Ocean Grove Historic District
Application for Special Area Standard

Neptune Township
Monmouth County, New Jersey

July, 2015

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July 30, 2015

New Jersey Site Improvement Advisory Board
c/o New Jersey Department of Community Affairs
Division of Codes and Standards
101 South Broad Street
PO Box 802
Trenton, NJ 08625-0813

Re: Residential site Improvement Standards (RSIS) Special Area Standards, N.J.A.C. 5:21-3.5, Ocean Grove Historic District, Township of Neptune, Monmouth County, NJ

Dear Board Members:

Please find enclosed a complete application to request Special Area Standards under the Residential site Improvement Standards from the New Jersey Department of Community Affairs (DCA), Site Improvement advisory Board (SIAB).

Pursuant to the requirements of N.J.A.C. 5:21-3.5, an application for Special Area Standards requires that a municipality have a designated special area, such as a historic district, and include accompanying justification for the proposed deviation from the RSIS standards. RSIS regulations indicate that special areas are warranted to recognize the need for preservation of communities with special character. The Ocean Grove portion of Neptune Township is a Federal and State designated historic place. As such, the proposed special area standards were crafted for the sole purpose of preserving the historic development pattern of Ocean Grove. In accordance with the Township's Comprehensive Master Plan, adopted in January of 2012, it was recommended that the entirety of the Ocean Grove Historic District, with the exception of the North End Redevelopment Area, be regulated in accordance with special area standards. These standards, as indicated above, would encompass the entirety of Ocean Grove, inclusive of the HD-R1, HD-R2, HD-B1, HD-R and HD-O zoning districts.

The Township's land development ordinance prohibits off-street parking requirements for single-family, multi-family and new driveways in the above noted Historic Districts. In addition, the cartway widths of some streets in the Historic District do not conform to RSIS standards. Therefore, the Township is seeking Special Area Standards for this existing condition in addition to the aforementioned special area standard request. It should be further noted that these standards are being requested for the express intent of preserving the historic urban pattern of Ocean Grove and to further ensure compliance with the Federal and State Historic designation.

Neptune Township previously made an application for Special Area Standards pursuant to N.J.A.C. 5:21-3.5, in October of 2007. Two hearings with the SIAB were held and on October 19, 2009, the application was dismissed without prejudice. The SIAB Board held that although the area indeed qualifies for Special Area Standards and RSIS exemptions, upon review of the information provided by the Township and in consideration of public comment, they were not fully satisfied with the sufficiency of information provided at that that time.

CONSULTING AND MUNICIPAL ENGINEERS
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Since the prior submission, Neptune Township has adopted a new Comprehensive Master Plan. The Township Comprehensive Master Plan maintains a recommendation for a Special Area Standard for on-street parking requirements, off-street parking prohibition and deviations from cart-way width standards for the Ocean Grove Historic District. Enclosed, you will find **a new application for Special Area Standards for Ocean Grove** that seeks to depict the current conditions in Ocean Grove. A full parking inventory was conducted by CME Associates to provide a more accurate account of the availability of both parallel and striped on-street parking spaces in Ocean Grove to supplement the narrative portion of the application. Several appendices are also included as supporting documentation to address current conditions as they relate to the availability of parking, public transportation opportunities, historic district documentation and depictions of existing conditions as they pertain to the preservation of the Federal and State historic designation for the entirety of Ocean Grove.

Should you have any questions regarding the information provided or require any additional information please do not hesitate to contact me at (732) 462-7400 ext. 136.

Very truly yours,

CME Associates

Jennifer C. Beahm, PP, AICP
Director of Planning

NJN/
Enclosures
cc: Mayor Mary Beth Jahn and Township Committee (w/enclosures)
Leanne Hoffman PE, PP, CME, Director of Engineering & Planning (w/enclosures)
Richard J. Cuttrell, Township Clerk (w/enclosures)

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Introduction

The following is an application to request Special Area Standards under the Residential Site Improvement Standards from the New Jersey Department of Community Affairs (DCA), Site Improvement Advisory Board (SIAB) for the Federally designated historic district of Ocean Grove. Neptune Township has previously made an application for Special Area Standards, pursuant to N.J.A.C. 5:21-3.5, in October of 2007. Two hearings with the SIAB were held and on October 19, 2009, the application was dismissed without prejudice. The SIAB Board held that although the area indeed qualifies for Special Area Standards and RSIS exemptions, upon review of the information provided by the Township and in consideration of public comment, they were not fully satisfied with the sufficiency of information provided at that that time.

Since the prior submission, Neptune Township has undertaken the drafting of a new Comprehensive Master Plan, adopted in January of 2012, which also maintains a recommendation for a Special Area Standard for on-street parking requirements, off-street parking prohibition and deviation from cart-way width standards. The following is a new application for Special Area Standards for Ocean Grove, and as such, seeks to depict the current conditions in Ocean Grove. In addition, a full parking inventory was conducted by CME Associates to provide a more accurate accounting of availability of all on-street parking spaces, both parallel and striped spaces in Ocean Grove and the surrounding vicinity.

Pursuant to the requirements of N.J.A.C. 5:21-3.5, an application for Special Area Standards requires that a municipality maintain a designated special area and include accompanying justification for deviation from the RSIS standards from said area. RSIS regulations indicate that special areas are warranted to recognize the

need for preservation and/or enhancement of community character and sense of place in a given municipality.

The entirety of Ocean Grove is a Federal and State designated historic district and has maintained this historic designation since 1976. In accordance with the Township's current and prior Master Plans, which seek to provide for protection and maintenance of the historic designations in Ocean Grove, Neptune is proposing that the entire Ocean Grove Historic District, with the exception of the North End Redevelopment Area, be regulated under the RSIS Special Area Standards contained within this application. This special area designation would encompass five (5) existing Zoning Districts: HD-R-1 Historic District Single Family District, HDO – Historic District Oceanfront Zoning District, HD-R-2 - Historic District Multi-family Residential Zoning District, HD-B-1 - Historic District Mixed-use Zoning District and the HD-R - Historic District Recreation Zoning District.

Pursuant to the Township's Land Development Ordinance, off-street parking requirements are prohibited in connection with single-family and multi-family residential dwellings, as well as for new driveways. In addition, some portions of the cartway widths of existing streets in the Township do not meet RSIS width standards. This application addresses each of these issues and seeks relief from RSIS standards in an overall effort to balance the needs of residents, visitors and public safety with the unique challenges of maintaining a Federal and State Historic Designation coupled with the unique and historic patterns of development that comprise Ocean Grove as a whole.

Prior Special Area Standards Application

On October 26th, 2007, T & M Associates, on behalf of the Township of Neptune prepared and submitted a Special Area Standards application to the Site Improvement Advisor Board (SIAB), for parking exceptions in the historically designated Ocean Grove portion of the Township, pursuant to N.J.A.C. 5:21-3.5. T &

M subsequently provided additional information concerning on-street parking conditions to the SIAB, which was submitted on July 25th 2008. In a letter from the SIAB, dated September 29th 2009, the SIAB moved to dismiss Neptune Township's application without prejudice.

In consideration of the above, the following should be considered a new application for a Special Area Standard for the current parking requirements and non-conforming cart-way widths of existing streets in Ocean Grove. This application seeks to provide the SIAB with a more thorough accounting of existing parking conditions and cart-way widths in Ocean Grove than was previously provided, builds upon prior testimony, documents changes that have occurred since the prior application and seeks to address all of the questions and comments that were derived from the prior submission.

Historic Ocean Grove Overview

Ocean Grove was founded in 1869 as an outgrowth of the camp meeting movement in the United States, when a group of Methodist clergymen, led by William B. Osborn and Ellwood H. Stokes, formed the *Ocean Grove Camp Meeting Association (OGCMA)* to develop and operate a summer camp meeting site on the New Jersey seashore. The Ocean Grove Historic District is comprised of over 3,000 homes, the overwhelming majority of which are still owned by the Ocean Grove Camp Meeting Association. This in itself is a unique feature, in that most structures that comprise the historic neighborhood of Ocean Grove are maintained under private ownership and are still maintained under the ownership of the OGCMA. This has helped ensure that the historic structures, patterns of development, and the historic flared streets, which widen toward the ocean, providing natural vistas and ocean breezes, can be preserved in their historic form. The flared streets in Ocean Grove remain the first such attempt at flaring or setting back streets to provide for ocean vistas and breezes. This predates the next such attempt at set backs or flared block widening toward the sea, which were contemplated and designed by the famous designer

Ebenezer Howard (1892). In addition, the District is comprised of homes in excess of 100 years old, of the period between 1880- 1910, and Ocean Grove has the greatest extent of Victorian and early-20th century architecture in the United States[1].

In 1975, Ocean Grove was designated a State and National Historic District as a 19th century planned urban community. This nomination was granted in 1976. The US Congress agreed that the residential and public (Great Auditorium) architecture, along with the overall development patterns, the unique sense of place of the streetscapes and in particular, the historic flared streets collectively comprised the justification for nomination onto the National Register of Historic Places. The State of New Jersey supported this effort added the entirety of Ocean Grove to the State Register of Historic Places in 1975. Again, the collective elements discussed above, as a whole, provide for the overall historic nature of Ocean Grove and the National and State Historic designations, coupled with the unique feature that the majority of Ocean Grove is still under the private ownership of the OGCMA, have all served to preserve Ocean Grove to this day. It should be further underscored that not only the architecture, but the development patterns and unique streetscape features collectively comprise the historic nature that is Ocean Grove. The original petition to the Federal Government, along with correspondence between the Federal Government as well as the State Department of Environmental Protection, which set forth the reasons the District were nominated and the conditions for preserving the designation are included in ***Appendix A*** of this application.

Special Area Standards Requirements

In accordance with § 5:21-3.5 (b) A special area designation may be applied by ordinance by a municipality or group of municipalities to an area or areas of a municipality or municipalities exhibiting or planned to exhibit a distinctive character or environmental feature that the municipality or municipalities by ordinance have identified and expressed a desire to preserve and enhance.

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[1] Wayne T. Bell (2000). *Images of America: Ocean Grove*. Charleston, S.C.: Arcadia Publishing. ISBN 0-7385-0425-4.

Examples of a special area may include:

1. Designated redevelopment areas pursuant to *N.J.S.A. 40A:12A-1* et seq.;
2. Designated special improvement districts pursuant to *N.J.S.A. 40:56-65* et seq.;
3. Designated historic districts pursuant to *N.J.S.A. 40:55D-65.1*;
4. Municipalities in the Metropolitan Planning Area (Planning Area 1), and Regional Centers, villages, hamlets, or other Centers identified by the State Development and Redevelopment Plan or designated by the State Planning Commission;
5. Infill areas in urban settings;
6. Planned unit and planned unit residential developments, and residential clusters pursuant to *N.J.S.A. 40:55D-39*;
7. Areas where environmental systems such as watersheds may require special environmental controls;
8. Designated scenic corridors, pursuant to the Intermodal Surface Transportation Efficiency Act or other similar State or local initiatives; and
9. Rural preservation areas including, but not limited to, designated Agricultural Development Areas, pursuant to N.J.S.A. 4:1C, and in support of the rural preservation policies of the State Development and Redevelopment Plan.

The entirety of Ocean Grove, with the exception of the North End Redevelopment Area, which is not under the purview of this application, is a Federal and State designated historic district pursuant to *N.J.S.A. 40:55D-65.1*. As such, Ocean Grove would qualify for a Special Area Standard and deviations from the RSIS in accordance with the Special Area Standards of the RSIS.

Neptune Master Plan

Background

Ocean Grove was platted in the 1800's in a rectangular grid pattern much like a compact urban village. Small lots characterized the land subdivisions, typically 30' wide by 60' in depth, formed the basis of the community. The density, much like the current New Urbanist principles, which harkens back to communities much like Ocean Grove, fosters a sense of community and interaction and renders a very distinctive sense of place. Most of Ocean Grove is developed at a density of twenty-four (24) units per acre, evidencing a compact and tightly planned and laid-out community.

The first efforts of historic preservation in Ocean Grove took place in 1976, when it was placed on both the New Jersey and National Registers of Historic Places (NR: 4/12/1976 (NR Reference #: 76001170), SR: 12/16/1975). According to the 2010 Neptune Township Comprehensive Master Plan, the Historic Preservation Element indicates the following (pp 175-176):

> In 1980 Neptune Township assumed control of Ocean Grove and adopted an historic preservation ordinance that established a Board of Architectural Review (BAR) to oversee any exterior alterations of edifices in Ocean Grove. The Goals and Objectives of that ordinance were as follows:
>
> - To preserve and protect Neptune Township's historic sites, structures and areas that serve as significant visible reminders of the Township's history.
> - To encourage long term investment in the historical resources of the community.

- To preserve the historic character, livability and property values of historic structures and neighborhoods by maintaining and rehabilitating historic housing, preventing the deterioration and demolition of historic structures, and encouraging new construction that is compatible in scale and design to the physical character of the surrounding neighborhood.
- To encourage the maintenance and rehabilitation of historic structures and promoting high design standards for buildings and streetscape improvements, with specific attention paid to critical vistas on the flared avenues approaching the ocean and on the Boardwalk, Pier and Beachfront.
- To integrate historic preservation into the Township's planning and economic development, housing and community programs, and cultural activities.

That ordinance included the aforementioned list of properties of architectural and historic importance, and although the owners outside of Ocean Grove opted out of the part of the Guidelines pertaining to the BAR having oversight over exterior alterations, the other protections afforded to them by the Guidelines still applied. In the early 2000s the Township Land Use Ordinance was amended and Section 104, which renamed the BAR the Historic Preservation Commission ("HPC"). The HPC maintains the standards of exterior structures; however, the historic designation of Ocean Grove includes the historic nature of the overall neighborhood, including the structures, streetscape and public spaces. The areas beyond the sidewalk do not fall under the purview of the HPC and on-street parking is guided and controlled by the Land Development Ordinance.

Neptune Township Master Plan Overview

In January, 2012, the Neptune Township Planning Board adopted a new comprehensive Master Plan, which as indicated above, included a Historic Preservation Element. This Master Plan served to build upon the prior Master Plan and reflect the changes and conditions in the Township, since the previous Plan was adopted on May 24, 2000. Goals and objectives to preserve the historic physical character of Ocean Grove as well as maintain the Federal and State historic designation are articulated in the Historic Preservation Element of the Township Master Plan as follows:

- To preserve and protect Neptune Township's designated historic sites and structures.
- To encourage long-term investment in the historic resources of the community.
- To encourage residents to preserve the historic character, livability and property values of historic structures and neighborhoods by maintaining and rehabilitating historic housing, preventing the deterioration and demolition of historic structures and encouraging new construction that is compatible in scale and design to the physical character of the surrounding neighborhood.
- To integrate historic preservation into the Township's planning and economic development, housing and cultural programs and cultural activities where appropriate.
- To increase public awareness about the Township's history, its historical figures and its historic sites and districts.
- To encourage the ongoing use and reuse of historic structures by private property owners, while encouraging owners to take steps to protect historical and architectural attributes of those structures.

- Seek to ensure compatibility between new development and nearby historic sites and districts, in terms of both use and appearance.
- Take advantage of funding, information and other resources available through County, State, and federal agencies, as well as private-sector entities and non-profit organizations that may help identify and protect historic resources.
- Encourage the community and property owners' participation in seeking historic designation through the Township where appropriate.
- To encourage the maintenance and rehabilitation of historic structures and to promote high design standards for new structures and streetscape improvements, with special attention paid to critical vistas; including but not limited to existing historic street layout, flared avenues, and other significant community planning elements.

In the opinion of the Neptune Township Committee, preservation of public on-street parking opportunities that serve the inhabitants of established residential dwellings, new residential infill and the adaptive reuse of existing structures, as well as the general public, is essential to preserve the historic character of Ocean Grove. Ocean Grove maintains scarce vacant land available for new development, there are opportunities for redevelopment of existing dilapidated and vacant structures available for rehabilitation, as well as numerous historic structures available for adaptive reuse and reconstitution as new residential and/or hotel uses. While the establishment of new residential dwelling units in other portions of the Township necessitates the need for new on-street parking spaces in accordance with RSIS regulations, Ocean Grove is ultimately a unique place where new on-street parking spaces and driveways erode the historic fabric and physical layout of the community.

In the overall Goals & Objectives section of the current Neptune Township 2011 Master Plan, the Plan recommends the following regarding streets and parking in the designated Ocean Grove Historic District (pp. 45):

Special Area Standards

> The rules concerning streets and parking, as promulgated in the Residential Site Improvement standards (RSIS) are not appropriate in furthering the on-going preservation and continued enhancement of the Historic portions of the Township. Pursuant to N.J.A.C. 5:21-3.5, Neptune Township should incorporate "special area standards" for Ocean Grove into the Township's New Land Development Ordinance, to be submitted and approved by the New Jersey Site Improvement Advisory Board.

Land Development Ordinance

As indicated above, the special area designation would encompass five (5) existing Zoning Districts: HD-R-1 Historic District Single Family District, HDO – Historic District Oceanfront Zoning District, HD-R-2 - Historic District Multi-family Residential Zoning District, HD-B-1 - Historic District Mixed-use Zoning District and the HD-R - Historic District Recreation Zoning District. The Land Development Ordinance and Zoning District regulations are included as ***Appendix B*** of this report. Each of these zones was crafted with the express intent to preserve the established scale and pattern of development in the Ocean Grove Historic District. Single-family residential density is not to exceed 24.2 units per acre, which is again, the historic density pattern.

Currently, the Township's Land Development Ordinance, at §412.17 D Parking Requirements, regulates off-street parking as follows:

Use	Off-Street Parking Requirement
Residential Single-family or multifamily	SEE RSIS STANDARDS except for residential historic districts

Uses in historic districts	No off-street parking permitted or required, except for new historic hotels as noted below

Off-street parking and the creation of new curb cuts to provide access to residential lots is prohibited for the following reasons: 1) the preservation of existing on-street parking spaces, reducing loss of spaces due to new curb cuts from driveways, and 2) to preserve the historic patterns of development that currently exist in order to maintain Ocean Grove's Federal Historic District Designation. Permitting new curb cuts within Ocean Grove will change its fundamental character and historic development pattern, which may, in turn, jeopardize its Federal Historic District Designation. CME estimates that less than 3-4% of existing single-family dwellings have driveways and or garages for off-street parking facilities. The prevailing dwelling unit configurations – which are part of the overall historic pattern and underlying historic designation – typically maintain housing that is within ten (10) feet of the sidewalk or less and does not include driveways or garages. Therefore, these regulations were carefully crafted to not reduce overall on-street parking supply and preserve the historic pattern of development.

It is important to note that the current Master Plan recommended a reorganization and consolidation of these zones, which is anticipated to be undertaken in 2012.

R.O.W and Cartway Standards Overview

Ocean Grove maintains a grid pattern with north-south streets and east-west streets, which terminate at the Atlantic Ocean. Each street in Ocean Grove by geographic direction, including the cartway widths for each of these streets are represented Table 1, below.

Table 1: Cartway Widths in Ocean Grove					
	Cartway Width (Central Ave Western Intersection)	Cartway Width (Central Ave Eastern Intersection)	Cartway Width (Beach Ave Western Intersection)	Cartway Width (Beach Ave Eastern Intersection)	Cartway Width (Ocean Ave Intersection)
EAST/WEST STREETS					
Inskip Ave	40	n/a	n/a	n/a	n/a
Stockton Ave	60	60	n/a	n/a	n/a
Franklin Ave	60	60	n/a	n/a	n/a
Clark Ave	60	60	n/a	n/a	n/a
Cookman Ave	58.75	58.75	n/a	n/a	n/a
Broadway	100	100	106	108	127
Abbott Ave	60	40	77.7	82.3	120
Webb Ave	60	40	77.7	82.3	120
Embury Ave	60	40	77.7	82.3	120
Heck Ave	60	40	77.7	82.3	120
Main Ave	85	75	110	115	150
Mt. Hermon Way/Olin St	40	40	40	40	40
Mt. Tabor/ Pitman Ave	40	40	77.7	82.3	120
Mclintock St/Mt. Carmel Way/	40	40	40	40	40
Mt. Zion Way/Ocean Pathway	n/a	40	40	40	40
Mt.Pisgah Way	40	n/a	n/a	n/a	n/a
Bath Ave	40	40	n/a	n/a	n/a
Surf Ave	40	40	77.7	82.3	120
Atlantic Ave	n/a	40	77.7	82.3	120
Seaview Ave	n/a	40	58.9	82.3	120
Spray Ave	n/a	n/a	57	57	n/a
Asbury Ave	40	40	40	40	40
NORTH/SOUTH STREETS					
Lawrence Ave	40				
Benson Ave	40				
Whitfield Ave	40				
Delaware Ave	40				
New Jersey Ave	40				
Pennsylvania Ave	40				
New York Ave	40				
Pilgrim Pathway	40				
Pilgrim Pathway	40				
Central Ave	70				
Beach Ave	40				
Ocean Ave (West Curb Only)	75				

The Ocean Grove Camp Meeting Association conveyed each of the streets in Ocean Grove to the Township of Neptune in 1981. The public right-of-way was determined from curb to curb. The sidewalks and curbing are not maintained by the Township, with

the exception of maintenance of the medians and curbing on said medians along Broadway. Otherwise, sidewalks and curbing are maintained by the Ocean Grove Camp Meeting Association. As such, the cartway widths indicated in the table above, represent actual road surface area from curb line to curb line which includes travel lanes and parking lanes, which in accordance with RSIS standards is defined as the cartway.

The majority of the streets in Ocean Grove would be classified as Minor Collector streets, meaning the middle order of residential streets in the hierarchy prescribed by RSIS. These streets provide frontage for access to lots, and carries traffic to and from adjoining residential access streets. In accordance with *N.J.A.C. 5:21 Table 4.3,* Minor Collectors with two parking lanes, as in the case of nearly all streets in Ocean Grove, should contain a 22-foot travel way and a 14-foot parking lane (two 7-foot parking lanes on either side) for a total cartway width of 36 feet.

Ocean Grove was the first planned community to employ the flared setback technique. Due to the historic implementation of the flared setback technique, it is an important part of the historical development pattern and the underlying historical designation of Ocean Grove. The streets between Central and Ocean Avenue maintain a flared setback. As you proceed eastward toward the ocean, the setback increases or flares progressively wider, preserving viewsheds to the Ocean. As a result, the rights-of-way widths in the proximity of Central Avenue are less wide than the terminus of each of these streets as they approach Ocean Avenue, or the Atlantic Ocean; they widen as one proceeds eastward. Nearly every east/west street, west and two blocks east of their intersection with Central Avenue contains a cartway of approximately 40 feet and becomes progressively wider as the streets proceed west of Central Avenue.

North/south streets are not very wide as a general rule in Ocean Grove. All north/south streets with the exception of Ocean Avenue contain a cartway width of 40 feet, which exceeds the prescribed minimums in accordance with RSIS standards. These cartway

widths represent the average and there are instances, specifically on the western portion of east/west streets where the cartway widths are slightly less than 40 feet.

It is important to note that altering the width of any street in Ocean Grove would alter the historic patterns of development, which could potentially sacrifice the historic designation that Ocean Grove maintains. In addition, as the streets do not contain any R.O.W. area under the purview of the Township, beyond the cartway widths themselves, and in consideration of the prevailing setback lines of the existing structures in Ocean Grove, it would be nearly impossible to expressly comply with RSIS standards without altering the Federal and State historic designations.

On-Street Parking Overview

Current Public and Private Parking Conditions

Ocean Grove is an historic beachfront community with a significant percentage of year-round residents, which also experiences a considerable increase in seasonal population in the summer months. The majority of structures are residential single-family dwellings, but there several multi-family dwellings, as well as some small hotels and bed & breakfast. There are few group homes, if any, remaining. As such, parking in Ocean Grove is necessary for the residences, hotel visitors, beach users and at times for people attending programs at the Ocean Grove Auditorium.

The Census Bureau indicates that there were 3,342 year-round residents of Ocean Grove based on data compiled for year 2010, down from 4,323 year-round residents cited in year 2000 Census data. Total housing units decreased from 3,156 in 2000, to 3,132 in 2010, although, an increase from 1,948 occupied housing units to 2,331 occupied housing units was experienced between years 2000-2010. Vacant inventories increased from 825 vacant units to 1,184 units between years 2000-2010. "Seasonal, recreational and occasional" inventories

increased from 604 units to 924 units between years 2000-2010. As a seasonal resort, the population of Ocean Grove significantly increases during the summer months and certain weekends in the late spring and early fall.

On-street parking in Ocean Grove consists of parallel spaces along most streets and angled parking on Ocean Avenue, in the business districts on Main Avenue, and along a portion of Broadway near the beach, and Central Avenue. With only few exceptions, parking is permitted on both sides of the street.

In December of 2011, CME conducted a field delineated parking inventory, to determine the overall parallel and striped parking spaces available within Ocean Grove. CME staff measured the length of each side of the street, accounting for all parking obstructions, including hydrants, driveways and other curb cuts and parking restrictions at corners. These obstructions were deducted in the field to produce the actual linear feet of available curb side parking space for each street in Ocean Grove. Assuming minimum stall dimensions of nine (9) feet by twenty-two (22) feet in length, the overall parking availability at curbside was determined. In addition, angled parking was accounted for through a visual tally of each striped space. The full results of this analysis, on a street by street basis are included in ***Appendix C*** of this report. A summary of the results of this analysis are reported in Table 2 below.

Table 2: Summary of Parking Space Counts in Ocean Grove	
On-Street Parallel Parking Spaces	2,909
On-Street Striped Spaces	302
Total On-Street Parking Spaces	**3,211**

The total estimated available on-street parking spaces in Ocean Grove are 3,211 parking spaces. The potential parking supply yields a ratio of (1.38) spaces per

occupied units and (1.03) spaces per total housing units in Ocean Grove. This is a conservative estimate assuming all parking is used by residents. There is no adjustment for on-street parking used for business in town.

There are limited off-street parking areas in Ocean Grove. There are however, several off-street parking areas in adjoining municipalities. In Bradley Beach Borough south of Ocean Grove, along the boardwalk is a paved metered parking lot, which maintains a capacity of 60 cars. This parking lot is located within five hundred (500) feet from the southeastern boundary of Ocean Grove. This lot is accessible via the boardwalk and does not allow overnight parking.

Ocean Grove is connected to Asbury Park by two pedestrian bridges over Wesley Lake and via the boardwalk. Located along Lake Avenue are numerous parking spaces (approximately 80 -100 metered and unmetered spaces), which would be feasible for Ocean Grove resident parking. From the northern terminus of this row of parking to the northeastern border of Ocean Grove is approximately 450 feet, and is located 1/3 of a mile from the center of Ocean Grove. The spaces are not very likely to be utilized by beach and downtown visitors due to their farther proximity to the beachfront attractions.

Parking Restrictions

There are no parking restrictions in Ocean Grove, such as resident permit parking, parking meters, alternate side street parking, or limits on overnight parking. This was confirmed with through an assessment of current restrictions and through conversations with the Neptune Police Department. The only on-street parking restrictions that exist in Ocean Grove consist of the following:

- Distance from a fire hydrant
- Existing driveway openings
- Distance from the corner (minimum 25 feet deducted from each corner)
- ADA accessible spaces

Parking Demand for Special Events

In addition to the parking demand for residential dwellings and the business area, there is a demand for parking spaces due to seasonal events. According to the Ocean Grove Camp Meeting Association[2], special events, which generate temporary and occasional parking demand, consist of the following:

Auditorium events, musical programs, religious services, speakers, conferences, etc. (see appendix C).

From 2008 to 2011 there has been an increase in the duration of the busy season for the auditorium. In the past, September through October has been the peak attendance time. Over the past three (3) years a shoulder season between May/June has been realized, with peak attendance of 12,000 to 14,000 people on Saturdays and Sunday mornings. It is estimated that less than 20% of attendees walk to these events as a means of transportation. A shuttle service is now provided on Saturdays for people who attend these events to help mitigate the increase in demand for parking. Attendance decreases after Labor Day and finishes the decline by late October.

Most events that occur before noon during peak attendance months are comprised mostly of residents of Ocean Grove. It is estimated that about 85% of the people who attend various events such as Bible study, Breakfast Club and other child oriented programs walk to their destination.

Flea Markets

Flea Markets are usually held twice per year. They are held in the open space along Ocean Pathway. Significant increases in demand for parking occur during these events. Attendees typically park throughout Ocean Grove, but the

[2] Pursuant to a teleconference with Nancy Hoffman of the Ocean Grove Camp Meeting Association on October 13, 2011. Ocean Grove Camp Meeting Association administers special events within Ocean Grove.

immediate vicinity of Ocean Pathway between Ocean Avenue and Central Avenue. These two days account for the highest parking volumes of the year from visitors, primarily due to the parking demand placed on Ocean Grove by visitors of the Flea Market.

Beach

The Ocean Grove Camp Meeting Association sells seasonal and daily beach passes. In a conversation with the Ocean Grove Camp Meeting Association, it was confirmed that approximately 6,000 seasonal passes are sold annually, and in 2011, 78,500 daily beach passes were sold. This represents an average daily attendance of 863 beach goers per day during the beach season. The average daily weekend beach attendance, which is the busiest portion of the week, is estimated at approximately 5,000 beachgoers, with peak attendance, typically on the Fourth of July holiday, reaching approximately 8,000 beachgoers.[3] In 2008, T&M reported average daily attendance at 2,000 – 3,000. After speaking with the OGCMA, as indicated above, the more accurate daily average over the course of a season is 863 beach goers, but this number increases significantly on weekends, as noted above. Lifeguards, businesses and the surrounding venues have adjusted their daily operations to accommodate beach goers who spend longer hours on the beach.

Public Transportation Services

The entrance to Ocean Grove is located 0.5 miles from the Asbury Park transportation Center which is served by New Jersey Transit's North Jersey Coast Line (NJCL). NJCL provides year-round train service from Bay Head in Ocean County to Newark and New York. The Bradley Beach strain station is located approximately 0.7 miles from the entrance to Ocean Grove.

[3] Pursuant to annual and seasonal averages of beach tags, as reported to CME Associates by the Ocean Grove Camp Meeting Association on October 14, 2011.

Academy Bus Company provides bus service to Ocean Grove from New York Port Authority Bus Terminal in Manhattan. The trip is slightly less than 2 hours. Local bus service is provided by Route 830 which runs between Asbury Park to the north of Ocean Grove and Point Pleasant Beach, Avon and Belmar, to the south of Ocean Grove.

Alternative/Seasonal Transportation Options

Since the prior application for Special Area Standards was submitted by the Township in 2007, there have been two principal additions to public transportation options for visitors and tourists to Ocean Grove: the Ocean Grove Camp Meeting Association Trolley and the Monmouth County ShoreLink Shuttle. Each of these transportation options were specifically geared to alleviate and or reduce peak parking demand in shore communities, which in Ocean Grove, as in adjacent municipalities is between Friday afternoon and Sunday afternoon. Route maps, station locations and schedules for each of these transportation options are included in the appendices of this application.

EZ Ride Shorelink Shuttle

The EZ Ride Shorelink Shuttle operates two shuttle bus routes that connect the train stations in neighboring Asbury Park, and Bradley Beach with their beaches. The Bradley Beach shuttle serves Ocean Grove and the shuttle route is depicted on the rider map included as ***Appendix D*** of this report. The service is $1 per ride and was created to encourage beach visitors to use public transportation to visit some of the most popular beaches in Monmouth County, including Ocean Grove.

Shorelink Shuttle will operate on Fridays, Saturdays and Sundays from 9:00 a.m. to 11:00 p.m. This constitutes the peak hours of parking demand in Ocean Grove. The clearly marked EZ Ride Shorelink Shuttle stops are situated along the avenues and return trips are timed to get travelers back to the train station in

advance of their departure. The EZ Ride Shorelink Shuttle service was specifically created to reduce traffic, ease parking and improve air quality.

To keep the fare low and encourage ridership, the program is jointly funded by Federal Transit Authority, which pays 75 percent of the costs, and the towns being served paying the remaining 25 percent. A New Jersey Division of Travel and Tourism grant is funding the marketing.

Ocean Grove Camp Meeting Association Shuttle

Every Saturday, from June 25 through September 3, the OGCMA provides a shuttle for beach patrons from 9AM to 6PM on a continuous 20 minute loop and makes several stops throughout Ocean Grove on its way to the off-site parking lots and the Asbury Park Train Station. A service area map is included in ***Appendix E*** of this report.

Parking for the shuttle is located at the Neptune Midtown School on Route 33 just prior to the entrance to Ocean Grove. The Parking Lot is accessed on Atkins Avenue. There are two stops in Ocean Grove: (1) Ocean & Embury Avenues, and (2) Main Avenue & Pilgrim Pathway, providing easy access to the beach as well as the commercial areas of Ocean Grove. The shuttle is a free service provided by the Ocean Grove Camp Meeting Association.

Limitations on Development and Redevelopment

There are very few opportunities and several limitations on development which together, provide for limited opportunities to increase the density of Ocean Grove. There may be an isolated use variance, or slightly more likely an adaptive reuse of an existing structure. During the past few years there have been instances when the Zoning Board permitted the conversion of a hotel or group home to be adaptively reconstituted as residential condominiums, either to preserve an otherwise intact historic structure or for other reasons. There have

been several hotel to condo conversions, however, these adaptive reuses as residential condominiums reduces overall density, as less occupants are generated from the development. This in turn, slightly reduces demand for on-street parking. Fires have also been a significant source of loss of property and damage and have in turn offered opportunities for infill redevelopment.

There a total of 18 vacant residentially zoned parcels in Ocean Grove, identified through an analysis of the tax records of the Township. Table 3 below, details each of the residentially zoned parcels:

Table 3: Vacant Residentially Zoned Parcels in Ocean Grove

Block	Lot	Zone	Location	Owner	Acreage
13	686	HD-O	11 Webb Ave	Sutherland, Donald S & Phyllis B	0.0303
20	579	HD-O	24 Main Ave	Pettibone, Robert	0.0413
20	581	HD-O	22 Main Ave	Pettibone, Robert	0.0351
25	451	HD-O	26 Bath Ave	Cmc Management Inc	0.0413
76	1959.01	HDR1	83 Inskip Ave	Lundy, Jw Jr& Margaret K& Buckhout, J	0.0399
109	2015	HDR1	129 Inskip Ave	Inskip Og, Llc	0.0413
131	1762	HDR1	132 Franklin Ave	Raziano, John F & Teresa D	0.0413
*1	1,2,3	HDR1	Boardwalk (North End)	Ocean Grove Camp Meeting Association	5.6
				Total Vacant Acreage(Acres)	**0.48**
				Average Vacant Lot Size (Acres)	**0.069**
				Average Vacant Lot Size (SF)	**2,990**

*Block 1, Lots 1, 2, & 3, collectively comprises the North End Redevelopment Area. Although these parcels area currently vacant, they were not included in the overall calculation of vacant land in Ocean Grove, as there is a Redevelopment Agreement in place and the area is currently in the redevelopment process.

As indicated above there are currently seven (7) vacant residentially zoned parcels in the entirety of Ocean Grove, each of which is zoned HDR1 or HD-O. The HDR1 zone permits single-family residential, in accordance with the historical standards. The HD-O Zone permits single-family residences, bed and breakfasts and historic hotels. However, none of the vacant HD-O zoned parcels

are large enough to support development other than single-family housing. The collective land area of all seven (7) parcels comprises slightly less than one half (1/2) acre of developable land.

There is one (1) vacant commercially zoned parcel in Ocean Grove, known as Block 147, Lot 244.02, and comprised of 0.55 acres. This parcel is located in the HD-B1 – Historic Mixed Use Zoning District and permits mixed-use buildings, with commercial uses permitted on the ground floor and the upper stories dedicated to residential uses. Various types of retail, professional office space, child care and financial institutions among other uses are permitted on the ground floor to service the needs of local residents and seasonal visitors.

The vacant residentially zoned parcels could potentially add 18 additional housing units to Ocean Grove. It should be noted though that 14 of the 18 lots do not meet the minimum required lot area of 1,800 SF and would require variance relief should they be developed individually. The Mixed-Use zoned parcel could potentially add 21,000 SF of commercial space and a maximum of 13 additional multi-family residential units, based upon the maximum density of 24.2 dwelling units per acre and the 90% allowable building coverage in the HD-B1 zoning District, pursuant to the Township's Land Development Ordinance. Beyond loss to fire and redevelopment, there is no further opportunity to add residential density to Ocean Grove beyond these parcels.

In addition to the above, the Ocean Grove North End Redevelopment Area (adopted by the Neptune Township Committee on March 24, 2008) is comprised of 5.6 vacant acres, as represented in Table 4, below.

Table 4: Ocean Grove North End Redevelopment Area	
Area	**Acres**
Block 1, Lot 1	1.98

Table 4: Ocean Grove North End Redevelopment Area	
Area	**Acres**
Block 1, Lot 2	0.92
Block 1.01, Lot 3	0.66
Boardwalk (Part of Block 1.01, Lot 1)	0.50
Beach Avenue, Lake Avenue and Wesley Lake (Part of Block 146.03, Lot 1)	1.54
Total Area	**5.60**

These parcels are maintained under the ownership of the OGCMA. The Township has effectuated a Redevelopment Agreement with the OGCMA and the area is anticipated to be redeveloped with a mix of land uses, including residential, hotel, commercial (pavilion) and public space along the boardwalk. The Redevelopment Plan for the North End requires that any proposed development comply with the parking requirements outlined within the Plan as well as applicable RSIS standards. As such, this land area was not included in the analysis of vacant parcels, nor is it subject to the Township's off-street parking restrictions, as the Redevelopment Plan supersedes underlying zoning in accordance with the Local Redevelopment and Housing Law (LRHL).

The Ocean Grove North End Redevelopment Plan requires on-site parking in the form of structured parking garages and surface parking. The plan further requires that any existing off-street parking spaces lost as a result of the redevelopment of the tract be added to the resultant development. Page 15 of the Ocean Grove North Redevelopment Plan provides the following parking standards:

> "4. The amount of parking shall be as follows:
>
> a. Residential Uses: Pursuant to NJ RSIS Requirements;
> b. One (1) space for each hotel unit;
> c. One (1) space for each 300 square feet of banquet, conference, or restaurant space in the proposed hotel structure;

6. On-street parking shall be provided along Spray Avenue. This shall not be credit to the off-street parking requirement of the development;
7. Any existing on-street public parking spaces that are eliminated due to the Redevelopment shall be provided on-site as replacement parking spaces."

A review of the most recent aerial photography of Ocean Grove indicates that the only unimproved land other than the vacant lots mentioned above, consists of parks, land areas around the flares and the lawn in front of the Great Auditorium. The potential for new development in Ocean Grove is significantly limited under the current zoning. The existing density meets or exceeds the density allowed in Ocean Grove. The majority of Ocean Grove is zoned for single-family units. This computes to a density of 24.2 units per acre. With the exception of the lot mentioned above, multifamily residential zones are completely built-out in Ocean Grove.

It should also be noted that all development in Ocean Grove is subject to review by the Neptune Historic Preservation Commission. Regulations on new construction and renovations are imposed through the mandatory compliance with architectural design guidelines, which maintain the historic integrity and character of the District. As the automobile was not yet invented at the time that Ocean Grove was founded, the creation of new curb cuts to accommodate off-street parking would conflict with the underlying National and State Historic Designation, as well as erode the historic fabric of Ocean Grove.

In consideration of the historic designation standards, lack of vacant land and the overall Township goal of preserving the historic patterns of development in Ocean Grove, the existing density in Ocean Grove is projected to remain relatively constant, due to the fact that Ocean Grove is essentially built-out.

Smart Growth Principles

Smart Growth is the term used to describe well-planned, well-managed growth that adds new homes and creates new jobs, while preserving open space, farmland, and environmental resources. Smart Growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation. Smart Growth is an approach to land-use planning that targets the State's resources and funding in ways that enhance the quality of life for residents in New Jersey. Smart Growth principles include mixed-use development, walkable town centers and neighborhoods, mass transit accessibility, sustainable economic and social development and preserved green space. Ocean Grove, as a compact and walkable community, historic in nature and maintaining a Federal and State historic designation is well aligned with these principles. In New Jersey, Smart Growth supports development and redevelopment in recognized Centers—a compact form of development—as outlined in the State Development and Redevelopment Plan, with existing infrastructure that serves the economy, the community and the environment. New Jersey Smart Growth encompasses the following principles:

1. mixed land uses
2. compact, clustered community design
3. range of housing choice and opportunity
4. walkable neighborhoods
5. distinctive, attractive communities offering a sense of place
6. open space, farmland, and scenic resource preservation
7. future development strengthened and directed to existing communities using existing infrastructure
8. transportation option variety
9. predictable, fair and cost-effective development decisions
10. community and stakeholder collaboration in development decision-making

Ocean Grove is located within Metropolitan Planning Area 1, as defined by the NJ State Development and Redevelopment Plan, which is an area demarcated for the future growth of the State. Of the ten (10) principles highlighted above the proposed development would advance each of them. Ocean Grove contains a mix of single-family residential, multi-family, mixed-use buildings, public open spaces and resources. The neighborhood layout is compact and contains a range of housing choices. The neighborhood is walkable with a wide mix of commercial resources, environmental vistas and the historic architecture and streetscapes offer a highly distinctive sense of place. The coastal and beach area provides for a strong environmental resource to the community and to visitors alike. The community and stakeholders in Ocean Grove are highly active in the planning process and the HPC maintains added layer of control and public involvement over planning and land use decisions. Lastly, with the train station in Asbury Park and Bradley Beach, NJ Transit bus service and the overall walkability of Ocean Grove contribute to a variety of transportation options.

Summary & Conclusion

Proposed Special Area Standards

The fact that Ocean Grove has maintained a Federal Historic District Designation distinguishes it from the balance of the shore communities in Monmouth County as well as the majority of shore communities throughout the state. Unlike most communities in New Jersey, the United Methodist Church is the owner of all the property within Ocean Grove, and individual residents are afforded a 99-year lease with the Church. Additionally, unlike most other New Jersey Communities, Ocean Grove does not maintain pubic rights-of-way beyond the limits of the pavement. Therefore Neptune Township does not own any right-of-way beyond the curb line. Ocean Grove's flared roadways, which are critical to the maintenance of the historic designation, and narrow lot sizes of 30 feet, do not lend themselves to curb cuts along the roadways. Strict compliance with RSIS

parking requirements would result in a net loss of parking spaces within Ocean Grove. 10-foot wide curb cuts would occur approximately every 20 feet and would thereby result in a significant loss of on-street parking. The loss of on-street parking would change its fundamental character and historic development pattern, have a detrimental effect on those residents living in Ocean Grove, and may result in the loss of the Federal Historic District Designation that Ocean Grove has proudly maintained for decades. As such, The Neptune Township Committee recommends that the New Jersey Site Improvement Advisory Board deem the entirety of the Ocean Grove Historic District, that is the HD-R-1; HD-R-2; HD-B-1; HD-R; and HD-O Zone Districts, with the exception of the North End Redevelopment Area, a special area, pursuant to N.J.A.C. 5:21-3.5. The Township Committee recommends that the following Land Development Ordinance regulations relative to off-street parking and driveways be determined special area standards under the purview of New Jersey Site Improvement Advisory Board:

1. Table 4.2 in Section 412.17D:

Use	**Off-Street Parking Requirement**
Residential Single-family or multifamily	SEE RSIS STANDARDS except for residential historic districts
Uses in historic districts (HD-R-1, HD-O, HD-R-2, HD-B-1 & HD-R)	Any on-site improvements to existing dwellings or any conversions of existing hotels to condominium dwelling units shall not result in the loss of one or more existing on-street parking space(s). Conversions of existing hotel/bed and breakfast facilities to multi-family dwellings will be limited to the following:

Use	Off-Street Parking Requirement	
	Number of Hotel/Bed and Breakfast Rooms	**Maximum Number of Multi-family Units**
	1-10	75% of the number of existing hotel/bed and breakfast rooms
	10-50	50% of the number of existing hotel/bed and breakfast rooms
	50+	40% of the number of existing hotel/bed and breakfast rooms

2. Section 412.06 – new driveways shall be prohibited in all Federally Designated Historic Zone Districts.
3. Existing cartways of each street in Ocean Grove shall not be required to meet the minimum cartway thresholds established by RSIS standards.
4. New Residential Development shall not result in any net loss in on-street parking; any loss of parking from residential work shall be replaced.

Justification for Special Area Standard

The proposed Special Area Standards for the Ocean Grove portion of Neptune Township would qualify for a proposed deviation from the RSIS standards as it would preserve and enhance the existing community character of the Ocean Grove portion of the Township. In addition, there are several additional reasons as follows:

- The proposed area, Ocean Grove, is located on the New Jersey and National Registers of Historic Places and is a well recognized cultural and historic resource in the State of New Jersey.

- Ocean Grove maintains many features of a Smart Growth community. The community character is well respected and protected through the historic designation in the Township. The community design in Ocean Grove

incorporates a pedestrian-oriented community core. Ocean Grove is walkable, specifically designed to enhance personal interaction, and provides a clear sense of place.

- Based upon the above findings in the Parking study portion of this report, there is a potential of 3,211 on-street parking spaces within the limits of Ocean Grove supplemented by approximately 200 off-street public parking spaces in adjoining Bradley Beach and Asbury Park. In addition, there are bus and rail transit services in close proximity to Ocean Grove, as well as seasonal transportation services offered by the Shore Link Shuttle and the Camp Meeting Association travel. These serve to provide mass transit to the beach attractions, during the peak season.

- The parking demands in Ocean Grove are limited to the existing residences (which has highly limited growth potential and is essentially built-out as discussed above), existing commercial and retail opportunities (also relatively limited in nature) and seasonal parking, which is limited to approximately twelve (12) weeks of the year.

- The current zoning districts in Ocean Grove provide for very little potential for increasing residential density of the area requested for Special Area Standards due to the fact that nearly every parcel is built out. Density overall is capped at 24.2 dwelling units per acre, for all Zoning Districts that comprise Ocean Grove. Very little growth in this area is feasible under the current zoning standards and future demand is limited to what exists today.

- As very little potential exists for increasing the residential density of Ocean Grove, and in consideration of the fact that neither the residential nor visitor population is growing significantly from year to year, the existing street

pattern has proven sufficient to safely and adequately convey motorists and pedestrians alike. Further, as Ocean Grove is essentially built out and the population is stable, and in consideration of the historical nature of the structures as well as the public domain of Ocean Grove, walkways, existing street alignments etc., it is not feasible to widen existing cartways without altering this historical landscape or interfering with the prevailing front setbacks (as well as the flared blocks terminating at the Atlantic Ocean) of existing structures in Ocean Grove. As such, an exception to cartway widths is appropriate to maintain the character and integrity of Ocean Grove and more importantly, the Federal and State Historic Designations.

- It is estimated that there are approximately 1.38 potential on-street parking spaces per occupied unit according to the data gathered by CME and reported in ***Appendix C.*** This potential inventory adequately addresses the parking need, given that the average number of vehicles per household per the 2010 Census is 1.5 vehicles.[4]

Summarily, the proposed Special Area Standard is consistent with the parking pattern that has been established for many years in Ocean Grove. The current development pattern and Area, Yard and Building Zoning standards for Ocean Grove do not encourage the establishment of driveways or parking areas on-site. On-street parking has been the primary method to provide for parking in Ocean Grove for many years, and the requirement of the Site Improvement Advisory Board is consistent with this practice.

This application serves to preserve the Federal and State historic designation, the historic pattern of development in Ocean Grove, as well as meet the needs of public safety. A Special Area Standard would further enhance the special

[4] Table DP04, Selected Housing Characteristics, 2010 American Community Survey 5-Year Estimates

character of Ocean Grove, as protected through the historic designation of the area. It is anticipated that on-street parking demands from residences, seasonal visitors and shoppers are relatively consistent from year to year and meaningful increases in demand are not anticipated. The Township of Neptune has worked in concert with the OGCMA to continue to ameliorate parking issues within Ocean Grove. The Shorelink Shuttle and beach trolley was a collaborative effort of both parties. The continued coordination of events at the Great Auditorium and when possible providing for off-site, event specific parking for larger events, has proven very successful.

The Township and the OGCMA continue to strive to maintain National and State Historic designations and work tirelessly to maintain the historic character in order to preserve the designation. In addition to the above, Ocean Grove is consistent with all of the Smart Growth principles and this Special Standard would serve to advance these goals and preserve the current and historic nature of Ocean Grove. The RSIS Special Area Standard was created specifically for circumstances such as exists in Ocean Grove today.

APPENDIX A

Historic Designation Documentation

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF PARKS AND FORESTRY
Historic Sites Section

PLEASE ADDRESS REPLY TO
BUREAU OF PARKS
P. O. BOX 1420
TRENTON, N. J. 08625

HS-J75-29

October 8, 1975

Mr. Frank Henson
Executive Director
Ocean Grove Camp Meeting Association
Ocean Grove, New Jersey 07756

Dear Mr. Henson:

I am in the process of preparing a nomination form for the Ocean Grove Historic District. In reviewing the existing form, I have discovered that additional information is required to complete the nomination. Could you please provide the following?

1. A map with the boundaries of the district clearly drawn in red ink.

2. A list of the boundaries given either by street names or geographical features: for example, western boundary formed by such and such street.

3. A number of sample residences, each of which is the best example of the several styles native to Ocean Grove. Viewing the photos, I have noted the following styles and variations:

a. stick style - plain
b. stick style - with Eastlake details
c. stick style - with Italianate details
d. stick style - with Oriental details
e. Queen Anne
f. brick Romanesque revival
g. colonial revival or Georgian revival

You may wish to add to this list. Could you please provide the architect for each sample residence, if known, the date, and a description emphasizing outstanding features, together with 8" x 10" or 5" x 7" glossy photos.

4. Could you please provide similar information for several churches, pavilions and hotels, together with any outstanding history they might have and photos. For example, it might be a good idea to mention the hotels in which the famous visitors to Ocean Grove stayed.

5. Concerning the Auditorium, I need more information on the structure.

a. Who designed it?
b. Why is it noteworthy?

6. Ocean Grove is very significant from the stand point of urban planning but I need more documentation.

a. On what authority is it stated that Ocean Grove was the first community to use the set back concept to provide ocean vistas?
b. On what authority is it stated that Ocean Grove was America's first retirement community?

7. Finally, could you please provide more documentation on the famous visitors to Ocean Grove? I need documentary proof that each person actually came and was associated with the community.

Much of this information as well as correct instructions for the preparation of National Register forms is available from Peggy Goodrich, Curator of the Neptune Historical Society.

I am enclosing a copy of the National Register nomination form that was submitted to us for your information and review.

Sincerely,

Jonathan Fricker
Architectural Historian

JF/mw
cc: NR file

enclosures

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries · complete applicable sections)

STATE: New Jersey
COUNTY: Monmouth
FOR NPS USE ONLY
ENTRY DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Ocean Grove, New Jersey 07756 - Historic District

AND/OR HISTORIC: Ocean Grove Camp Meeting Association

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN: Ocean Grove, Neptune Township

CONGRESSIONAL DISTRICT: Third

STATE: New Jersey 07756 CODE:

COUNTY: Monmouth CODE:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
[X] District [ ] Building [ ] Site [ ] Structure [ ] Object	[ ] Public [ ] Private [X] Both	Public Acquisition: [ ] In Process [ ] Being Considered	[X] Occupied [X] Unoccupied [ ] Preservation work in progress	Yes: X [ ] Restricted [X] Unrestricted [ ] No

PRESENT USE (Check One or More as Appropriate)

[ ] Agricultural [ ] Government [X] Park [ ] Transportation [X] Comments
[X] Commercial [ ] Industrial [X] Private Residence [ ] Other (Specify)
[X] Educational [ ] Military [X] Religious
[X] Entertainment [ ] Museum [ ] Scientific

X ~~Of vehicles no cars/have been allowed on streets on Sunday for over 100 years~~

4. OWNER OF PROPERTY

OWNER'S NAME: Ocean Grove Camp Meeting Association

STREET AND NUMBER: Pilgrim Pathway and Pitman Avenue

CITY OR TOWN: Ocean Grove

STATE: New Jersey 07756 CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Hall of Records

STREET AND NUMBER: East Main Street

CITY OR TOWN: Freehold

STATE: New Jersey 07728 CODE:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Ocean Grove Historical Society & Twp. of Neptune Historical Society

DATE OF SURVEY: [ ] Federal [ ] State [ ] County [X] Local

DEPOSITORY FOR SURVEY RECORDS: Ocean Grove Historical Society

STREET AND NUMBER: P.O. Box 446

CITY OR TOWN: Ocean Grove,

STATE: New Jersey 07756 CODE:

STATE: New Jersey
COUNTY: Monmouth
FOR NPS USE ONLY
ENTRY NUMBER
DATE

7. DESCRIPTION

CONDITION	(Check One) ☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed	
	(Check One) ☒ Altered ☒ Unaltered	(Check One) ☐ Moved ☐ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Over 3,000 homes and buildings are involved in this application for the Ocean Grove Historic District. The District is composed of 100 year old homes, along with a great number of homes and tent structures of the period 1880-1910, and most are considered Victorian (late).

The Camp Meeting Program is known throughout the world and has been in operation for 105 years. The history of the "Grove" is unique in that it is a combination of religion and absolute government (by a Board of Trustees who were self appointed). The concept of "religion by the sea,"rest by the sea", "recreation by the sea" in 1869 was a concept much ahead of its time. To these three concepts, we could add "retirement by the sea." Ocean Grove was probably the first retirement village in America (this is being investigated)

We are now preparing a complete inventory but request advice.

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- [ ] Pre-Columbian
- [ ] 15th Century
- [ ] 16th Century
- [ ] 17th Century
- [ ] 18th Century
- [x] 19th Century
- [x] 20th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- [ ] Aboriginal
- [ ] Prehistoric
- [x] Historic
- [ ] Agriculture
- [x] Architecture
- [ ] Art
- [ ] Commerce
- [ ] Communications
- [ ] Conservation
- [ ] Education
- [ ] Engineering
- [ ] Industry
- [ ] Invention
- [ ] Landscape Architecture
- [ ] Literature
- [ ] Military
- [ ] Music
- [ ] Political
- [x] Religion/Philosophy
- [ ] Science
- [ ] Sculpture
- [ ] Social/Humanitarian
- [ ] Theater
- [ ] Transportation
- [ ] Urban Planning
- [x] Other (Specify) Cultural

STATEMENT OF SIGNIFICANCE

This world famous Methodist campmeeting community, known as "God's Square Mile of Health and Happiness" is unique. The Camp Meeting Association was formed by 13 ministers and 13 laymen on the Board of Trustees in 1869 and started to meet in tents. Ocean Grove was located on the north side by Long Pond (now Wesley Lake), on the south side by Goose Pond (now Fletcher Lake), the Atlantic Ocean on the east and the Pike (now South Main Street) on the west.

The streets in Ocean Grove were named for the States, N.J., N.Y., Delaware and Pa.; for the Atlantic Ocean, Ocean, Surf, Bath, Seaview, Spray, Seaview; for Bible Streets, Mt. Zion, Mt. Carmel, Mt. Tabor, Mt. Herman, Pisgah; and for Methodist Bishops, Pitman, Cookman, Wesley, Heck, Abbott, Benson.

The best-known public building in Ocean Grove and at the Jersey Shore is the Ocean Grove Auditorium built in 1894. Not only did the best known preachers of the country visit the Auditorium, but also Presidents of the U.S., Governors of N.J. and the nation's finest musical artists.

Attached to this form is a short history of Ocean Grove.

SEE INSTRUCTIONS

Historic files CC. HTG

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

The Director of the National Park Service

Gary Everhardt

is pleased to inform you that the historic property listed on the enclosed sheet has been nominated by the State Historic Preservation Officer responsible for your State's implementation of the National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915), as amended. It has accordingly been entered in the National Register of Historic Places. A leaflet explaining the National Register is enclosed for your information and convenience.

Enclosures

AMERICAN REVOLUTION BICENTENNIAL 1776-1976

D

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Ocean Grove Annual Reports 1870 - 1919
1919 - 1975
Ocean Grove Times, weekly newspaper 1875 - 1975

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY						OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	40°	12'	"	74°	00'	"		°	'	"	°	'	"
NE	40°	14'	"	74°	02'	"							
SE	°	'	"	°	'	"							
SW	°	'	"	°	'	"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 700 + acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: W. T. Bell, Jr. and Mrs. Margaret Goodrich, Curator

ORGANIZATION: Ocean Grove Historical Soc. Neptune Historical Museum

DATE: Feb.28,1975

STREET AND NUMBER: P.O. Box 446 25 Neptune Blvd, Neptune, N.J. 07753

CITY OR TOWN: Ocean Grove

STATE: N.J. 07756

CODE:

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register

_____
Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

_____
Keeper of The National Register

Date _____

SEE INSTRUCTIONS

State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS AND FORESTRY

PLEASE ADDRESS REPLY TO
BUREAU OF PARKS
P. O. BOX 1420
TRENTON, N. J. 08625

May 5, 1976

Mr. Frank Henson, Executive
Director
Ocean Grove Camp Meeting Assoc.
Ocean Grove, New Jersey 07756

Dear Applicant:

This is to remind you that the deadline for submission of the information to enable your project to be included in our FY 1977 Apportionment Warrant is June 1, 1976.

Any application received after this date will not be accepted.

If you have any questions you may contact me at (609) 292-2024.

Sincerely,

Henry S. Shustin

HSS:cs

WHERE WILL MATCHING FUNDS COME FROM?

FUND RAISING - OK

MAR - 3 1976

State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS AND FORESTRY

PLEASE ADDRESS REPLY TO
BUREAU OF PARKS
P. O. BOX 1420
TRENTON, N. J. 08625

February 26, 1976

Mr. Frank M. Henson
Executive Director
Ocean Grove Camp Leading
Association
Ocean Grove, New Jersey 07756

Dear Mr. Henson:

Commissioner David J. Bardin has referred your October correspondence and reports regarding a fire protection system for the Ocean Grove Auditorium to my Office for review and reply. We have examined the documents prepared by Robert A. Brooks and Associates, Consulting Engineers, and have discussed this briefly with Mr. Brooks by phone.

It would appear that your concern for the preservation of the auditorium relative to its potential destruction by fire is a valid one. Generally speaking, the fire protection system (sprinkler system) could be considered as an important means of preserving the structure, and therefore, be eligible for federal funding.

As you know, the National Register Nomination for the Ocean Grove Historic District is currently being reviewed in Washington. Until the property is officially listed on the register, it is not eligible for federal matching funds.

Once registration is achieved, as I am sure it will be, there are two tentative courses of action. The first is to request some funds from surplus grant money from previous fiscal years. The amount of this money is extremely limited and would in no way match the amount required to complete the project as outlined by Mr. Brooks in his report. The second method would be to apply for a grant under our acquisition and development program for fiscal year 1977. Information relative to this grant would be submitted to the National Park Service in June 1976 and all necessary paper work and documentation would have to be in our hands by early to mid-May. One factor to consider in the second procedure is that we would not know until mid to late fall, 1976 how much federal funding we would receive for our entire program and whether or

C

not we could fund your project completely. It would be late fall or early 1977 before a final go ahead could be given. There is a possibility of getting earlier approval to proceed but no guarantee that the funds will be forthcoming until late '76 or early '77.

I would recommend that you discuss this with Mr. Henry Shustin, Grant Officer of the Historic Sites Section, if you have any questions relative to the program.

We will, of course, notify you immediately that we receive formal notification from the National Park Service of Ocean Grove's approval to the Register.

We appreciate your interest in historic preservation.

Sincerely,

David N. Poinsett

David N. Poinsett, Supervisor
Historic Sites

DNP:cs

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Ocean Grove Camp Meeting Association

AND/OR COMMON
Ocean Grove, New Jersey 07756

2 LOCATION

STREET & NUMBER

__NOT FOR PUBLICATION

CITY, TOWN
Ocean Grove

__ VICINITY OF

CONGRESSIONAL DISTRICT
Neptune Township

STATE
New Jersey 07756

CODE

COUNTY
Monmouth

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	__PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	X BOTH	__WORK IN PROGRESS	X EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	X RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Ocean Grove Camp Meeting Association

STREET & NUMBER

CITY, TOWN
Ocean Grove, N.J.

__ VICINITY OF

STATE
Neptune Township, New Jersey

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Hall of Records

STREET & NUMBER
East Main Street

CITY, TOWN
Freehold

STATE
New Jersey 07728

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	_ORIGINAL SITE
_GOOD	_RUINS	_ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The District of Ocean Grove is shaped like an irregular rombus, with the east side facing the Atlantic Ocean, behind a boardwalk. Most of the avenues, which run to the sea, widen as they approach the sea. From a distance of two blocks back, to the oceanfront, avenues gradually increase their width by 2 1/2 times. This provides broadened ocean vistas for each avenue. It also provides an ocean vie for each house. This "setback" concept also channels ocean breezes into the town.

The north side of the district, which abuts Wesley Lake, contains an area of several blocks, which constitutes the auditorium complex. The complex consists of the auditorium, a domed pavilion, and the Ocean Grove Tabernacle. The south side of the district abuts Fletcher Lake.

There are several parks, one of which fronts on the ocean. Known as Ocean Pathway, it widens toward the Sea, in the same manner as the surrounding avenues.

The pathway continues back as far as the auditorium, and forms a grand vista from the auditorium entrance. However, the park and the auditorium are slightly off axis with each other, and the park vista is not emphatic because it is crisscrossed by the surrounding street grid.

Thompson Park, which fronts on Wesley Lake, has a rectangular plan, with a rounded corner. It is directly northeast of the auditorium complex. Park Square is a landscaped city block, which occurs roughly in the center of the district. Evergreen Park has an irregular rounded shape, which forms the northwest corner of the district.

There are several principal avenues. Broadway and Main Avenue run perpendicular to the ocean. Central Avenue runs parallel to the ocean and Ocean Avenue follows the oceanfront behind the boardwalk.

Architecture:

The auditorium has a large rectangular plan with an entrance vestibule on the shorter (west) side. The shallow pitched roof is formed of 161 foot steel trusses. The undersides of which form shallow arched ribs, with bays between.

Each bay is surmounted by a lateral plaster vault, in which the ribs form the springing lines. A window is set into each plaster vault at the point where it meets the side walls.

7. Description (Continued)

This is an acoustically effective arrangement. The 9,000 seat auditorium has a second story gallery which is supported on posts with trusses between.

The entrance facade has a one bay, lean to extension, which terminates in the entrance vestibule. The vestibule has a similar truss roof to the auditorium proper. Both roofs culminate in shallow gable ends, forming a porch within a larger facade.

The vestibule gable is articulated as a pediment with a frieze which runs the entire length of all the vestibule walls. The sides of the vestibule occur at a 45 degree angle to the facade, hence the vestibule is half a hexagon, in plan. The entire vestibule is surmounted by an octagonal tower with lancets, and a conical spire. (Repeated on the opposite end of the building) Two smaller but similar towers occur either side of the vestibule entrance gable. The main gable is decorated with applied lancets. The surface applique is essentially stick style-gothic.

At one time much of the stick work was painted black, in imitation of Ruskinian Poly Chromy. This, together with the octagonal towers, suggests that the styling of the auditorium is an applied "builder vernacular" version of Ruskinian Gothic. The classical details are relatively minimal, but they suggest that there was some dissention, as to the appropriate style of the building. The architect of record is Fred T. Camp. 1894.

In front of the auditorium is the 8 sided pavilion. Its bell shaped roof, with round cupola, is supported on 2 concentric rings of Italianate columns.

Directly south of the auditorium, is the Tabernacle, which is an elongated octagon in plan, with a central clearstory. The plain sheathed walls are punctuated vigorously with lancet doors and windows.

Adjacent to the Tabernacle is the original well, which has an ogee molded colonial revival roof and 8 Italianate columns, with a frieze formed of barge boards.

Directly in front of the auditorium is the Statue of Ellwood H. Stokes, (seated) who was the first president of the Ocean Grove Camp Meeting Association.

7. Description (Continued)

Thornley Chapel is at the intersection of Pilgrim Pathway and Pitman Avenue, only a few houses away from the auditorium complex. The simple white clapboard house form, is one story high. It is given the appearance of a church by the device of architectural applique. The left side of the gable has an applied pyramid hip roof spire, with round but shingle sides. The front gable is articulated as a barge board lancet, resting upon double consoles. There is also a central rose window over an Eastlake porch. All windows are of the pointed arch type, with upper sections of stained glass.

St. Paul's Methodist Church is located on Park Square. The church dates back more than 100 years. But it has been extensively remodeled. There is a late 19th Century rear portion, with Ruskinian Poly Chromy and Romanesque arches. But the major portion, which is of the Gothic style, dates from 1958.

Ocean Grove High School is located in the Northwest corner of the district. It is a symmetrical, hip roof Georgian revival building, with an arched logia framed in a Tuscan adicule modif with double pilasters. The size of the cornice, the horizontal treatment of window groups, and the diamond brick pattern in the frieze, suggest a strong craftsman influence.

There are a number of hotels, of which the largest and most opulent is the North End. The North End Hotel, which is located at the northern end of the oceanfront, is of the mission revival style, in its post WWI phase. It replaced an earlier building in the same style.

Most of the house lots are 30' by 60' but some are double size. The houses follow this format, being more or less uniform detached townhouse plans, with 1, 1 and 1/2, 2 or 2 and 1/2 stories. Most houses have porches, some on both the first and second stories. Some of the houses have corner turrets. Most of the hotels occur on double, triple or quadruple size lots, with one or two extra stories. Other than this, they follow the form of the private houses. Architectural styles are mainly variations upon the stick-

7. Description (Continued)

style. There are 754 structures which are relatively plain stick-style. Some have Italianate details. There are 164 structures which could be described as Eastlake-Stick-Style. Some stick-style structures have oriental details. There are 198 Queen Anne structures, many of which tend more toward the stick-style, in terms of their surface treatment. There are 118 structures which take their form from the basic ridge pole tent shape, which characterized the early grove. Some houses are of the craftsman-bungalow style, with simple details. There are also a small number of mid 20th Century houses.

On the whole, architectural details are of local manufacture and were used interchangably, without regard to stylistic purity.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
1600-1699	X ARCHITECTURE	X EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
1900	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	X OTHER (SPECIFY) URBAN PLANNING
		__INVENTION		

SPECIFIC DATES BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Urban Planning

In the 19th Century, western civilization was characterized by industrialization, speculation, and urban sprawl. Planned communities were rare. Ocean Grove is an 1870 vintage planned community, which incorporated town planning devices normally associated with the 20th Century. Ocean Pathway is an urban vista, of the type which would be adopted by the City Beautiful Movement, some 30 years later. The avenues which widen toward the sea, demonstrate a property setback concept, to provide natural vistas. This is a concept which was later used by Sir Ebenezer Howard in the Garden City Movement. Ocean Grove appears to be the earliest user of this device. Taken within the context of urban planning, Ocean Grove is significant not only on a national scale, but on a world scale as well.

Architecture

Ocean Grove's architecture is primarily stick-style, on the builder-vernacular level. It is a good example of the 19th Century resort town. As such, its playfullness and elaboration was achieved through the application of manufactured details, to a standard form. The porches, the decorated gable ends, and the railings, have a thinness and mutiplicity, which gives an etherial, visual fluttering effect, along the principal streets.

Moreover, because so much has survived, Ocean Grove can be viewed as an architectural museum piece, of its period and style. This is more valuable than a restoration, for it is still much as it was in the 19th Century.

Engineering: The Great Auditorium is 161 feet across, an impressive span then as now. More important, the interior is an outstanding example of 19th Century acoustical science. The auditorium is also notable for the ventilation system, in which sea breezes are channeled through the floor and out the roof, by large circular ducts.

8. Significance (Continued)

Religious

Ocean Grove is one of a number of 19th Century Methodist Camp Meeting towns. Of these, it is the oldest, largest, and most successful, one still functioning in the United States. The Camp Meeting Association still owns much of the land and leases it to home owners.

Ocean Grove is known world wide as a unique Victorian religious camp meeting, and has had national events of importance. Notable visitors include President Grant, Stephen Crane, Enrico Caruso, President McKinley, Theodore Roosevelt, Dr. Web Du Bois, President Taft, President Wilson, William Jennings Bryan, Will Rogers, Russell H. Conwell, Booker T. Washington, Mme. Schumann-Heink, John Philip Sousa, Albert Spalding, and Walter Damrosch. Clergy include T. DeWill Talmage, Billy Sunday, Gipsy Smith, E. Stanley Jones, Ralph Sockman and Billy Graham.

The nature of the camp meeting is that of a religious retreat. Ocean Grove was an expression of religious philosophy, peculiar to the 19th century, and fairly widespread in that period of America's history. Ocean Grove may be seen as having transcended its popular and periodic creation by continuing in a role that ended for many other camp meeting towns by the first world war.

History

Ocean Grove was established as a religious camp meeting ground in 1869 by a group of 13 ministers and 13 laymen. It was granted a charter of incorporation by the New Jersey State Legislature in 1870.

The founder of Ocean Grove was Reverend William B. Osborn. Its first President was Reverend Elwood H. Stokes who guided the development of Ocean Grove until his death in 1897.

It was surveyed by the father and son team of land surveyors, Frederick H. Kennedy and Isaac C. Kennedy. Other communities surveyed by the Kennedys are Elberon in 1871 and Asbury Park in 1872-1874. It is not known who designed the two-block setback concept, but it is felt that the combination of the Kennedys, Reverend W. B. Osborn and General John C. Patterson all had to be involved.

8. Significance (Continued)

It was Reverend Osborn of Farmingdale who was commissioned by the Methodist Church to find a seashore location for a summer camp meeting ground. He made a year long search from Cape May to Long Branch, through almost impenetrable wideness.

Popularity of the camp meeting was on the decline in the 1860's. The purpose of promoting religious development through these summer meetings had been overshadowed by the social life enjoyed by the participants. With the exception of the Methodist Church many churches were abandoning the camp meeting.

Alarmed at the trend, the Methodist Church began an in-depth examination of the principle of the camp meeting. Leaders in New Jersey suggested an experiment. It was thought that if a location could be owned, through a charter granted by the state, the camp meeting could be better directed and thus more purposeful.

After searching the entire coast in 1867 and considering several locations, Rev. Osborn finally decided upon the land which is now Ocean Grove. Showing the site to church leaders in 1868 was extremely difficult. If one approached from the north through what is now Asbury Park, one had to pass over the Great Pond (now Deal Lake, Asbury Park's northern boundary), and travel south through a forest filled with blueberries and beach plums, penetrated by only wagon track. It was truly a wilderness inhabited by only the birds and small animals. An almost unbroken solitude permeated this acreage which was later to become the resort city of Asbury Park.

The wilderness between Long Pond (Wesley Lake) and Goose Pond (Fletcher Lake) was inhabited by only the George Rogers family. The terrain here was characterized by tangled thickets of scratchy briers, small bushes, and trees. Closer to the ocean these gave way to tall, wavy beach grass covering rolling sand dunes.

8. Significance (Continued)

After examination of this site late in 1868, the leaders rejected several other sites and tentatively approved the land between Long and Goose Ponds. The final decision would come after the summer of 1869. One of the influencing factors decidedly favoring Ocean Grove was its location. Its situation on the mainland away from swamps and sounds, eliminated mosquitoes which were a problem at the other sites.

The foundations of Ocean Grove were laid during the last week of July 1869 when a small group of 20 persons pitched 10 tents in an area between the present location of the Auditorium and Founders Park. The first prayer meeting was held in the tent of Reverend J. H. Thornley on Tuesday night, July 31, 1869.

In December of that year, in Trenton, 13 ministers and 13 laymen formed the Ocean Grove Camp Meeting Association. The name Ocean Grove was selected because of the groves of trees nestled between the dunes. The New Jersey Legislature granted the Association a charter on March 3, 1870. Dr. Elwood H. Stokes was named first President with Reverend Osborn the first Superintendent.

The original land purchase was 11 acres of beachfront; or more appropriately, 11 acres of sand, for $50. This land was later supplemented with further purchase extending the boundary from Wesley to Fletcher Lake, and the Atlantic Ocean to Main Street, for at total of 266 acres. It took until 1875 to accomplish this at a cost of $40,000.

In order to raise money for further expansion and to bring interested people into the community, the newly chartered Association began to promote a public land auction, to be held June 1, 1870.

Among those hearing of this unusual Camp Meeting community was one James A. Bradley, New York manufacturer and later founder of

8. Significance (Continued)

neighboring Asbury Park. He described his trip by coach through the wilderness north of the Grove, as a tedious experience. The turnpike, a rutted dirt road (now know as Main Street) wove through thick forests and heavy bushes. The slow trip from New York, made more wearisome by bad roads, consumed an entire day. Mr. Bradley arrived in Ocean Grove after dark; almost too exhausted to put up his tent.

The next day, Mr. Bradley, who was obviously in much better spirits, purchased two lots. His premium of $86 was the highest offered for any of the lots. The prices ranged below Mr. Bradley's down as low as $1 for a parcel of land.

To live in Ocean Grove during the summer of 1870 was to live in virtual isolation. The nearest village was six miles away, over impossible dirt and sand roads. Until 1875, when the track was extended to Asbury Park, the nearest railroad station was six miles away.

Several firsts took place during 1870. The first Camp Meeting was held for 10 days beginning July 26, 1870. Also the first permanent houses were built. The first of these was known as "Pioneer Cottage," build by H. Y. Lazear of Warsaw, New York, on Asbury Avenue near Wesley Lake.

After the summer ended the Association closed down the community, people removed their tents; and a small force of winter employees, whose task was to maintain the property, replaced the summer residents.

By 1871 the Grove began to develop into a permanent community. Greeting the returning visitors was a new town post office, police and fire departments. After the summer residents left in 1871, Ocean Grove acquired its first permanent residents, a total population of 25.

8. Significance (Continued)

Most early settlers were of meager means and found it difficult to live in the Grove permanently, or even spend a summer tenting. Because of the lack of living and eating facilities, the lot owners began to build their cottages with an extra room. However, they were not able to provide enough facilities for the larger numbers of visitors who came to the Grove. Larger accommodations had to be built.

A nearby farmer, Corwell Howland, with an eye toward providing. an outlet for his produce, opened the Howland House. He offered rooms for visitors along with meals.

The first hotel in Ocean Grove, The Arlington, was built by Charles Howland shortly after the Howland House opened. The Arlington was a three story Victorian structure occupying the entire block facing the Auditorium Complex. Today the Arlington Court apartments occupy the site of the old hotel.

By 1875 the popularity of Ocean Grove had pushed the value of the original lots up to $1,500, development was skyrocketing.

From the very beginning ocean bathing was popular. The first bathers did so in almost total seclusion, the women in a separate area from the men. Shortly after 1870 enterprising individuals began to erect small bathhouses along the beachfront.

For convenience, the Association found it much more practical to place the bathing business in the hands of one person. Captain W. T. Street appears to have held the first beachfront lease. Captain Street erected the first safety lines secured to stakes set in the ocean, to form a safe bathing area. He also introduced other safety measures and built larger bathhouses. These safety measures, and improved facilities, made bathing more popular, and crowds flocked to the beaches.

In 1875 Captain Street passed his bathing concession lease on to George W. Evans. Mr. Evans held the lease until 1876 when by

8. Significance (Continued)

executive decision the Association decided to locate two bathing places, on the North and South Ends.

Mr. T. W. Lillagore, in 1877, took his first five year lease at the foot of Fletcher Lake and erected the South End bathhouses. He built 205 bathhouses, an ice cream saloon, soda fountain, and two pavilions.

Also in 1877, Mr. Joseph Ross acquired the Wesley Lake lease, Street and Evan's bathhouses, and other facilities at the North End. Mr. Ross built more bathhouses to a total of 360, erected a restaurant, ice cream saloon, soda fountain and two pavilions. By 1884 he had increased the North End bathhouses to 700.

Mr. Ross and Mr. Lilagore aided in the construction of the first boardwalk in 1877. Known then as a "plank walk", it was nothing more than a temporary footway near the surf, six feet wide extending 2,835 feet from Fletcher Lake to Wesley Lake. There were 21 gas lamps set up to provide light for promenading at night. The walk was dismantled in the fall and stored over the winter. In 1880 a wider, permanent walk was constructed.

The Ross Pavilion and Bathhouses were situated on the site of the present North End Hotel. An open air pavilion extended over the beach east of the Boardwalk while the bathhouses, restaurant and concessions were to the west. The Ross Pavilion, a landmark for over 30 years, was finally razed in 1910 to make room for the much needed hotel.

The first businesses to be located in new North End Hotel building (1911), were the Ocean Grove Scenario; bowling alleys; Morris and Company, photographers; John L. Schneider's rolling chairs; Louis N. DeCou, fancy fruits; Mme. Adele Haddad, lace store; and C. A. Brown, souvenirs and jewelry.

8. Significance (Continued)

Ocean Grove literally grew up around the Auditorium. The first camp meeting structure was known as a "Preacher's Stand" and it served the needs of the Camp Meetings for about five years. The Preacher's Stand was an octagonal edifice with a platform capable of holding 75 preachers. The congregation sat around it on rough pine boards seats.

In 1875 a frame roof was put over the structure. More extensive renovations and a new permanent roof were installed later in the year. By 1876 the church could accommodate 1,000 people; a bell tower and reception room had been added and gas lamps had been installed. Successive enlargements to the structure were made the following years, but all proved to be inadequate.

The Association razed the piecemeal building in 1893, and Dr. Elwood H. Stokes broke ground for a new auditorium on December 2, 1893. Construction began almost immediately and continued throughout the winter months. The Great Ocean Grove Auditorium opened July 1, 1894, and cost $69,112.16.

See attached

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 300+

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	18	583680	4451200	B	18	584000	4451800
C	18	584560	4450720	D	18	583560	4450200

VERBAL BOUNDARY DESCRIPTION

Located below Asbury Park and above Bradley Beach, N.J., (Monmouth County) located in Township of Neptune, Neptune, New Jersey. Along Atlantic Ocean, bounded by Wesley Lake to north and Fletcher Lake to south.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
New Jersey	34	Monmouth	025

11 FORM PREPARED BY

NAME / TITLE

W. T. Bell, Jr. , Margaret Goodrich

DATE June 4, 1975

ORGANIZATION

Ocean Grove Historical Society, Neptune Historical Society

TELEPHONE Tele. 201-775-8241

STREET & NUMBER

Ocean Grove, N. J. 07756 25 Neptune Blvd.,

CITY OR TOWN

STATE Neptune, N.J. 07753

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X STATE X LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Commissioner, N.J. Dept. of Environmental Protection

DATE December 16, 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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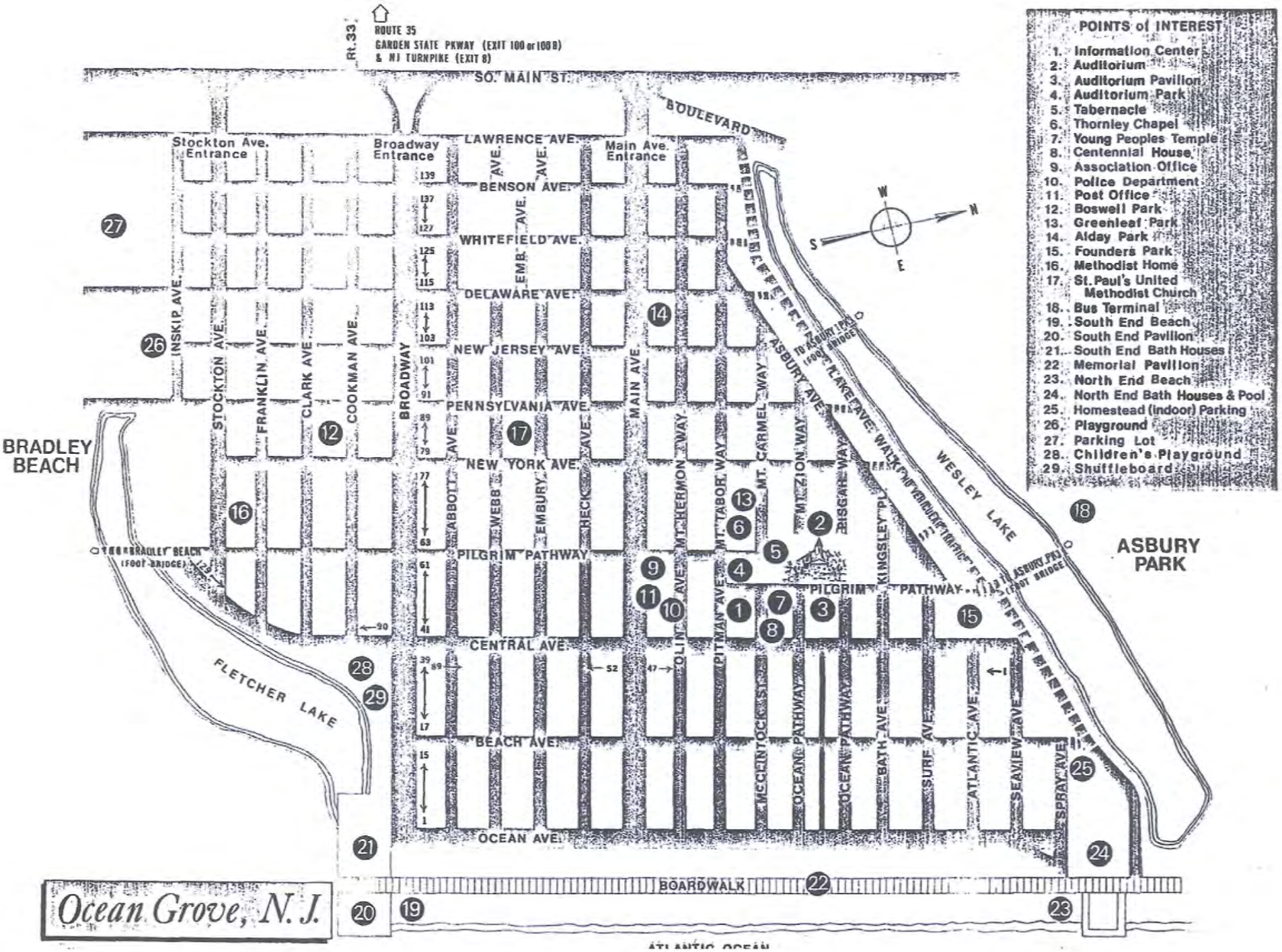
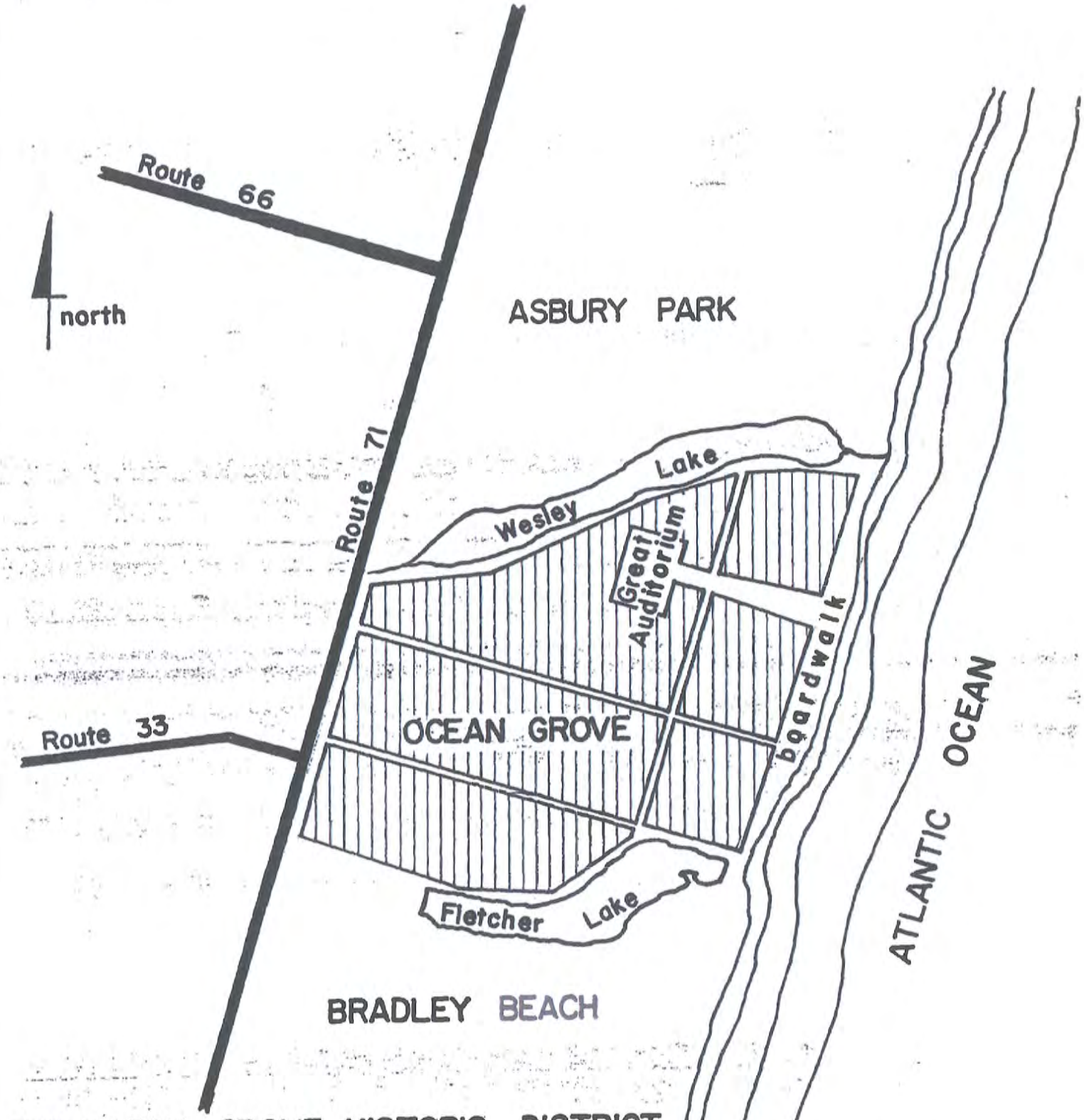
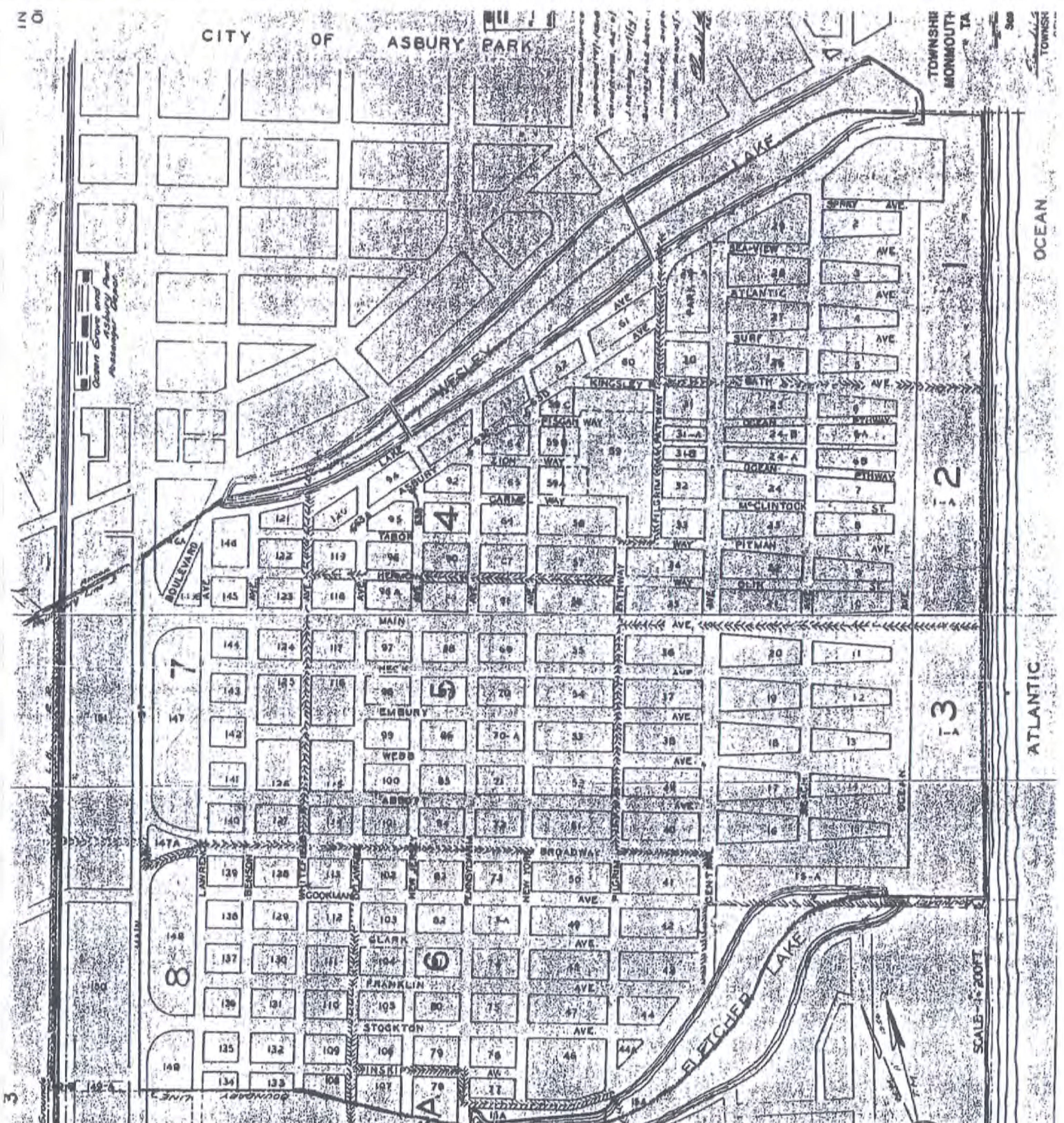

POINTS of INTEREST
1. Information Center
2. Auditorium
3. Auditorium Pavilion
4. Auditorium Park
5. Tabernacle
6. Thornley Chapel
7. Young Peoples Temple
8. Centennial House
9. Association Office
10. Police Department
11. Post Office
12. Boswell Park
13. Greenleaf Park
14. Alday Park
15. Founders Park
16. Methodist Home
17. St. Paul's United Methodist Church
18. Bus Terminal
19. South End Beach
20. South End Pavilion
21. South End Bath Houses
22. Memorial Pavilion
23. North End Beach
24. North End Bath Houses & Pool
25. Homestead (indoor) Parking
26. Playground
27. Parking Lot
28. Children's Playground
29. Shuffleboard
ROUTE 35
GARDEN STATE PKWAY (EXIT 100 or 100B)
& NJ TURNPIKE (EXIT 8)
Rt. 33
SO. MAIN ST.
BOULEVARD
Stockton Ave. Entrance
Broadway Entrance
Main Ave. Entrance
LAWRENCE AVE.
BENSON AVE.
WHITEFIELD AVE.
DELAWARE AVE.
NEW JERSEY AVE.
PENNSYLVANIA AVE.
NEW YORK AVE.
PILGRIM PATHWAY
CENTRAL AVE.
BEACH AVE.
OCEAN AVE.
BOARDWALK
ATLANTIC OCEAN
INSKIP AVE.
STOCKTON AVE.
FRANKLIN AVE.
CLARK AVE.
COOKMAN AVE.
BROADWAY
EMB. AVE.
ABBOTT AVE.
WEBB AVE.
EMBURY AVE.
BECK AVE.
MAIN AVE.
OLIN AVE.
MT. HERMON WAY
PITMAN AVE.
MT. TABOR WAY
MT. CARMEL WAY
MT. ZION WAY
BISGAR WAY
KINGSLEY PL.
McCRINTOCK ST.
OCEAN PATHWAY
BATH AVE.
SURF AVE.
ATLANTIC AVE.
SEAVIEW AVE.
SPRAY AVE.
ASBURY AVE.
LAKE AVE.
WALK
WESLEY LAKE
TO ASBURY PK (FOOT BRIDGE)
BRADLEY BEACH (FOOT BRIDGE)
FLETCHER LAKE
BRADLEY BEACH
ASBURY PARK
Ocean Grove, N.J.

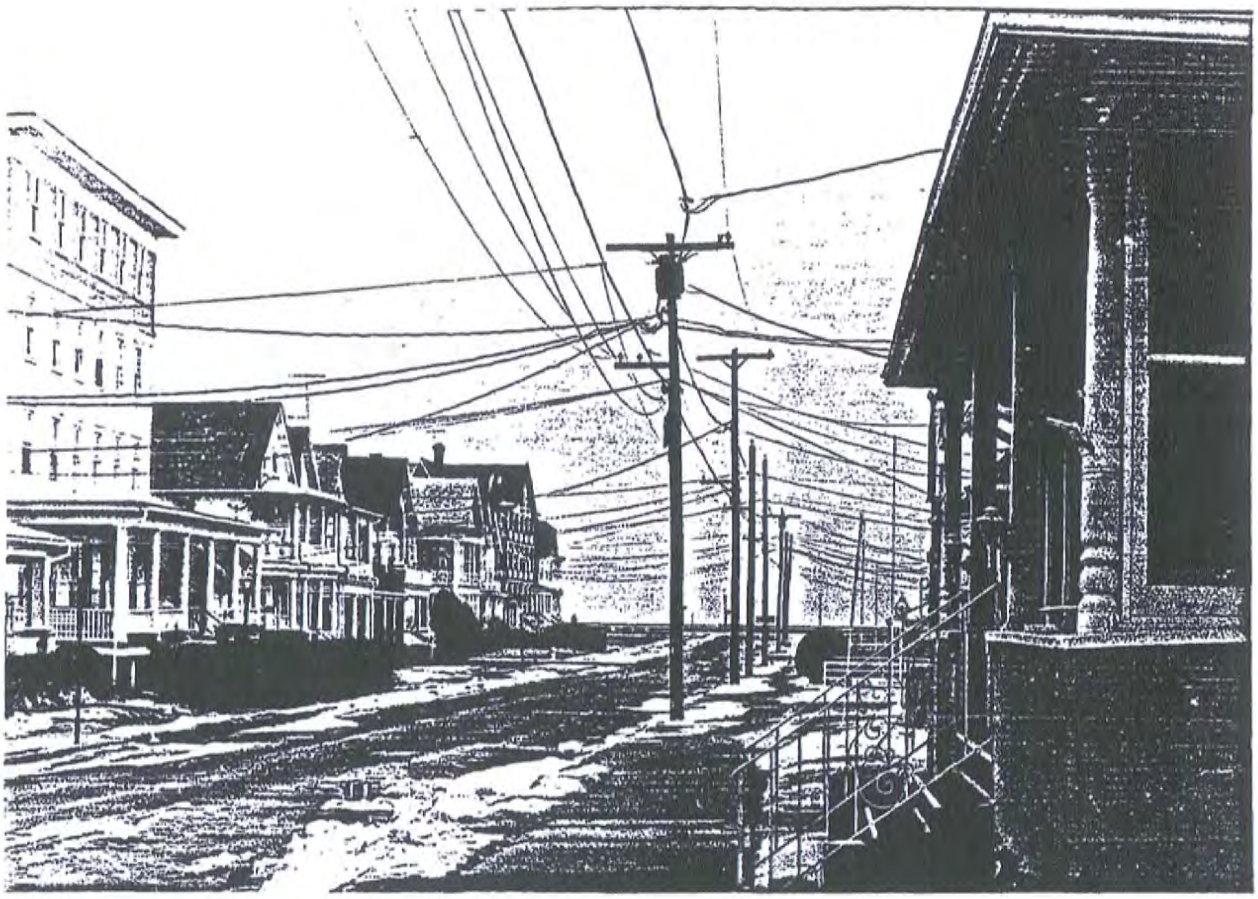


OCEAN GROVE HISTORIC DISTRICT
NEPTUNE TOWNSHIP, MONMOUTH COUNTY
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

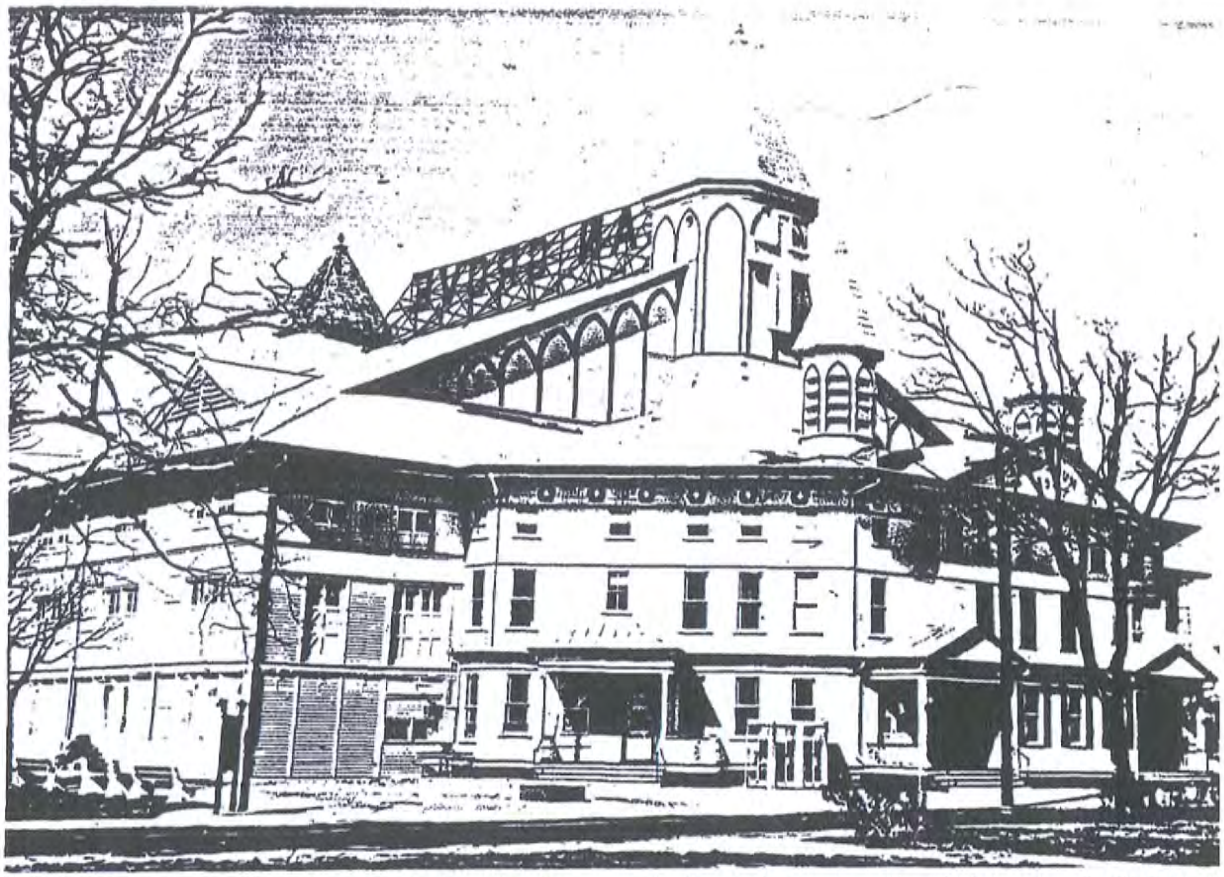

CITY OF ASBURY PARK
WESLEY LAKE
OCEAN
ATLANTIC
FLETCHER LAKE
BOROUGH OF BRADLEY BEACH
INDEX SH. 3
SCALE 1" = 200 FT.
TOWNSHIP
MONMOUTH
Ocean Grove and Asbury Park Passenger Depot
SPRAY AVE.
SEA-VIEW AVE.
ATLANTIC AVE.
SURF AVE.
BATH AVE.
KINGSLEY
OCEAN PATHWAY
McCLINTOCK ST.
PITMAN AVE.
OLIN ST.
MAIN AVE.
HECK
EMBURY
WEBB
ABBOTT
BROADWAY
COOKMAN AVE.
CLARK AVE.
FRANKLIN AVE.
STOCKTON AVE.
INSKIP AV.
BOULEVARD
LAKE
ASBURY
TABOR
ZION WAY
CARMEL WAY
PISGAH WAY
PILGRIM PATHWAY
LAWRENCE
BENSON
NEW JERSEY
PENNSYLVANIA
NEW YORK
CENTRAL
BEACH
OCEAN
MAIN
1
2
3
4
5
6
6A
7
8
NORTH - Middle of Wesley Lake
EAST - Atlantic Ocean
SOUTH - Middle of Fletcher Lake
to boundry adjacent to & roughly
paralleling Inskip Avenue
WEST - Middle of Main Street

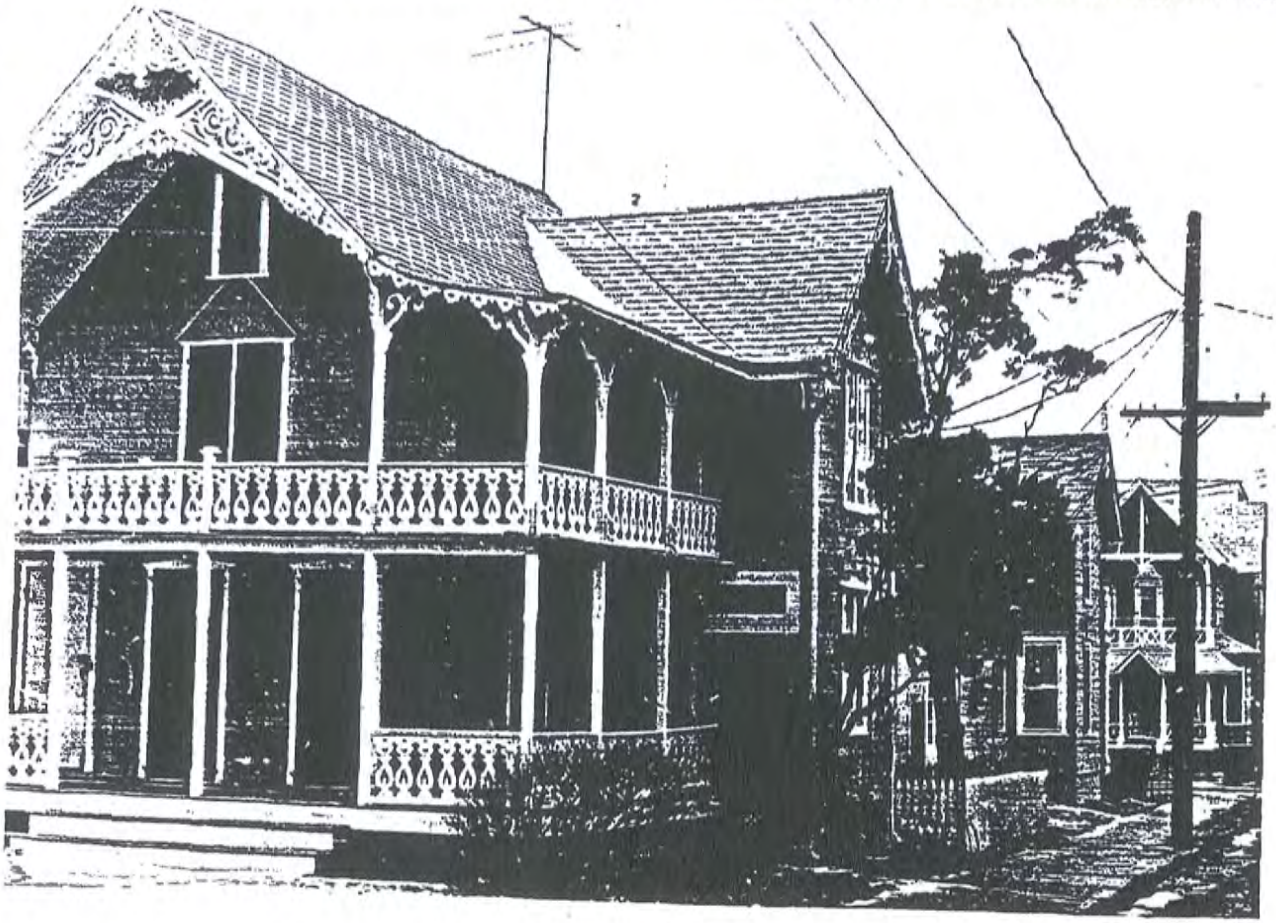
TIMES

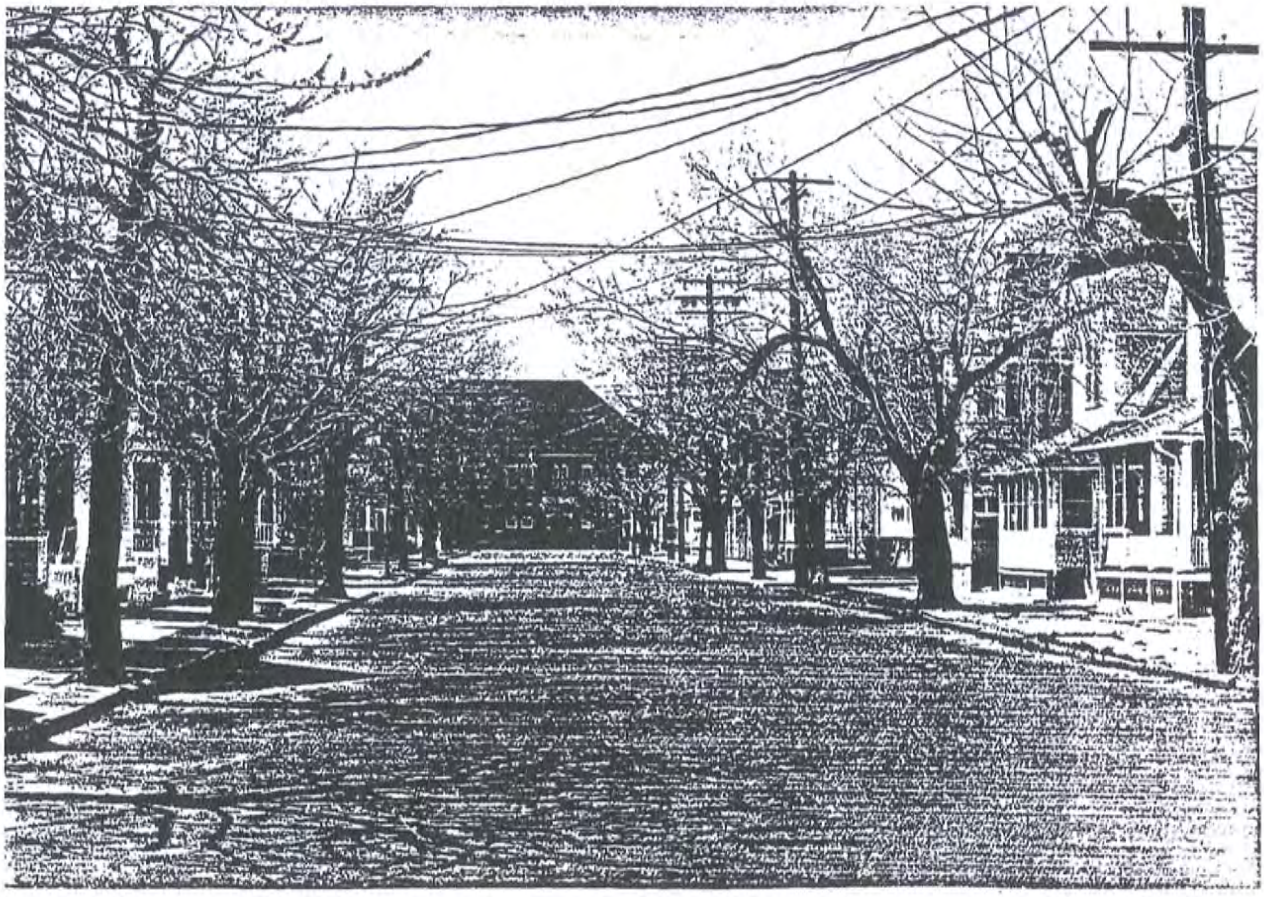
DEWIT
HOUSE



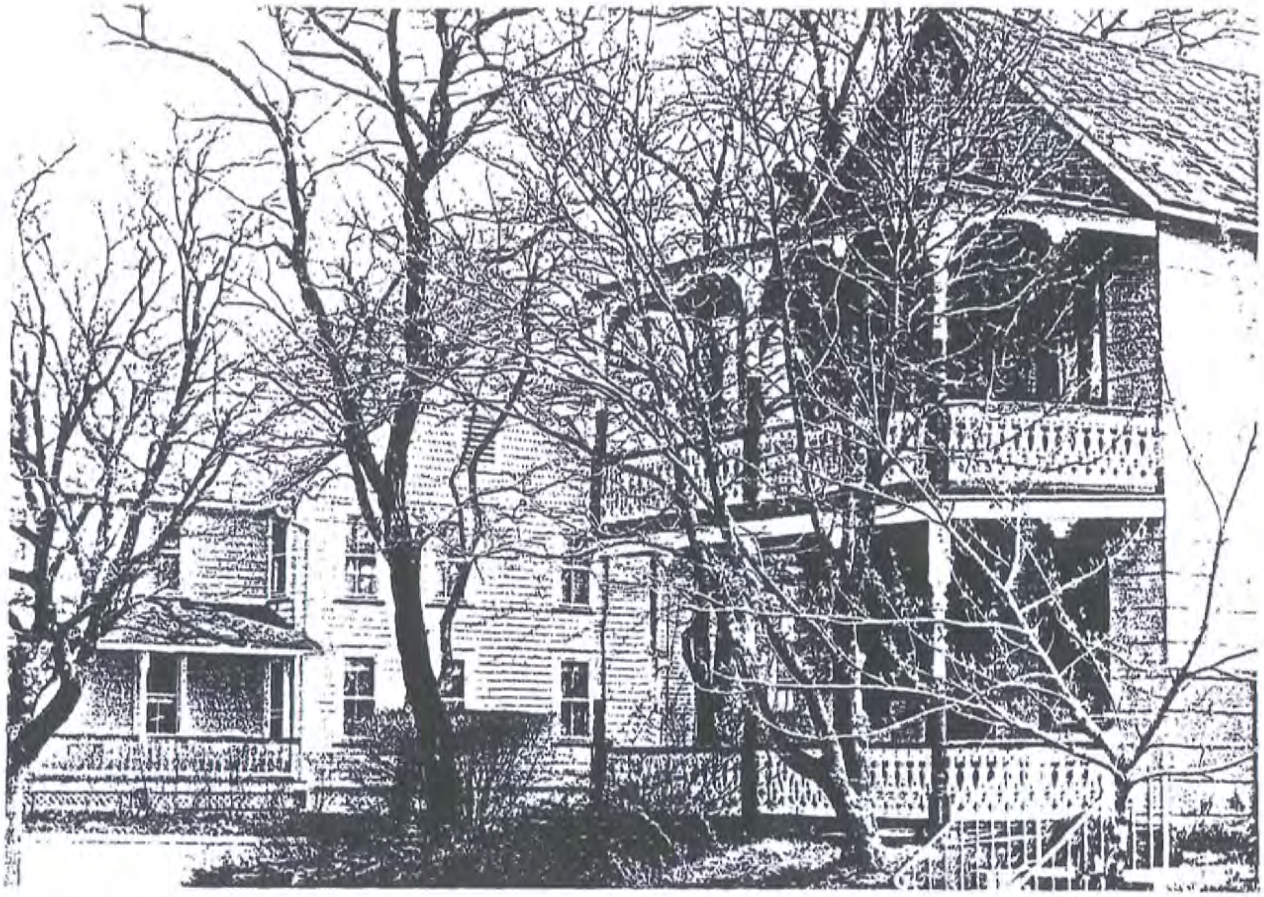
DAYS







NEW JERSEY



WASHINGTON OFFICE:
2349 RAYBURN HOUSE OFFICE BUILDING
TELEPHONE: (202) 225-4671

DISTRICT OFFICE:
808 BELMAR PLAZA
BELMAR, NEW JERSEY 07719
TELEPHONE: (201) 681-3321

Congress of the United States
House of Representatives
Washington, D.C. 20515

SUBCOMMITTEES
SURFACE TRANSPORTATION, CHAIRMAN
INVESTIGATIONS AND REVIEW
WATER RESOURCES

COMMISSION ON CONGRESSIONAL
MAILING STANDARDS

April 14, 1976

Harry Larrison, Jr.
Director of Administration of Justice
The Board of Chosen Freeholders
Monmouth County
Hall of Records, Main Street
Freehold, New Jersey 07728

Dear Harry:

I am pleased to advise that word arrived this morning from Gary Everhardt, Director of the National Park Service, that the Ocean Grove Camp Meeting Association District has been entered on the National Register of Historic Places. The enclosed brochure explains in some detail what assistance will now be available to Ocean Grove.

It was my pleasure to have worked with you on this proposal.

With warmest personal regards, I remain

Most sincerely,

JAMES J. HOWARD
Member of Congress

JJH:jb
Enclosure

cc: Frank Henson, Administrator
Ocean Grove Camp Meeting Association

George L. Hergesheimer, President
Ocean Grove Camp Meeting Association

THIS STATIONERY PRINTED ON PAPER MADE WITH RECYCLED FIBERS

APPENDIX B

Applicable Sections of the Neptune Township Land Development Ordinance

411.04 Motor Vehicle Parking in Residential Areas

The following regulations shall apply to motor vehicle parking on any lot located in a residential district or used for residential purposes. See Section for applicable regulations in Historic zone districts.

1. Passenger and livery vehicles. One passenger or livery vehicle having a gross weight in excess of 7,000 pounds, but not exceeding 10,000 pounds, may be parked in a garage or a driveway m a side or rear yard, provided that such is substantially screened from view from all adjacent lot lines and the street line. Such screening shall consist of a six (6) foot high solid wooden fence and/or minimum six (6) foot- high evergreen shrubs or trees. Any such screening shall be approved by the Zoning Officer prior to installation to ensure that such will provide necessary screening to satisfy the intent of this provision.

2. One commercial vehicle having a gross weight in excess of 5,000 pounds, but not exceeding 8,000 pounds, may be parked in a wholly enclosed garage. Such vehicle shall be stored in the garage at all times when such is parked on the lot. In no instance shall any person other than the resident of the property on which the commercial vehicle is parked operate such vehicle. Additionally, no materials, tools, equipment or other items used in connection with the business that such commercial vehicle is associated with shall be stored anywhere on the residential property, except in or on the commercial vehicle itself.

B. Permitted motor vehicle dimensions. No motor vehicle shall be parked on such lot with linear dimensions exceeding the following:

1. Twenty (20) feet in length;

2. Eight (8) feet in width, excluding rearview mirrors;

3. Eight (8) feet m height, excluding radio antennas;

C. Prohibited motor vehicles. Trucks, tractors, trailers, semitrailers, tow trucks and buses may not be parked on a lot primarily used for residential purposes, except as provided in 411.06 Parking of Trucks and Buses.

D. Recreational vehicles, trailer coaches, campers and boats.

1.One recreational vehicle, trailer coach, camper and/or boat may be stored or parked on any lot used solely as a single-family residence, provided that such vehicle shall be stored in a garage or in a side or rear yard and substantially screened from view from all adjacent lot lines and the street line. In the case of corner lots, said vehicle must be screened from view from all street lines bounding the lot. No such vehicles shall be occupied for living, sleeping or recreational purposes while stored or parked on such lot.

2. Must be registered to occupant of that premises.

E. Driveways. No motor vehicle shall be parked in the side or front yards of such lot, except in a driveway located pursuant to the requirements of this Chapter.

F. Corner lots. Nothing herein shall permit the parking or storage of any vehicle on a corner lot property that obstructs, impairs or obscures vision of motor vehicle traffic at an intersection, as determined by the Chief of Police.

407.01 HD-R-1 - Historic District Single Family Residential

A. Purpose. The HD-R-1 Zone District provides for single-family residential development at a density not exceeding 24.2 dwelling units per acre that is consistent with the established scale and pattern of development in the Ocean Grove portion of the Township.

B. Permitted uses.

1. Community center

2. Community shelter

3. Detached single family residence

4. Park

5. Place of worship

6. Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district

C. Conditional uses.

1. Professional Office

D. Accessory uses.

1. Uses customarily incidental and accessory to a principal permitted use

2. Family day care

3. Home occupation

4. Home professional office

E. Bulk regulations. See Schedule B-1.

407.02 HD-O - Historic District Oceanfront

A. Purpose. The HD-O Zone District recognizes the character and historic land use pattern of the oceanfront blocks in the Ocean Grove portion of the Township, east of Central Avenue. All zoning regulations applicable in the HD-O Zone District are intended to protect; preserve and perpetuate-the historical framework in Ocean-Grove: This framework includes single-family residences, bed and breakfasts, and historic hotels.

B. Permitted uses.

1. Community shelter

2. Detached single-family dwellings

3. Park

4. Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district

C. Conditional uses.

1. Bed & breakfast guesthouse

2. Bed & breakfast home stay

3. Historic hotel

4. Historic hotel restaurant/retail

D. Accessory uses.

1. Uses customarily incidental and accessory to a principal permitted use

2. Family day care

3. Home professional office

E. Bulk regulations. See Schedule B-1.

407.03 HD-R-2 - Historic District Multi-family Residential

A. Purpose. The HD-R-2 Zone District provides for single-family and multi-family residential development at a density of 48 dwelling units per acre, limited to areas that are already devoted to this use.

B. Permitted uses.

1. Detached single-family dwellings

2. Long-term care facility

3. Multi-family dwellings

4. Park

5. Townhouses

6. Ocean Grove Camp Meeting Association (OGCMA) facilities m accordance with permitted, conditional and accessory uses in the district

C. Conditional uses.

1. Assisted living facility

D. Accessory uses.

1. Uses customarily incidental and accessory to a principal permitted use

2. Family day care

3. Home professional office

E. Bulk regulations. See Schedule B-1.

407.04 HD-B-1 - Historic District Mixed-use

A. Purpose. The HD-B-1 Zone District serves as the commercial core for the Ocean Grove portion of the Township, and intends to serve the specific retail sales and service needs of local residents and seasonal visitors. This Zone District also acknowledges the suitability of residential uses located at upper stories of mixed-use buildings, with the ground story devoted to permitted uses in the district. [NOTE: The following use regulations, 407.04.8, C, and D have been

amended as prescribed by an Amended Schedule A-2 per Ordinance No. 03-035]

B. Permitted uses.

1. Detached Single Family Residence

2. Furniture stores

3. Floor covering stores

4. Home furnishings stores

5. Household appliance stores

6. Radio, television & other electronics stores

7. Computer & software stores

8. Musical instrument Stores

9. Music stores (CDs, cassettes, videos, records)

10. Hardware stores

11. Convenience stores

12. General stores

13. Retail bakeries

14. Delicatessens

15. Butcher shops

16. Fish & seafood markets

17. Fruit & vegetable markets

18. Pharmacies & drug stores

19. Cosmetics, beauty supplies & perfume store

20. Food (health) supplement stores

21. Health & personal care stores

22. Family clothing & apparel stores

23. Swimwear stores

24. Jewelry stores

25. Shoe stores

26. Hobby, toy & game stores

27. Bicycle stores

28. Sporting goods stores (excluding firearms)

29. Arts & craft shops

30. Family book stores

31. Magazine/newspaper stands

32. General merchandise stores

33. Florists / flower shops

34. Gift shops

35. Greeting card stores

36. Seasonal holiday stores

37. Office equipment, supplies & stationery stores

38. Art dealers

39. Antique shops

40. Commercial banking

41. Savings institutions

42. Bank

43. Credit unions

44. Consumer lending

45. Real estate credit

46. All other non-depository credit intermediation

47. Financial clearinghouse & reserve activities

48. Investment banking & securities dealing

49. Securities brokerage

50. Direct life Insurance carriers

51. Direct health & medical insurance carriers

52. Insurance agencies & brokerages

53. Claims adjusting

54. All other insurance related activities

55. Offices of real estate agents

56. Offices of real estate appraisers

57. Other activities related to real estate

58. Consumer electronics & appliances rental

59. Video tape & disc rental

60. Home health equipment rental

61. - Consumer goods rental

62. Musical instrument rental

63. General rental centers

64. Sports & recreation instruction

65. Art, music, dance & martial-arts instruction

66. All other miscellaneous schools & instruction

67. Offices of physicians (exc. mental health)

68. Offices of physicians, mental health

69. Offices of dentists

70. Offices of chiropractors

71. Offices of optometrists

72. Offices of physical, occupational and speech therapists, and audiologists

73. Offices of podiatrists

74. All other outpatient care centers

75. Diagnostic Imaging centers

76. Home health care services

77. Ambulance and first aid services

78. Nonresidential services for elderly & disabled persons, including adult day care

79. Child Care Center

80. Public Parks and recreational facilities

81. Theater, Performing Arts

82. Grant making foundations

83. Civic & social organizations

84. Professional organizations

85. Labor unions & similar labor organizations

86. Full-service restaurants

87. Restaurant

88. Restaurant, take-out

89. Snack & nonalcoholic beverage bars

90. Barber & beauty shops, beauty salons & parlors, hairdressers

91. Cosmetic salons & cosmetology services

92. Hotel beauty parlors and beauty shops

93. Manicure salon or nail services

94. Wig grooming service

95. Diet & weight reducing centers

96. Scalp treatment

97. Consumer electronics repair & maintenance

98. Household item repair and maintenance

99. Computer & office machine repair & maintenance

100. Communication equipment repair & maintenance

101. Commercial equipment (excluding auto & electrical) repair & maintenance

102. Appliance repair & maintenance

103. Furniture cleaning, refinishing and repair shops

104. Musical instrument repair shop

105. Leather goods repair services

106. Shoe repair and shoeshine parlors

107. Bicycle repair shops

108. Locksmiths

109. Coin-operated laundries & drycleaners

110. Dry-cleaning & laundry services (excluding coin-op)

111. Linen supply

112. Tailor and mending of garments

113. Film developing services, retail

114. Offices of lawyers

115. Offices of certified public accountants

116. Other accounting services

117. Architectural services

118. Landscape architectural services

119. Professional planning services

120. Engineering services

121. Building inspection services

122. Custom computer programming services

123. Computer-systems design services

124. Computer facilities management services

125. Other computer related services

126. Administration & general management consulting services

127. Other scientific & technical consulting services

128. Advertising agencies

129. Other services related to advertising

130. Photography studios & videography services

131. All other professional, scientific & technical services

132. Office administrative services

133. Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district

134. Facilities support services

135. Employment placement agencies

136. Private mail centers

137. Quick printing

138. All other business support services

139. Travel agencies

140. Couriers

141. Local messengers & local delivery

C. Conditional uses.

1. Accessory apartments

[NOTE: The previous section has been amended per Ordinance No. 03-035]

D. Accessory uses.

1. Uses customarily incidental and accessory to a principal permitted use

2. Outdoor Displays and Sales

3. Educational support services

4. Recreational clubhouse, concession stand

5. Outdoor Dining Facility

6. Telephone communication distribution

7. Coaxial cable communication distribution

8. Emergency services radio communication facilities

9. Natural gas distribution

10. Electric power transmission & distribution

11. Public water supply purveyance & distribution

12. Sanitary sewer lines

E. Bulk regulations. See Schedule B-1.

407.05 HD-R - Historic District Recreation

A. Purpose. The HD-R Zone District intends to provide for the active and passive recreational use of land by the general public in the Township's Historic District. All uses, including parking and amenities for the use and comfort of residents and visitors to the District should be consistent with, and representative of, the historic character of the area.

B. Permitted uses.

1. Beach and beach related uses

2. Boardwalk and fishing pier

3. Non-Commercial Recreational facilities

4. Parks

5. Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted conditional and accessory uses in the district.

C. Conditional uses.

1. Light food concessions

2. Parking

D. Accessory uses.

1. Drinking fountains and rest rooms

2. Pavilion, not fully enclosed, for passive recreation use only

3. Benches, street lamps and other street furniture

4. Fences for tennis courts, volleyball courts and tot lots to a maximum height of twelve (12) feet shall be permitted as an accessory use in the area zoned HD-R along the entire length of Fletcher Lake from the southerly extension of the easterly boundary of Ocean

Avenue to Pennsylvania Avenue and Blocks 78 and 107 on Inskip Avenue. Privacy slats or other barrier to vision in or on such fences are prohibited.

E. Bulk requirements.

1. Minimum lot depth: Sixty (60) feet

2. Maximum building height: Thirty-five (35) feet

APPENDIX C

Parking Study

Ocean Grove Parking Study
Summary of Available On-Street Parking by Street
Prepared by CME Associates
1/3/2012

EAST/WEST STREETS	START	END	Total Linear Feet of Available Parking	Available Parallel Spaces	Available Striped Spaces
Inskip Ave	Lawrence Ave	New York Ave	1,921.28	107	
Stockton Ave	Lawrence Ave	Central Ave	1,999.82	112	
Franklin Ave	Lawrence Ave	Central Ave	2,254.35	126	
Clark Ave	Lawrence Ave	Central Ave	2,286.61	128	
Cookman Ave	Lawrence Ave	Central Ave	2,288.01	128	
Broadway	Lawrence Ave	Central Ave	2,359.53	132	
Abbott Ave	Lawrence Ave	Ocean Ave	3,141.37	175	
Webb Ave	Lawrence Ave	Ocean Ave	2,387.58	133	
Embury Ave	Lawrence Ave	Ocean Ave	2,471.73	138	
Heck Ave	Lawrence Ave	Ocean Ave	3,026.37	169	
Main Ave	Lawrence Ave	New Jersey Ave	585.50	33	112
Mt. Hermon Way/Olin St	Lawrence Ave	Ocean Ave	2,665.26	149	
Mt. Tabor/ Pitman Ave	Benson Ave	Ocean Ave	1,039.88	58	
Mclintock St/Mt. Carmel Way/	Asbury Ave	Ocean Ave	1,630.99	91	
Mt. Zion Way/Ocean Pathway	Asbury Ave	Ocean Ave	1,297.22	73	
Mt.Pisgah Way	Asbury Ave	Ocean Ave	n/a	0	
Bath Ave	Pigrim Pathway	Ocean Ave	1,008.32	57	
Surf Ave	Pigrim Pathway	Ocean Ave	781.14	44	
Atlantic Ave	Central Ave	Ocean Ave	805.68	45	
Seaview Ave	Central Ave	Ocean Ave	775.53	44	
Spray Ave	Beach Ave	Ocean Ave	355.51	20	
Asbury Ave			1,329.47	74	
NORTH/SOUTH STREETS	START	END			
Lawrence Ave	Inskip Ave	Lake Ave	1,148.56	64	
Benson Ave	Inskip Ave	Mt. Tabor	1,473.22	82	
Whitfield Ave	Inskip Ave	Lake Ave	1,468.31	82	
Delaware Ave	Inskip Ave	Lake Ave	2,064.33	115	
New Jersey Ave	Inskip Ave	Asbury Ave	2,062.93	115	
Pennsylvania Ave	Flectcher Lake Ave	Lake Ave	2,331.49	130	
New York Ave	Flectcher Lake Ave	Lake Ave	2,427.55	135	
Pilgrim Pathway	Flectcher Lake Ave	Mt. Carmel Way	2,365.14	132	
Pilgrim Pathway	Pitman Ave	Asbury Ave	338.68	19	
Central Ave	Flectcher Lake Ave	Seaview Ave	1,842.05	103	79
Beach Ave	Broadway	Lake Ave	1,935.31	108	
Ocean Ave (West Curb Only)	Spray Ave	Broadway	1,156.28	65	111
		Subtotal	57,025.00	3,186	302
				Total Spaces Available	**3,488**

Ocean Grove
Existing R.O.W Widths
Prepared by CME Associates
1/3/2012

EAST/WEST STREETS	Cartway Width (Central Ave Western Intersection)	Cartway Width (Central Ave Eastern Intersection)	Cartway Width (Beach Ave Western Intersection)	Cartway Width (Beach Ave Eastern Intersection)	Cartway Width (Ocean Ave Intersection)
Inskip Ave	40	n/a	n/a	n/a	n/a
Stockton Ave	60	60	n/a	n/a	n/a
Franklin Ave	60	60	n/a	n/a	n/a
Clark Ave	60	60	n/a	n/a	n/a
Cookman Ave	58.75	58.75	n/a	n/a	n/a
Broadway	100	100	106	108	127
Abbott Ave	60	40	77.7	82.3	120
Webb Ave	60	40	77.7	82.3	120
Embury Ave	60	40	77.7	82.3	120
Heck Ave	60	40	77.7	82.3	120
Main Ave	85	75	110	115	150
Mt. Hermon Way/Olin St	40	40	40	40	40
Mt. Tabor/ Pitman Ave	40	40	77.7	82.3	120
Mclintock St/Mt. Carmel Way/	40	40	40	40	40
Mt. Zion Way/Ocean Pathway	n/a	40	40	40	40
Mt.Pisgah Way	40	n/a	n/a	n/a	n/a
Bath Ave	40	40	n/a	n/a	n/a
Surf Ave	40	40	77.7	82.3	120
Atlantic Ave	n/a	40	77.7	82.3	120
Seaview Ave	n/a	40	58.9	82.3	120
Spray Ave	n/a	n/a	57	57	n/a
Asbury Ave					
NORTH/SOUTH STREETS					
Lawrence Ave	40	n/a	n/a	n/a	n/a
Benson Ave	40	n/a	n/a	n/a	n/a
Whitfield Ave	40	n/a	n/a	n/a	n/a
Delaware Ave	40	n/a	n/a	n/a	n/a
New Jersey Ave	40	n/a	n/a	n/a	n/a
Pennsylvania Ave	40	n/a	n/a	n/a	n/a
New York Ave	40	n/a	n/a	n/a	n/a
Pilgrim Pathway	40	n/a	n/a	n/a	n/a
Pilgrim Pathway	40	n/a	n/a	n/a	n/a
Central Ave	70	n/a	n/a	n/a	n/a
Beach Ave	40	n/a	n/a	n/a	n/a
Ocean Ave (West Curb Only)	75	n/a	n/a	n/a	n/a

APPENDIX D

Shore Link Shuttle

EZ Ride Shorelink Shuttle

Getting Here

The EZ Ride Shorelink Shuttle operates three shuttle bus routes that connect the train stations in Asbury Park, Belmar, and Bradley Beach with their beaches. The Bradley Beach shuttle also serves Ocean Grove in Neptune.

The service is $1 a ride. It is set up to encourage beach visitors to use public transportation to visit some of the most popular beaches in Monmouth County.

Now through Sept. 30, the EZ Ride Shorelink Shuttle buses will meet NJ Transit trains as they arrive. Travelers can then board the shuttle to the beach, shopping or restaurants along the shuttle's loop.

Shorelink Shuttle will operate on Thursdays from 9 a.m. to 6 p.m. and on Fridays, Saturdays and Sundays from 9 a.m. to 9 p.m.

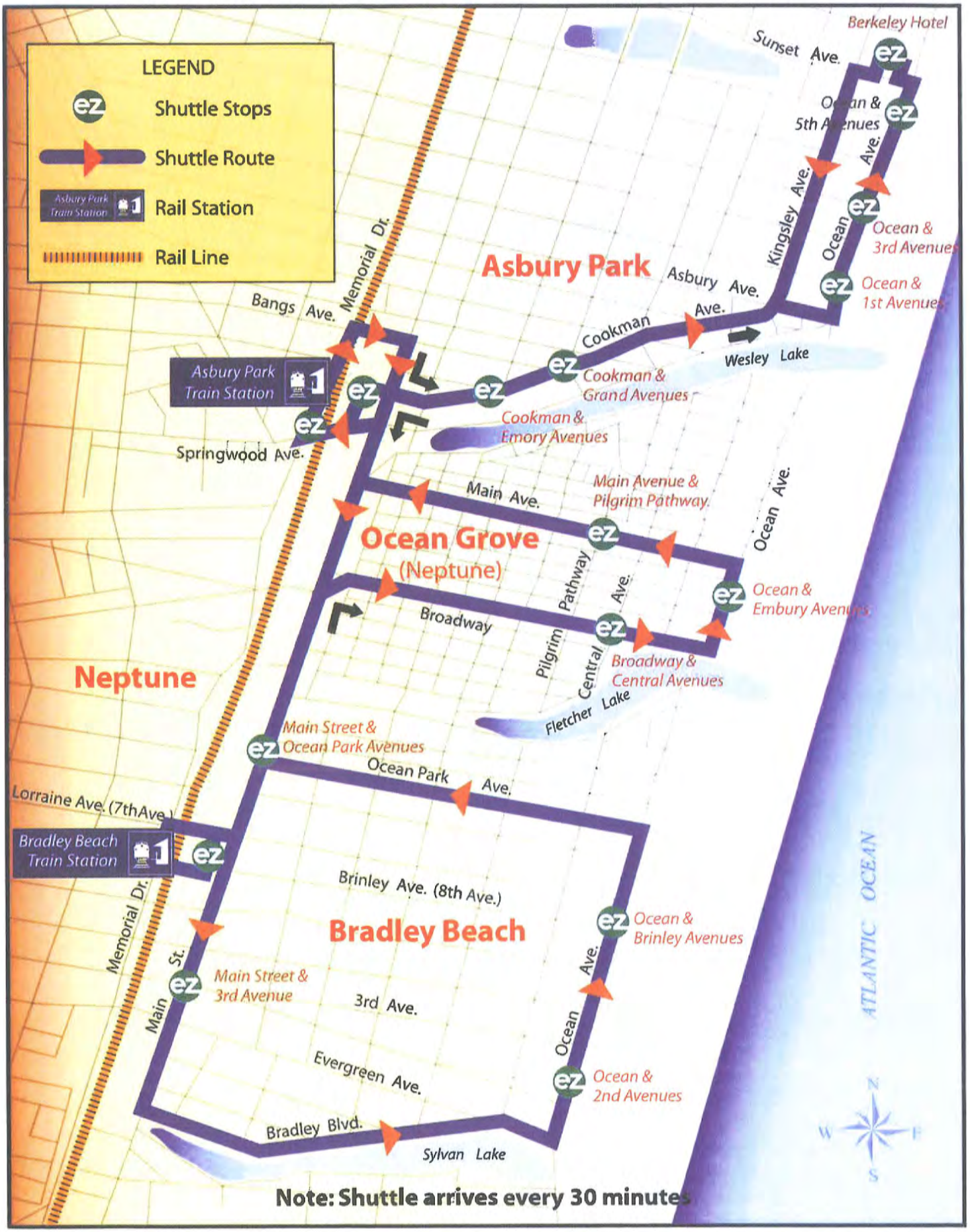
The clearly marked EZ Ride Shorelink Shuttle stops are situated along the avenues and return trips are timed to get travelers back to the train station in advance of their departure.

Summer beachgoers are familiar with the traffic that clogs the roads leading to the shore, the traffic congestion within the towns and the shortage of parking. The EZ Ride Shorelink Shuttle service helps reduce traffic, ease parking and improve air quality.

To keep the fare low and encourage ridership, the program is jointly funded by Federal Transit Authority, which pays 75 percent of the costs, and the towns being served paying the remaining 25 percent. A New Jersey Division of Travel and Tourism grant is funding the marketing.

For more information call EZ Ride at 732-462-3333.

Jitney Connects Loops in
Asbury Park, Ocean Grove, Bradley Beach



Note: Shuttle arrives every 30 minutes

APPENDIX E

Camp Meeting Association Trolley

What's Happening

TICKETS GO ON SALE TUESDAY, APRIL 3, 2012 AT 8:30AM BY INTERNET AND 800-590-4064

PURCHASE TICKETS

PURCHASE GIFT CERTIFICATE

BEACH BADGES ON SALE NOW!

GIANT CRAFT SHOW

2011 Choir Festival CDs

Enter your e-mail address to join our mailing list.

Sign Up

OGCMA Announces Parking Solutions

Option A: Saturday Shuttle... click here for map

- Every Saturday, from June 25 through September 3, the OGCMA will provide a shuttle for beach patrons from 9AM to 6PM on a continuous 20 minute and make several stops in town on its way to the off-site parking lots and the Asbury Park Train Station.
- The Parking Lot is at the Neptune Midtown School on Route 33 just prior to the entrance to Ocean Grove
- The Parking Lot is accessed on Atkins Avenue
- There are two stops in Ocean Grove at
  1. Ocean & Embury Avenues
  2. Main Avenue & Pilgrim Pathway
- This is a **FREE** shuttle provided by the Ocean Grove Camp Meeting Association

Option B: Parking in Ocean Grove... click here for map

- There is a Parking Lot located on Broadway between Central Avenue & Ocean Avenue, just a 7 minute walk to the Auditorium along the boardwalk
- Additional street parking is typically available by turning south off of either Main Avenue or Broadway, especially along the side streets south of Broadway

Tweet 0

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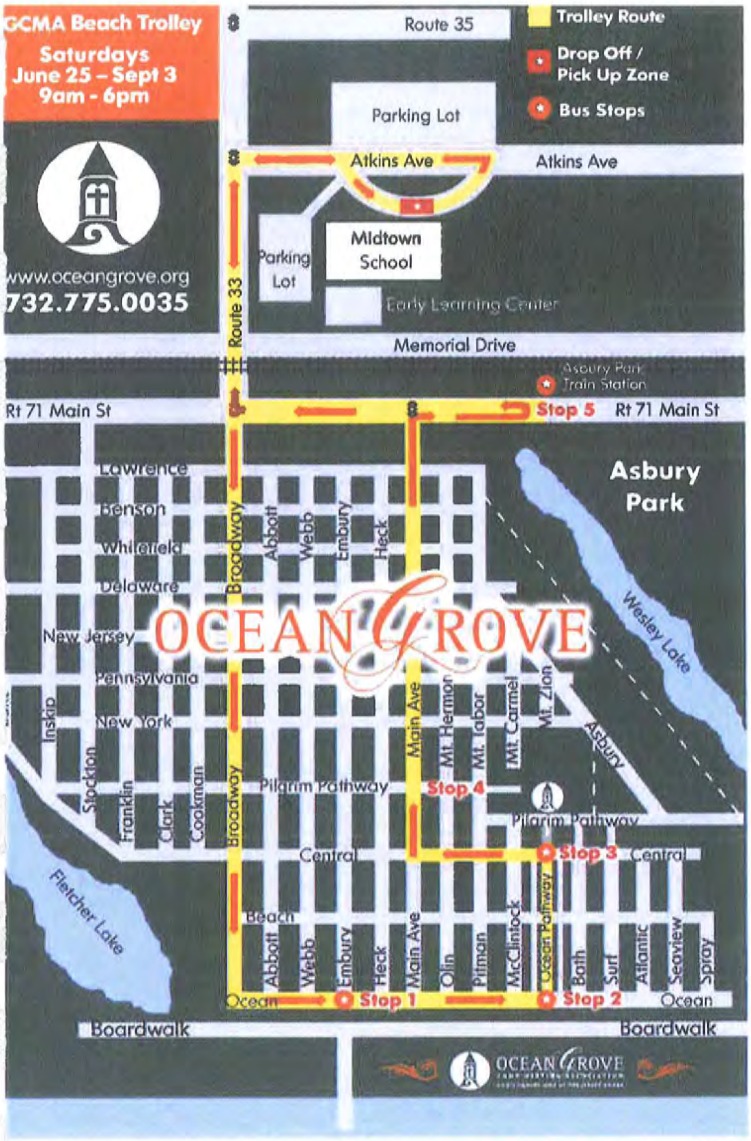
54 Pitman Avenue, PO Box 248, Ocean Grove, NJ 07756


GCMA Beach Trolley
Saturdays
June 25 – Sept 3
9am - 6pm
www.oceangrove.org
732.775.0035
Route 35
Trolley Route
Drop Off / Pick Up Zone
Bus Stops
Parking Lot
Atkins Ave
Atkins Ave
Parking Lot
Midtown School
Early Learning Center
Route 33
Memorial Drive
Asbury Park Train Station
Rt 71 Main St
Stop 5
Rt 71 Main St
Asbury Park
Lawrence
Benson
Whitefield
Delaware
New Jersey
Pennsylvania
New York
Inskip
Stockton
Franklin
Clark
Cookman
Broadway
Abbott
Webb
Embury
Heck
Main Ave
Mt. Hermon
Mt. Tabor
Mt. Carmel
Mt. Zion
Asbury
Wesley Lake
OCEAN GROVE
Pilgrim Pathway
Stop 4
Pilgrim Pathway
Central
Stop 3
Central
Fletcher Lake
Beach
Abbott
Webb
Embury
Heck
Main Ave
Olin
Pilman
McClintock
Ocean Pathway
Bath
Surf
Atlantic
Seaview
Spray
Ocean
Stop 1
Stop 2
Ocean
Boardwalk
Boardwalk
OCEAN GROVE

APPENDIX F

Photographs of Typ. Flare in Ocean Grove

Historic Flare Photographic Summary
Ocean Grove Historic District
Application for Special Area Standard
Neptune Township, Monmouth County, New Jersey

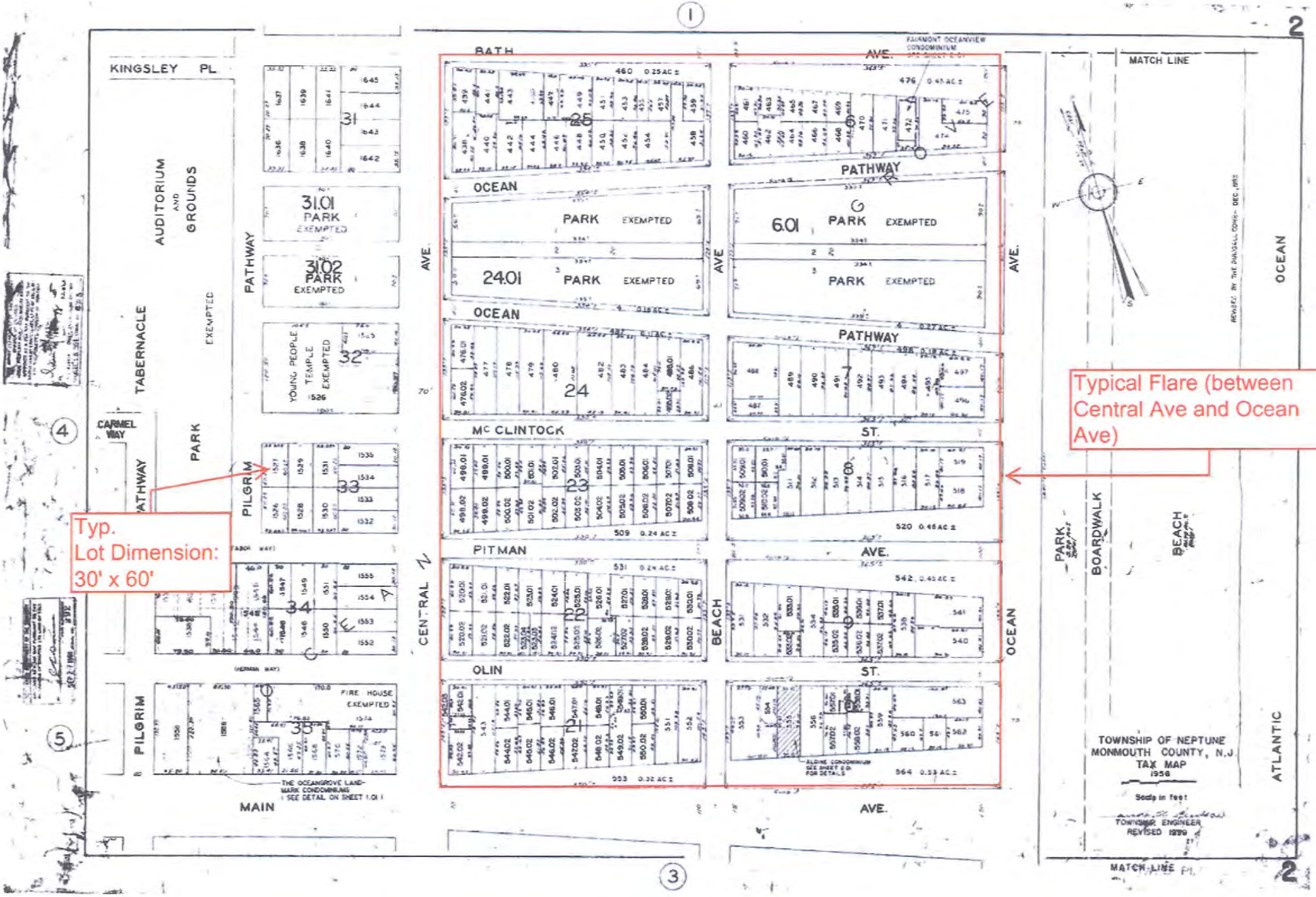
Ocean Pathway	
Ocean Pathway	

Historic Flare Photographic Summary
Ocean Grove Historic District
Application for Special Area Standard
Neptune Township, Monmouth County, New Jersey

Ocean Pathway	

APPENDIX G

Typical Parcel Dimensions & Flare Areas


KINGSLEY PL
AUDITORIUM AND GROUNDS
TABERNACLE
PARK
EXEMPTED
CARMEL WAY
PATHWAY
PILGRIM
31.01 PARK EXEMPTED
31.02 PARK EXEMPTED
YOUNG PEOPLE TEMPLE EXEMPTED
FIRE HOUSE EXEMPTED
THE OCEANGROVE LANDMARK CONDOMINIUMS (SEE DETAIL ON SHEET 1.01)
MAIN
BATH AVE.
OCEAN
PATHWAY
PARK EXEMPTED
24.01
6.01
MC CLINTOCK ST.
PITMAN AVE.
OLIN ST.
CENTRAL AVE.
BEACH
OCEAN
MATCH LINE
Typical Flare (between Central Ave and Ocean Ave)
Typ. Lot Dimension: 30' x 60'
PARK
BOARDWALK
BEACH
ATLANTIC
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, N.J.
TAX MAP
1958
Scale in feet
TOWNSHIP ENGINEER
REVISED 1959

APPENDIX H

Public Notice

PUBLIC NOTICE
TOWNSHIP OF NEPTUNE

Neptune Township has submitted an application to request Special Area Standards under the Residential Site Improvement Standards (RSIS) from the New Jersey Department of Community Affairs (DCA), Site Improvement Advisory Board (SIAB) for the Federal and State designated historic district of Ocean Grove. The Special Area Standards application seeks relief from RSIS off-street parking and cartway width standards in an overall effort to balance the needs of residents, visitors and public safety with the unique challenges of maintaining the Federal and State Historic Designation of Ocean Grove, which maintains unique historic and culturally important patterns of development. Any interested persons may review a copy of the application that is on file in the office of the Neptune Township Municipal Clerk, and may purchase copies of the application in accordance with the New Jersey Right-to-Know law, *N.J.S.A. 47:1A-1.1* et seq., and that information concerning the date of the meeting with the SIAB during which the application will be considered will be available in the office of the Neptune Township Municipal Clerk once that determination has been made.

Richard J. Cuttrell
Municipal Clerk