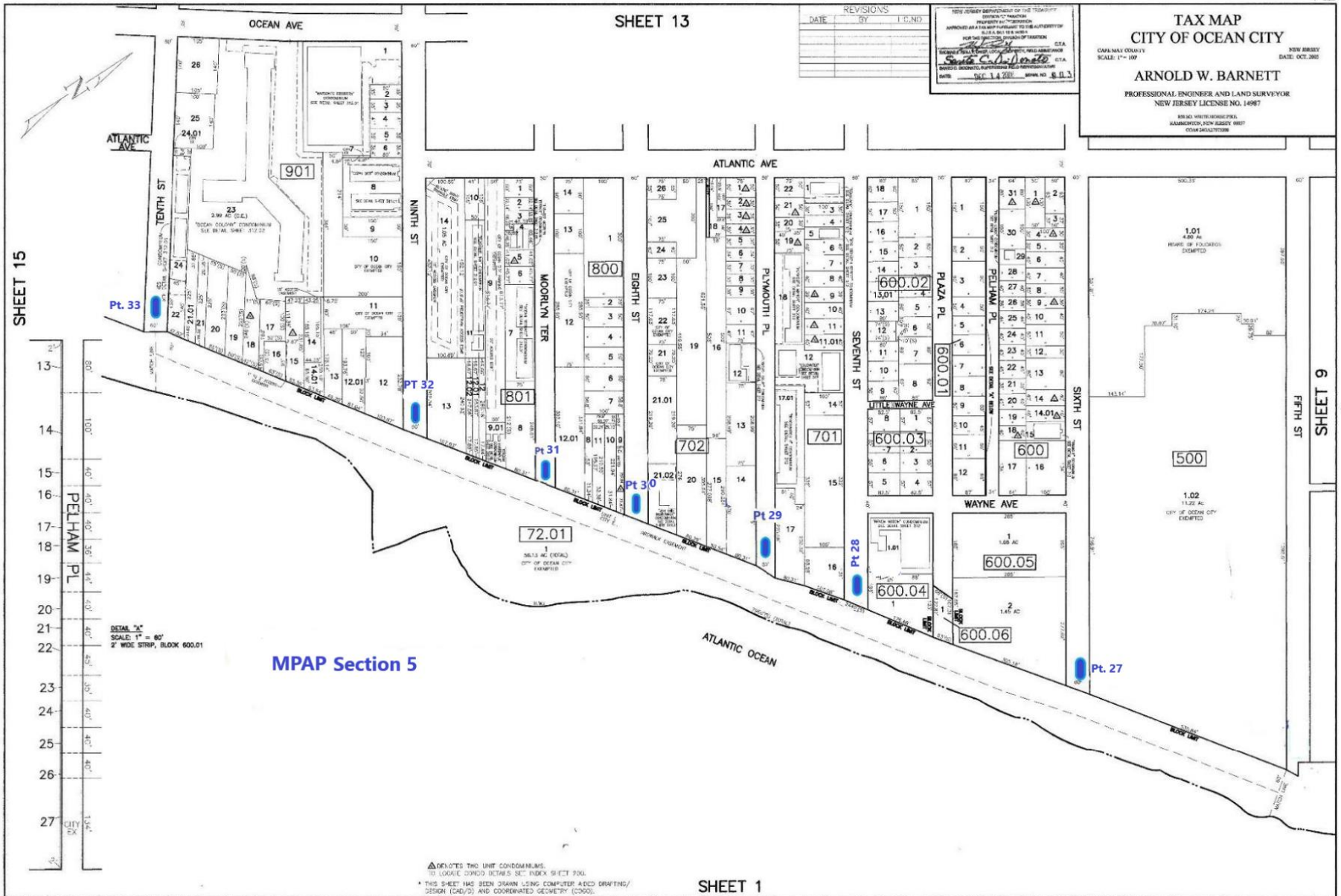
ATLANTIC OCEAN

APPROXIMATE UNIT CONVERSIONS:
TO LOCATE CONDO DETAILS SEE INDEX SHEET 203
THIS FILE HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING
METHOD (CAD/2D) AND COORDINATED GEOMETRY (GCO2D)

NEW JERSEY DEPARTMENT OF THE TREASURY
PROPERTY ADMINISTRATION
APPROVED AND FILED FOR PUBLIC RECORDATION
FILE NO. 12-01-00000000000000000000
DATE: 12/15/2011 10:00:00 AM
BY: JESSICA L. BARNETT, COUNTY CLERK
OFFICE: COUNTY CLERK'S OFFICE
MUNICIPAL BUILDING, 100 N. BROAD ST., OCEAN CITY, NJ 08226

TAX MAP
CITY OF OCEAN CITY
SCALE: 1" = 100'
ARNOLD W. BARNETT
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 14997
NEW JERSEY
DATE: 12/15/2011
DRAWN BY: JESSICA L. BARNETT
CHECKED BY: JESSICA L. BARNETT
COMPUTER AIDED

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



REVISIONS		
DATE	BY	DESCRIPTION

NEW JERSEY DEPARTMENT OF THE TREASURY
PROPERTY TAX MAPS
APPROVED AND AUTHORIZED FOR THE AUTHORITY OF
FOR THE SPECIAL PURPOSES OF TAXATION
FRANK SULLIVAN, COUNTY CLERK
DATE: OCT. 14 2011

TAX MAP
CITY OF OCEAN CITY
CAPITAL COUNTY
SCALE: 1" = 60'
NEW JERSEY
DATE: OCT. 2011
ARNOLD W. BARNETT
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 14987
NEW JERSEY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
10000 WASHINGTON AVE. SUITE 200
ROSELAND, NJ 07068

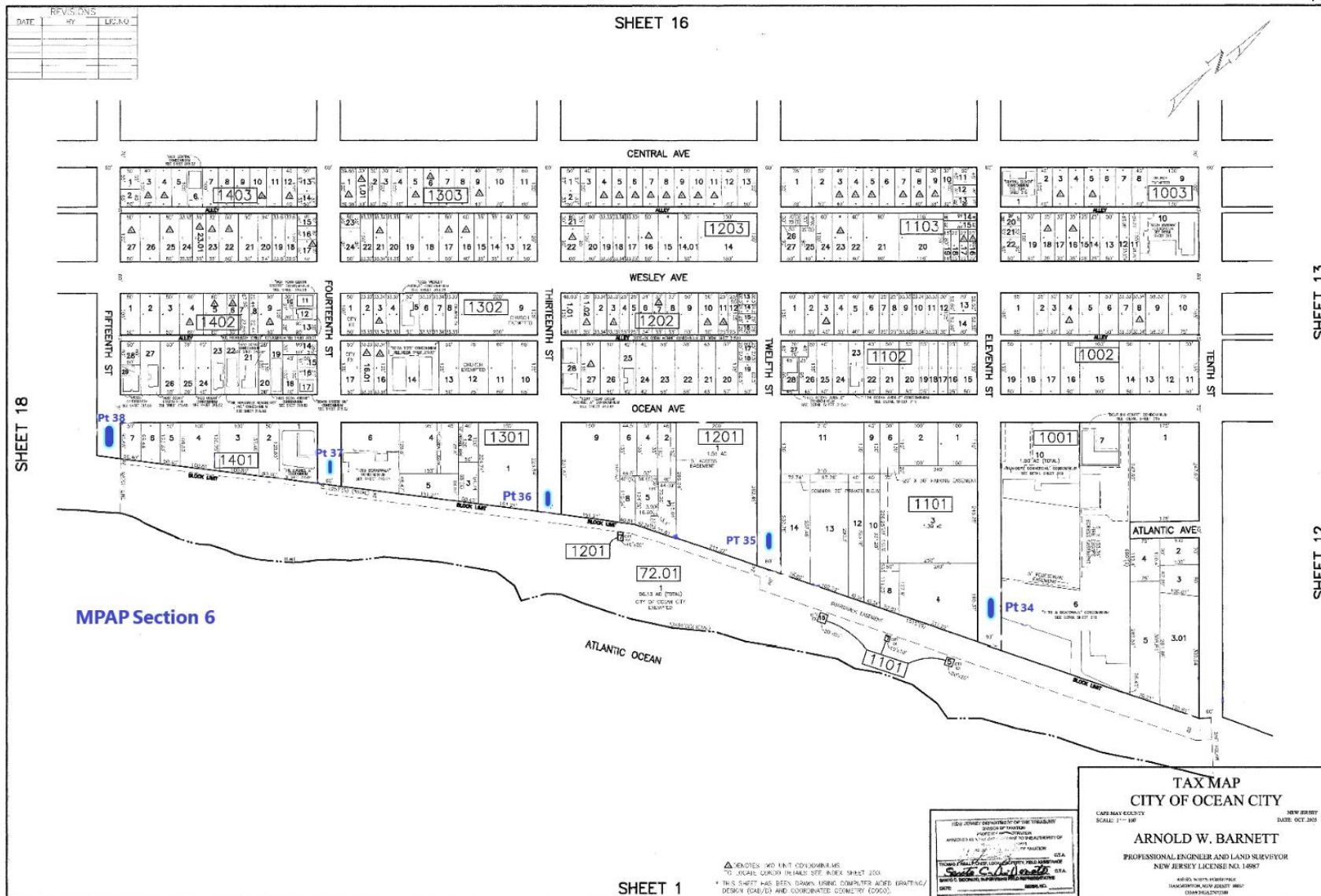
SHEET 15
13
14
15
16
17
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23
24
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26
27
PELHAM PL
SCALE: 1" = 60'
2" WIDE STRIP, BLOCK 600.01

MPAP Section 5

△ DENOTES TWO UNIT CONDOMINIUMS.
① LOCAL CONDO INDEX SEE INDEX SHEET 700.
* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/2D) AND COORDINATED GEOMETRY (COGO).

SHEET 1

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



REVISIONS		
DATE	BY	DESCRIPTION

SHEET 16

SHEET 18

SHEET 13

SHEET 12

MPAP Section 6

SHEET 1

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE
PROPERTY TAX MAPS
ISSUED BY THE COUNTY CLERK TO THE MUNICIPALITY OF
OCEAN CITY, NEW JERSEY
DATE: 10/20/2010
SCALE: 1" = 100'

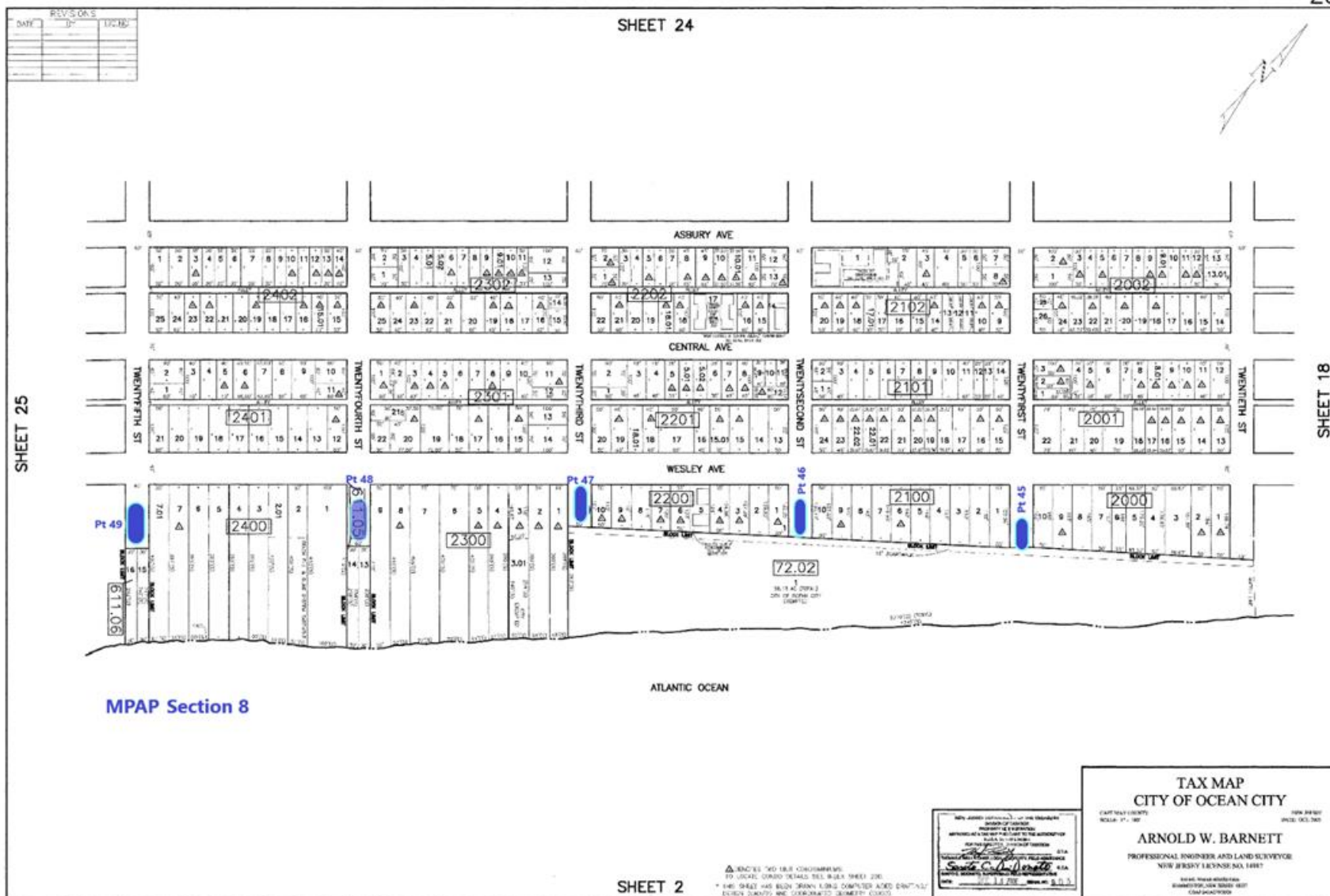
TAX MAP
CITY OF OCEAN CITY
CAPE MAY COUNTY
SCALE: 1" = 100'
NEW JERSEY
DATE: OCT 2010
ARNOLD W. BARNETT
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 14087
4610 SOUTH KENNEDY
HARRINGTON, NEW JERSEY 08041
CIVIL/ENR/PLS/010108

△ NOTES: NO UNIT CONVERSIONS ARE TO BE MADE UNLESS SPECIFICALLY NOTED TO LOCAL CUSTOMERS. SEE ALSO SHEET 200.
* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY (GCS00).

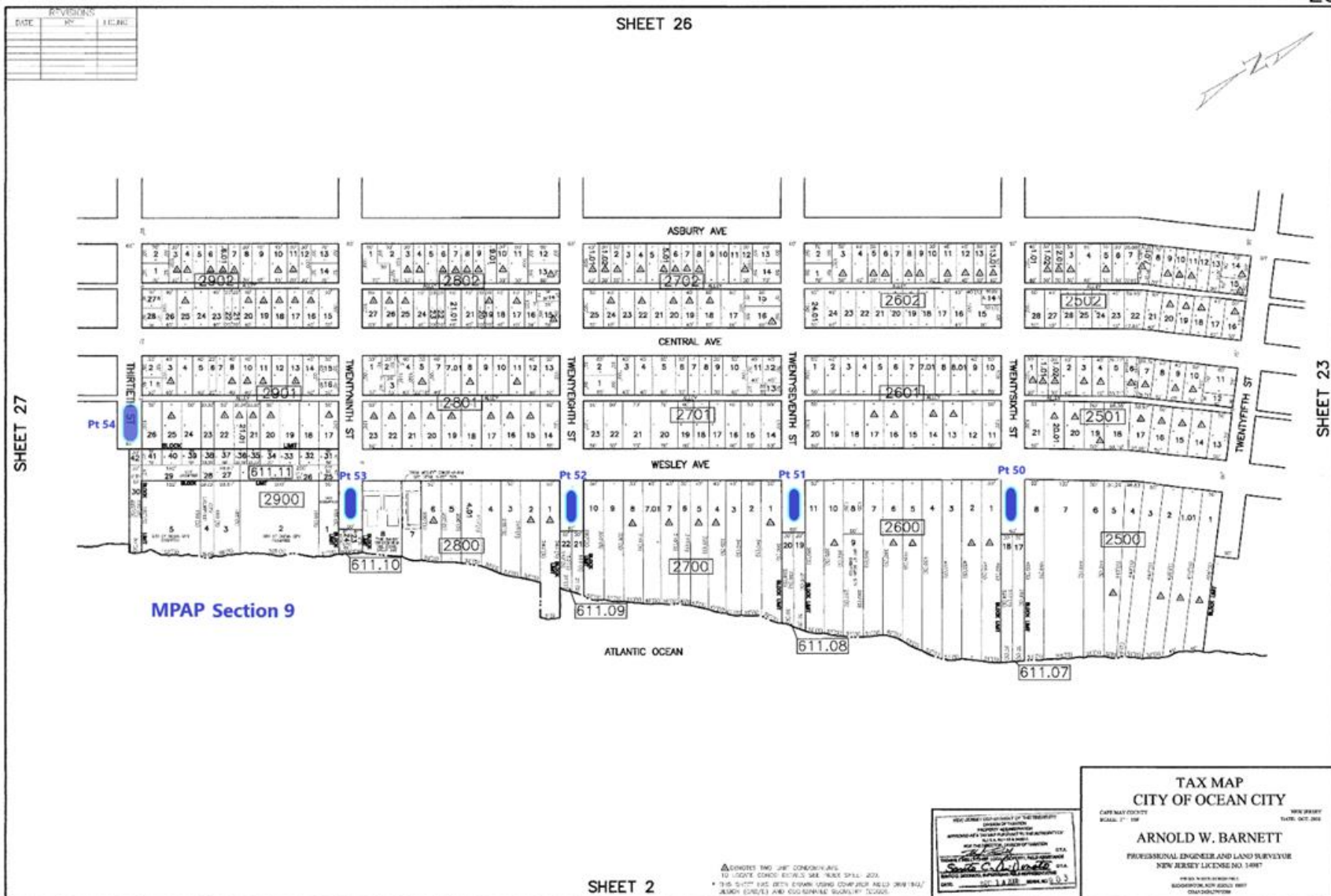
CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



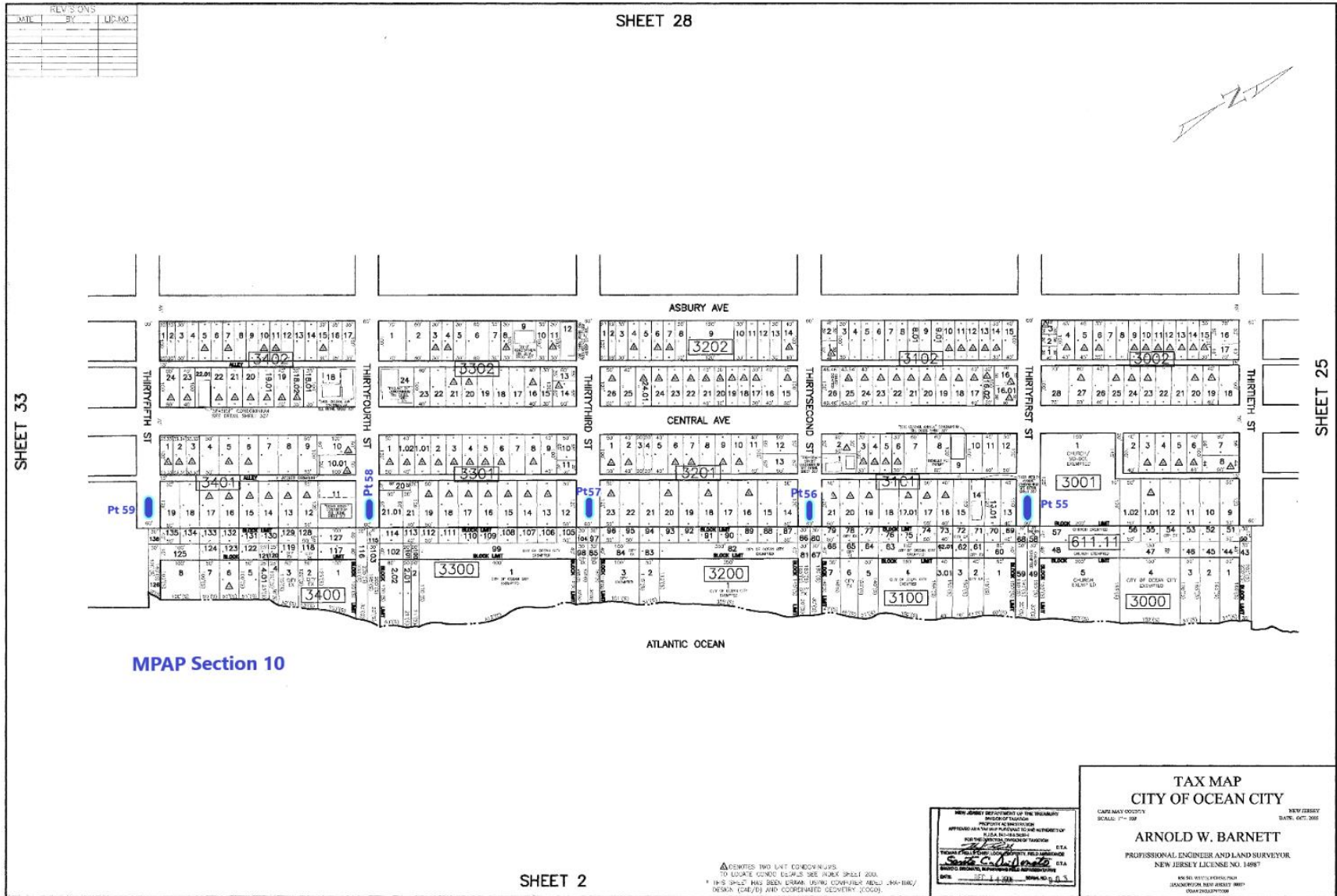
CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



REV'S ONLY		
DATE	BY	LDG NO

SHEET 28

SHEET 33

SHEET 25

MPAP Section 10

ATLANTIC OCEAN

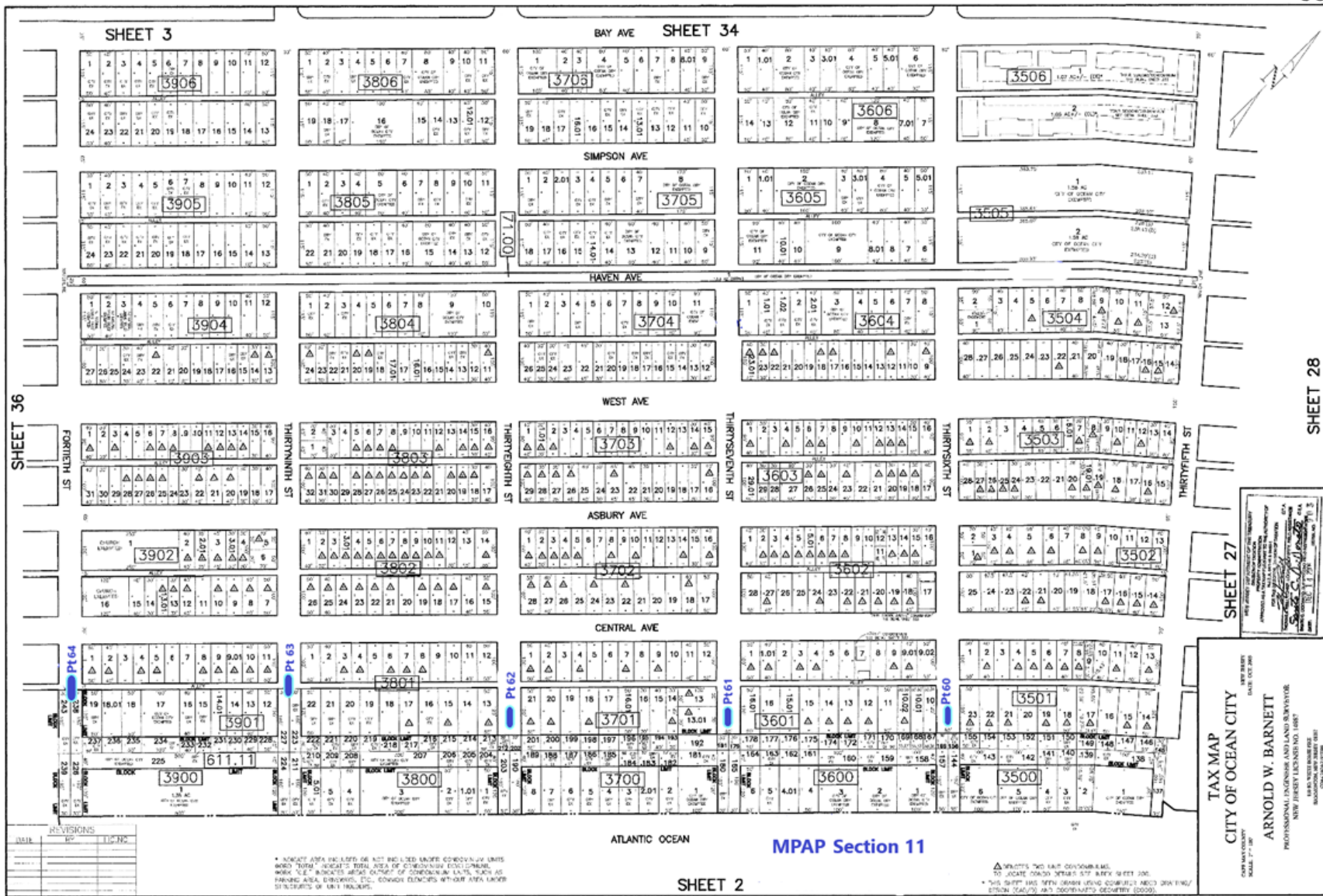
SHEET 2

IDENTIFIES TWO LOT CONCORDANCES TO LOCATE CORNER LEGALS SEE INDEX SHEET 2000. THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAWS (CAD) AND COORDINATED GEOMETRY (COG).
DATE: 11-14-03 DRAWN BY: S.S.

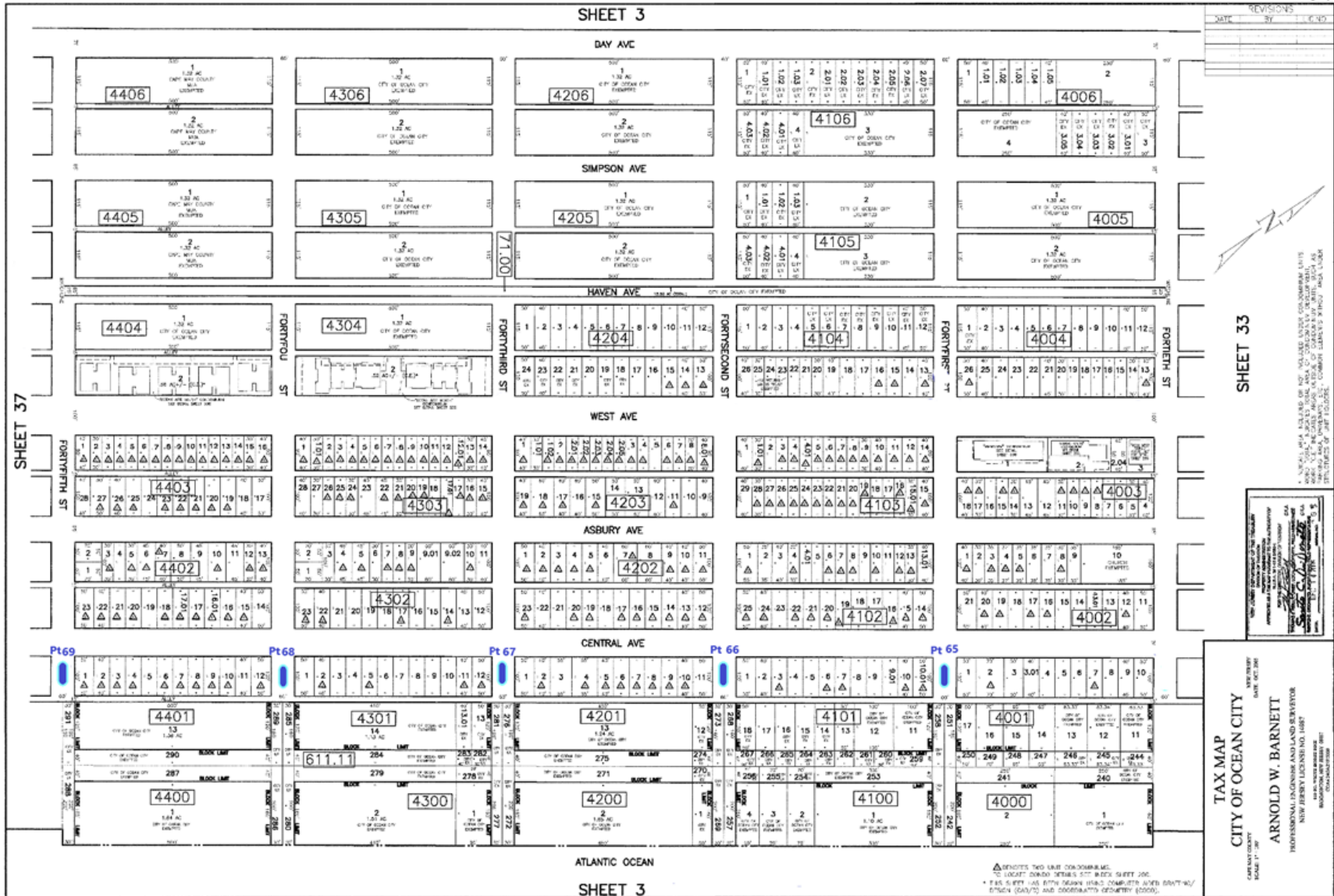
NEW JERSEY DEPARTMENT OF THE TREASURY
PROPERTY TAX DIVISION
APPEALS AND TAX PENDING TO THE SUPERVISOR
PLA IN OCEAN CITY
FOR THE MUNICIPAL PROPERTY TAX DIVISION
DATE: 11-14-03 DRAWN BY: S.S.

TAX MAP
CITY OF OCEAN CITY
CAPE MAY COUNTY NEW JERSEY
SCALE: 1" = 50'
DATE: 05-20-03
ARNOLD W. BARNETT
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 14987
NEW JERSEY PROFESSIONAL LAND SURVEYOR
BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS

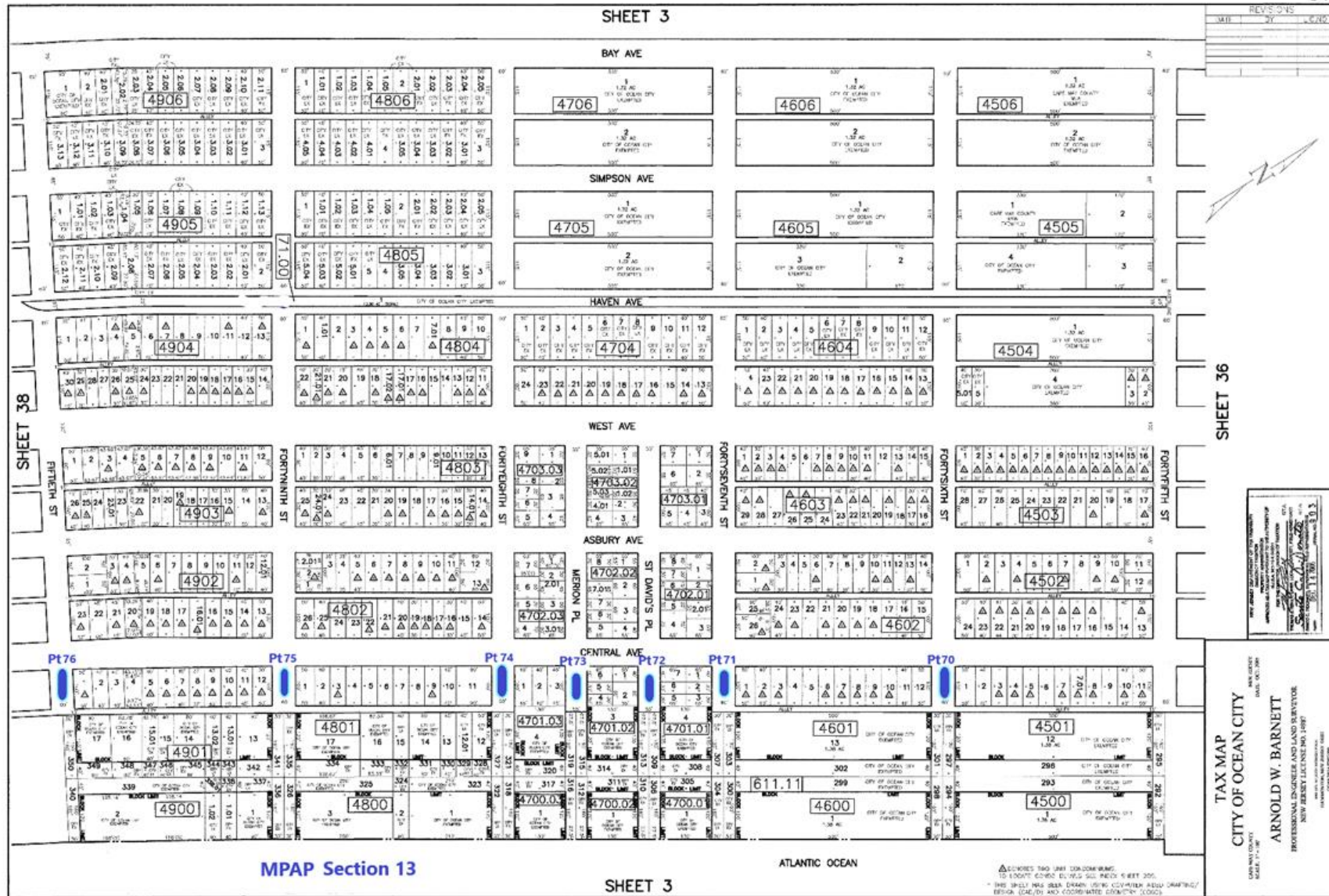
CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



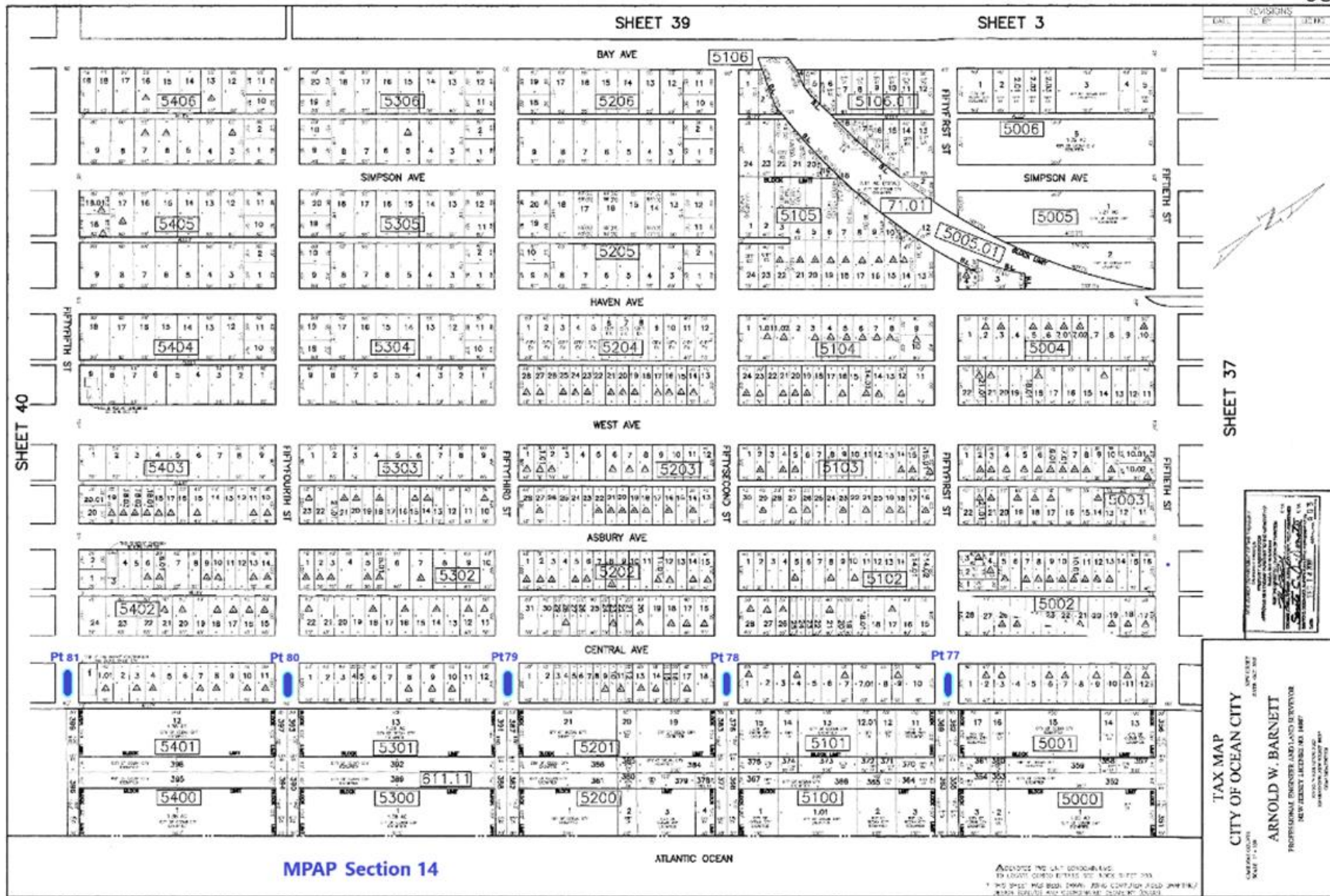
CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



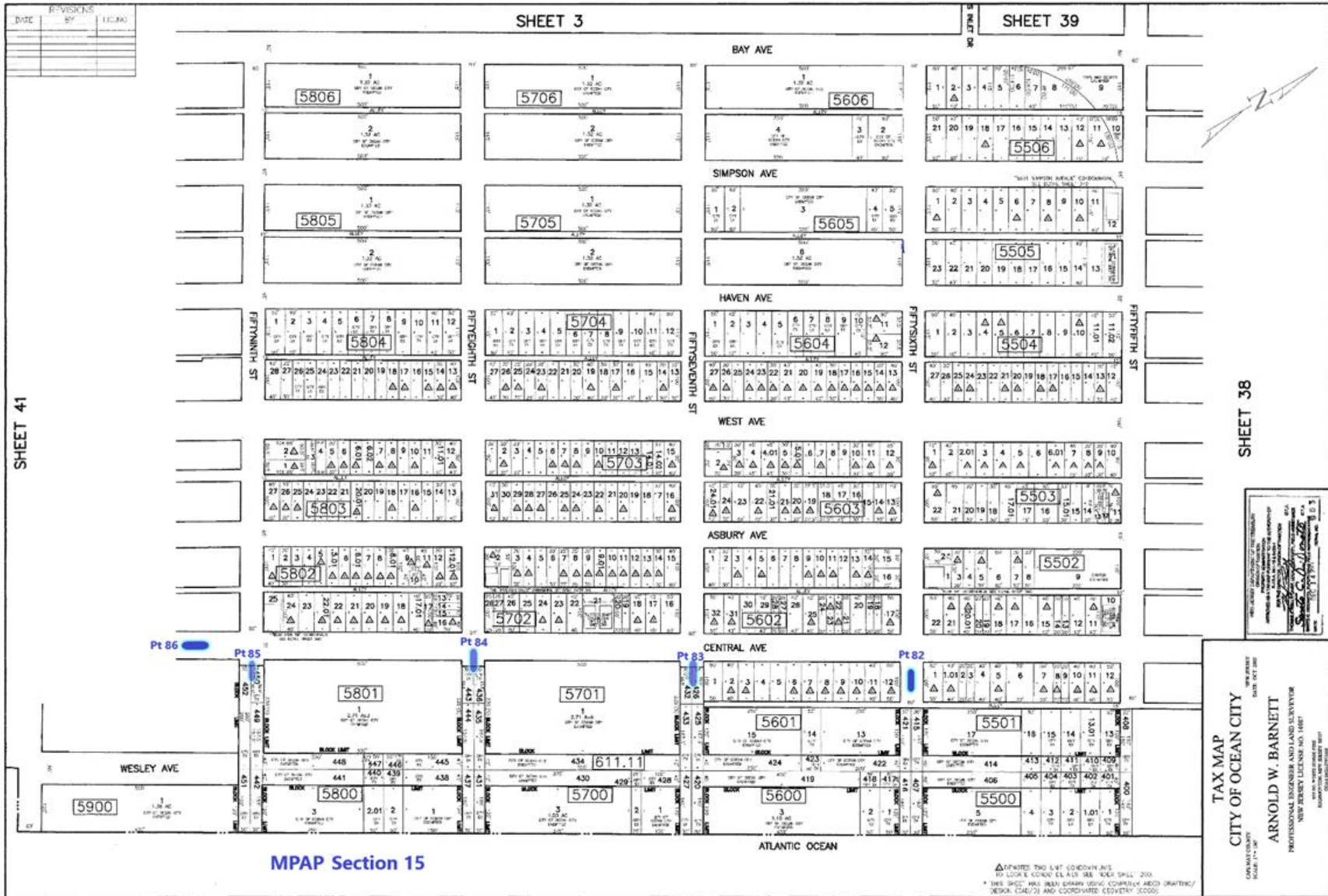
CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



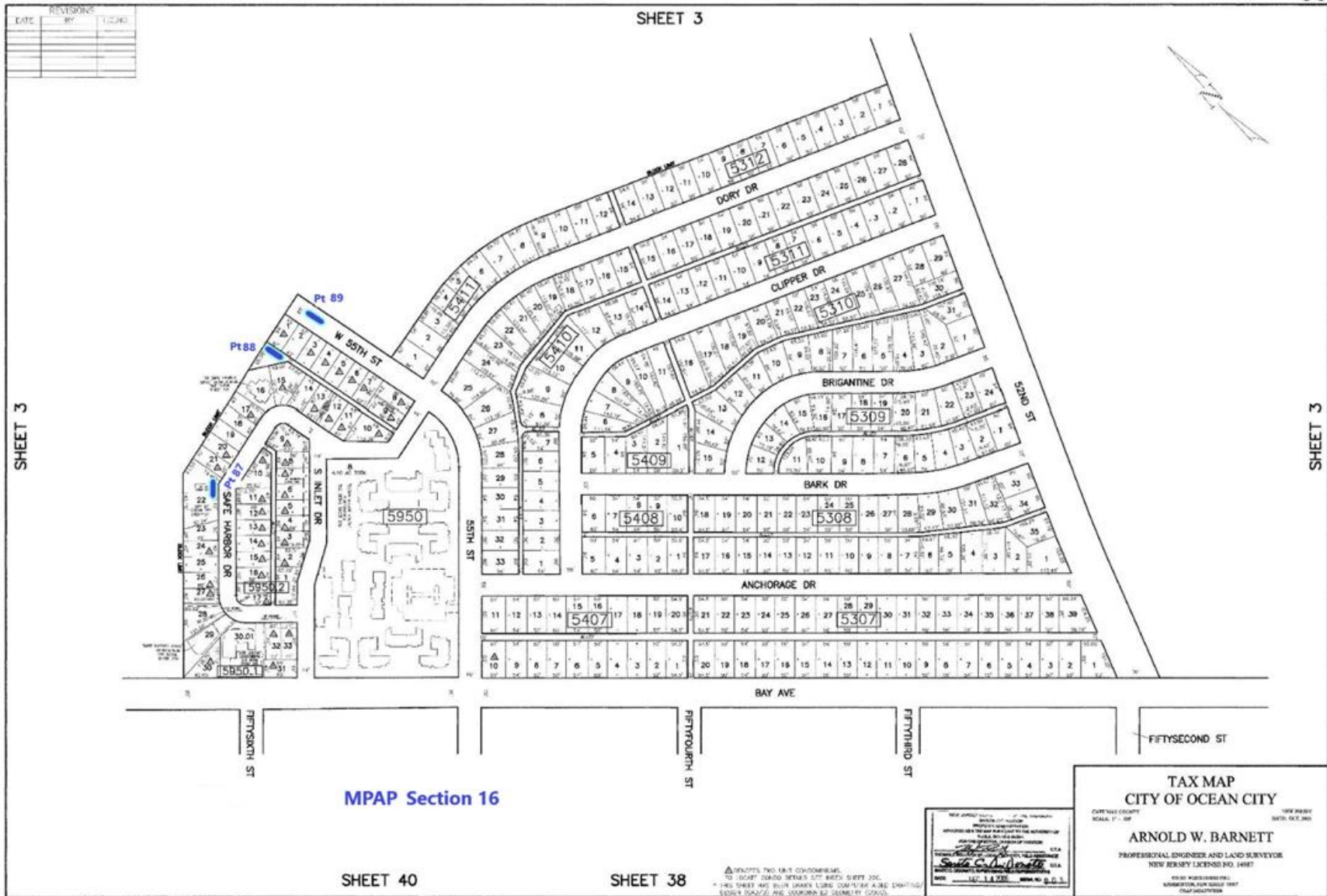
CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



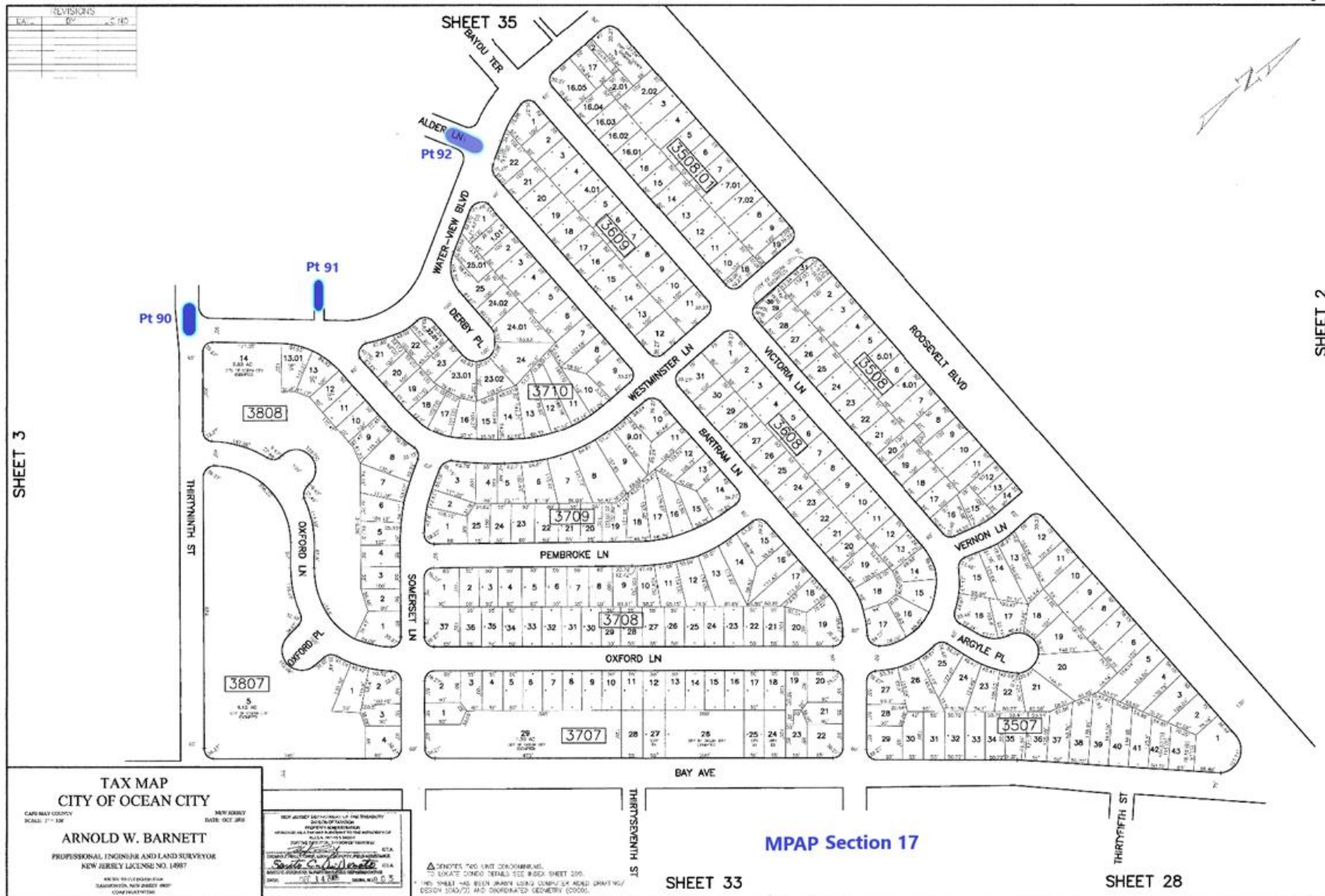
CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



SHEET 3

SHEET 2

TAX MAP
CITY OF OCEAN CITY
CAPS MAY 2009
SCALE: 1" = 100'

NEW JERSEY
BASE: OCT 1987

ARNOLD W. BARNETT
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 19887

DATE: 11/14/08

THIS MAP WAS PREPARED BY THE TOWN OF OCEAN CITY, NEW JERSEY, AND THE TOWN OF OCEAN CITY, NEW JERSEY, FOR THE PURPOSES OF THE MUNICIPAL PUBLIC ACCESS PLAN. THE TOWN OF OCEAN CITY, NEW JERSEY, IS THE OWNER OF THE LAND SHOWN ON THIS MAP. THE TOWN OF OCEAN CITY, NEW JERSEY, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE TOWN OF OCEAN CITY, NEW JERSEY, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

Stacie C. Lawrence
DATE: 11/14/08

△ DENOTES TAX UNIT DISCONTINUED.
○ LOCATE CORNER DETAILS SEE BASE SHEET 206.

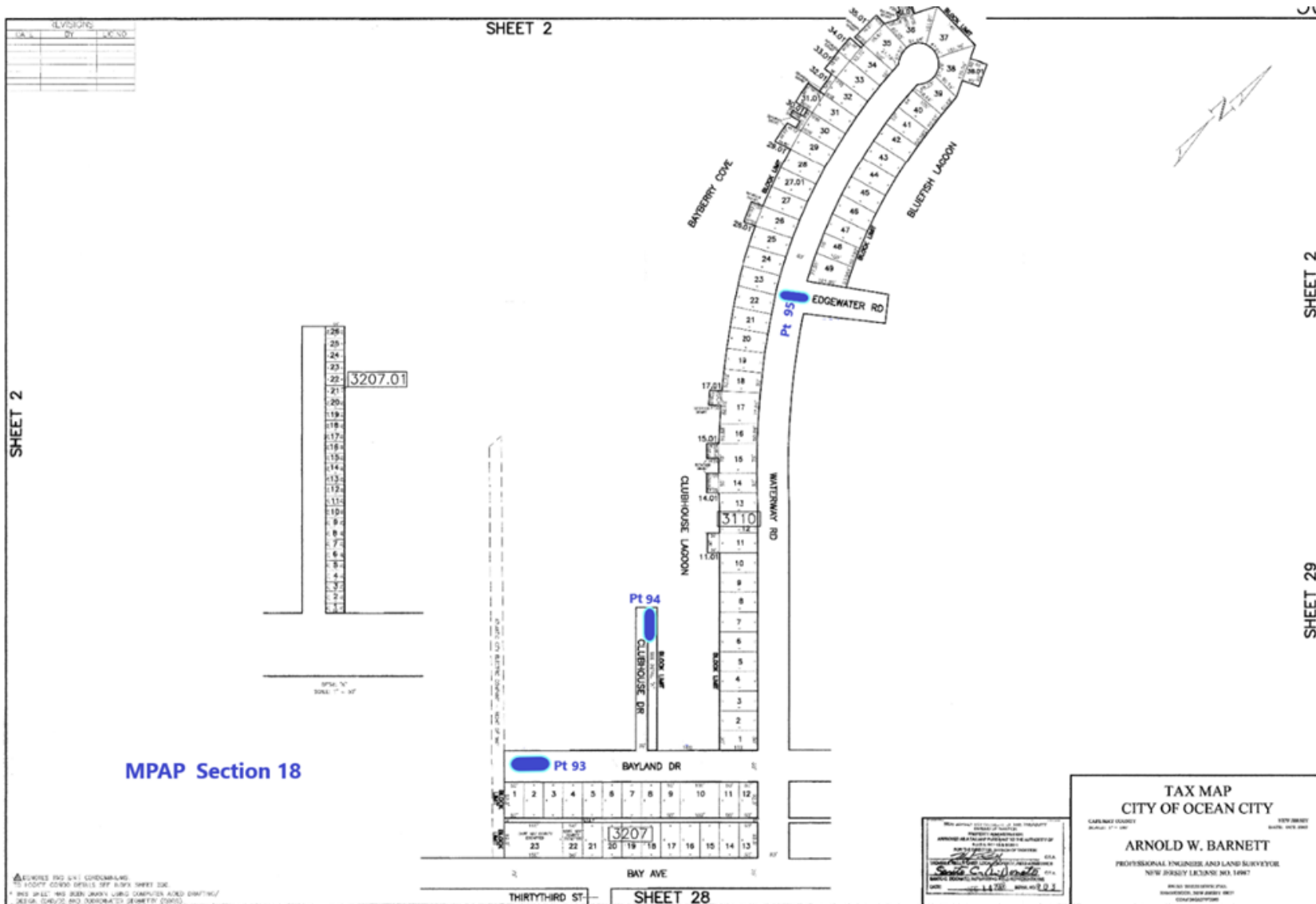
THIS SHEET HAS BEEN DRAWN USING COMPILED AERIAL PHOTOGRAPHS AND COORDINATED GEOMETRY (COG).
DATE: 11/14/08

MPAP Section 17

SHEET 33

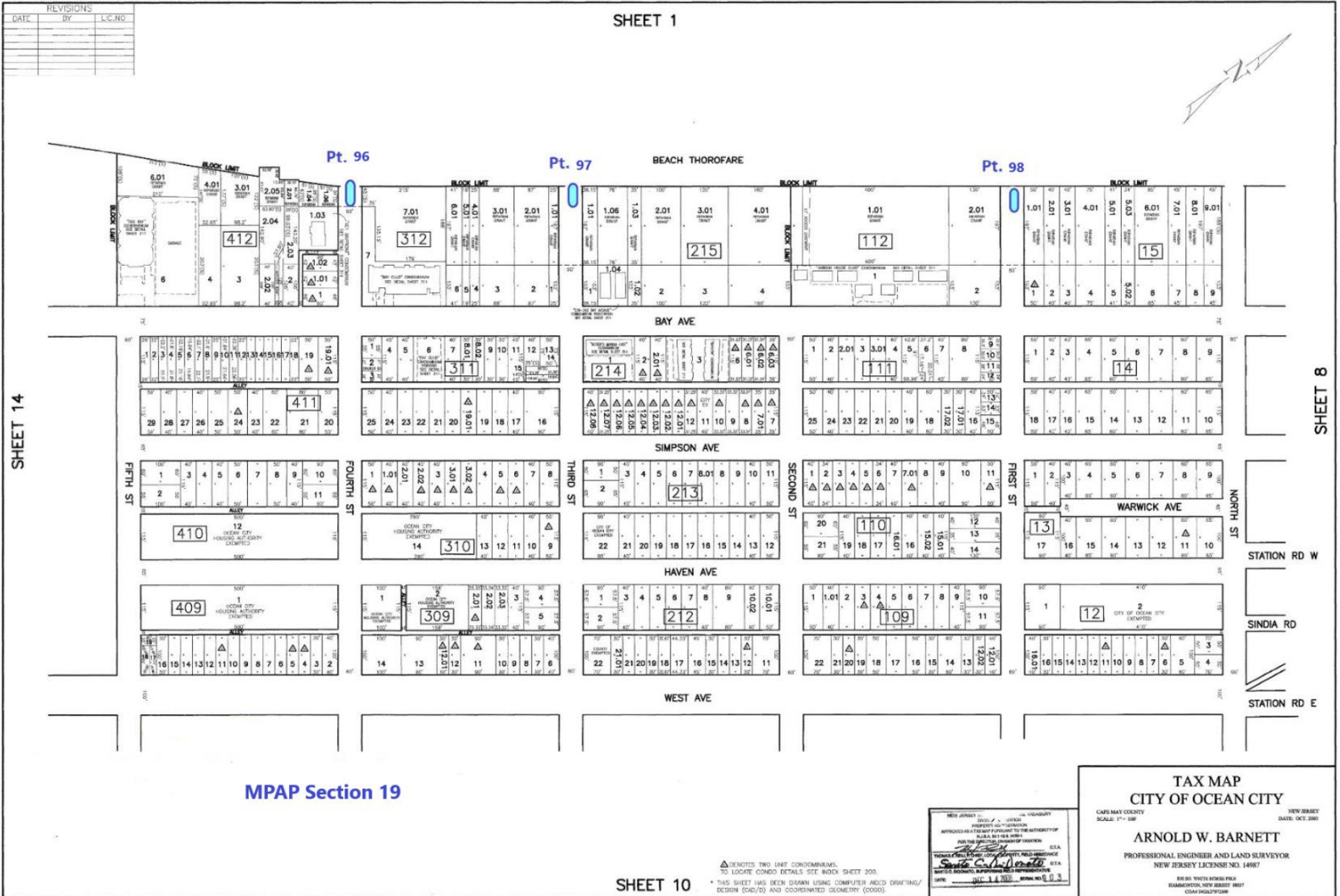
SHEET 28

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

SHEET 1



REVISIONS		
DATE	BY	LIC. NO.

SHEET 14

SHEET 8

MPAP Section 19

SHEET 10

▲ DENOTES TWO UNIT CONDOMINIUMS.
TO LOCATE CONDO DETAILS, SEE INDEX SHEET 205.
* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/
DESIGN (CAD/D) AND COORDINATED GEOMETRY (COGO).

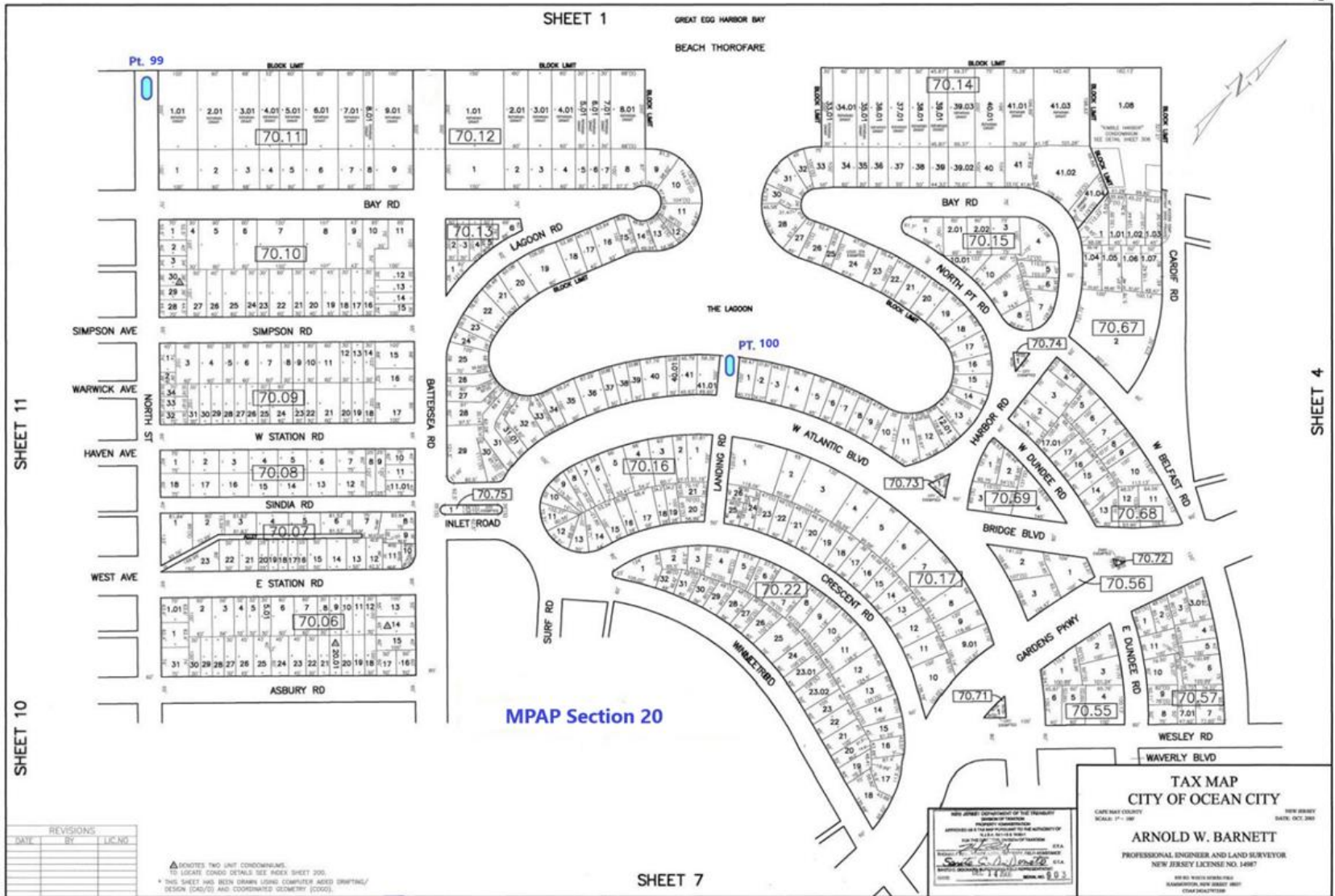
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DATE: **NOV 14 2008** REVISION: **0 3**

TAX MAP
CITY OF OCEAN CITY
NEW JERSEY
SCALE: 1" = 100'
DATE: OCT. 2008

ARNOLD W. BARNETT
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 14987

100 WEST WALTON STREET
HARRISONVILLE, NEW JERSEY 08041
COAP-PA04719308

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN



[Appendix 7 City Ordinances](#)

§ 18-2 BEACH REGULATIONS - <https://ecode360.com/36259430#36259430>

§ 18-5 MOTOR VEHICLES ON BEACHES - <https://ecode360.com/36259430#36259529>

§ 18-8 PLACEMENT OF STEPS OR RAMPS FOR BEACH ACCESS -
<https://ecode360.com/36259430#36259726>

§ 18-12 MARINA AT 2ND STREET AND BAY AVENUE -
<https://ecode360.com/36259430#36259777>

CHAPTER 19 COASTAL BEACH ZONE - [HTTPS://ECODE360.COM/36259865](https://ecode360.com/36259865)

Appendix 8 Draft Sign Ordinance

ORDINANCE NO. 22-xx
AN ORDINANCE DESIGNATING THE CITY OF OCEAN CITY
PUBLIC WORKS DEPARTMENT TO INSTALL AND
MAINTAIN ALL SIGNS ASSOCIATED WITH THE MUNICIPAL PUBLIC
ACCESS PLAN

BE IT ORDAINED by the Mayor and Council of the City of Ocean City, County of Cape May, State of New Jersey, as follows:

WHEREAS, the New Jersey Department of Environmental Protection requires all communities that contain tidal waters to provide for public access; and

WHEREAS, existing and future signage for public access is required; and

WHEREAS, installation and maintenance of signage is a requirement of N.J.A.C. 7:7-16.9(r).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCEAN CITY IN THE COUNTY OF CAPE MAY, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1

1. The Public Works Department is named as the entity responsible for all signage in the City of Ocean City.
2. The Public Works Department is responsible for placement and maintenance of signage for public access.
3. This Ordinance shall take effect in accordance with applicable law.

Section 2

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance. If any portion of this Ordinance is declared to be invalid by a Court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance which shall remain in full force and effect.

Section 3

This Ordinance shall take effect in the time and manner prescribed by law.

CITY OF OCEAN CITY
MUNICIPAL PUBLIC ACCESS PLAN

Jay A. Gillian, Mayor

Peter V. Madden, Council President

The above Ordinance was passed by the Council of Ocean City, New Jersey, at a meeting of said Council held on the 11th day of August, 2022, and was taken up for a second reading and final passage at a meeting of said Council held on the 25th day of August, 2022, at the City Hall, 861 Asbury Avenue, Ocean City, New Jersey, at seven o'clock in the evening.

Melissa G. Rasner, City Clerk

Appendix 9 Resolution for Incorporating MPAP into the Master Plan

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

22-59-148

**APPROVING AND INCORPORATING THE MUNICIPAL
PUBLIC ACCESS PLAN (MPAP) INTO THE OCEAN CITY MASTER PLAN**

WHEREAS, the City of Ocean City’s Municipal Public Access Plan was submitted to the City Council and reviewed at the regular meeting of {date}, and

WHEREAS, the governing body has approved the plan as submitted,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, the “City of Ocean City Municipal Public Access Plan,” a copy of which is attached, is hereby approved.

BE IT FURTHER RESOLVED a copy of the Municipal Public Access Plan shall be sent to the New Jersey Department of Environmental Protection for review and approval in accordance with N.J.A.C. 7.7 and 7.7E.



Peter V. Madden, Council President

Appendix 10 Design Guideline Matrix

Ocean City will utilize this Design Guideline Matrix to evaluate and identify opportunities for future public access.

Type of Shoreline	Characteristics	Public Uses	Common Types of Public Access	Ways to incorporate/encourage/enhance public access
Ocean	Sandy beach shoreline, mixed residential, commercial boardwalk	Sunbathing, swimming, surfing, fishing	Street end/dune walkovers, beach, boardwalk, park	Permit conditions, beach nourishment projects, shorefront management plans (including inventory of sites), preserve street ends as access points, ordinances, facilities, land acquisition
Bay	Majority residential, wetlands, bulkheaded or sandy shoreline	Boating, picnicking, fishing, visual	Boat ramp, boating club, park, beach, street end	Permit conditions, shorefront management plan (including inventory of sites), preserve street ends as access points, ordinances, facilities, land acquisition

Resource References:

- ✓ Ocean City Master Plan, February 3, 1988 (and as amended)
- ✓ Ocean City Beach Management Plan, January 2016
- ✓ Public Access in New Jersey: The Public Trust Doctrine and Practical Steps to Enhance Public Access
- ✓ NJDEP Coastal Zone Management Rules (N.J.A.C. 7:7 et seq.)