

**OCEAN GROVE HOMEOWNERS' ASSOCIATION**  
**NORTH END REDEVELOPMENT COMMITTEE**  
**April 2011**

The North End Redevelopment Committee of the OGHOA has reviewed the Redevelopment Plan for Ocean Grove's North End. Based upon that review, the Committee developed a lengthy list of priorities about the redevelopment of the North End.

After much deliberation and consideration, the Committee has consolidated that list to emphasize the issues most important to OG homeowners. The Committee intends that, after approval by the OGHOA, this list will be sent to the Township, so that Township Committee Members Mary Beth Jahn and Randy Bishop may take into consideration the views and priorities of Ocean Grove homeowners as they begin negotiations with the developers over a contract to redevelop the North End consistent with the current Redevelopment Plan that was adopted in January 2007.

The North End Redevelopment Committee is keenly aware that some homeowners have suggested alternatives to the current plan. Because the Plan is not, at this time, subject to reconsideration, this list of priorities for the Township Committee does not seek reconsideration of the Plan. Rather, it seeks to ensure that the redevelopment process and the completed development under the adopted Plan proceed in a manner emphasizing priorities most important to homeowners throughout Ocean Grove. Further, these priorities seek to minimize disruption to Ocean Grove homeowners and the community as a whole.

In its review of the North End Redevelopment Plan, the Committee seeks to emphasize certain provisions in the Plan it believes are of particular importance: The provisions include:

Any proposed changes in permitted uses, the land use plan, residential density, building height, or the core design concepts in this plan shall require notice and public hearings in a manner similar to the adoption of the original plan. (p. 22).

Maintain U turn at north end of Ocean Avenue.

Strict compliance with all Township ordinances for engineering and construction. (p. 11).

Wesley Lake retaining wall to be paid for by developer. (p. 14).

Certificate of Appropriateness from HPC for all development in the North End Redevelopment Plan. (p. 15).

Maintain RSIS parking standards including for single-family homes. (pp. 9,15).  
Retain on street parking on both sides of Spray Avenue.

If you wish to provide input, the North End Redevelopment Committee may be reached at: NorthEndOG@gmail.com.

## **PRIORITIES FOR THE NEPTUNE TOWNSHIP COMMITTEE AS IT ENTERS CONTRACT NEGOTIATIONS WITH THE REDEVELOPER**

### **1. Transparency**

- Publish, on the Township's website in a designated area, regular updates on progress, including the full and complete text of all reports including, but not limited to traffic study, environmental impact, CAFRA, water table testing, and all other pre-construction testing reports.
- The Developer shall to provide a liaison to a designee from the OGHOA during the pre-construction and construction phases to provide regular updates and to answer and address questions raised by members of the community.
- Provide information on identity of developer and developer's ability to fund and complete the construction.

### **2. Pre-Construction**

Traffic study:

- Conducted by independent company selected by Township.
- Address construction deliveries, routes to site, stress to local infrastructure (roads/pavement) from construction vehicles, delivery vehicles and traffic that will visit the North End upon completion of construction.
- Recommendations to divert traffic to and from the redevelopment from side streets.
- Recommendations for ingress/egress for events at hotel to ensure traffic does not back up on to Ocean Avenue (particularly during the summer).
- Explore feasibility of an additional egress to parking facility and/or North End Development.

Testing for feasibility of underground parking at high astronomical tide. (flood control).

Environmental impact and other testing as required by state and federal law.

Contract should specify start and completion date for each phase.

### **3. Construction**

- Construction Order: Build and complete the hotel, followed by singlefamily homes, then condos. Block 1, Lot 1 condos to be completed before remaining condos. Each block of condos must be 75% sold before other condos are started to insure no empty partially constructed structures.
- Just in time delivery to avoid excess supplies on hand. No storage of equipment and supplies on public spaces. If supplies are stored on private property, they must be concealed from public view.
- Developer shall be responsible for repair of the retaining wall. any construction-related damage to any portion of the retaining wall during construction, including portions not directly adjacent to the Redevelopment Area.
- Dumpsters, port-a-potties, etc. placed away from homes and walkways.
- Construction delivery during normal business hours, Monday through Friday.

### **4. Design**

- All four walls of single-family homes on Spray Avenue must be detached and the houses must meet the 30 X 60 foot lot requirement. The flare shall be followed on a house-by-house basis on Spray Avenue. (Figure 3)
- Decrease density (number of condo units) by increasing size of rooms within each unit.
- Assist purchasers to obtain homeowners insurance both through construction standards and through the purchase process.
- All architectural design issues, including lighting, benches, etc. should be approved by HPC.
- Design buildings along view corridor to avoid a tunnel effect.

## **5. Impact & Public Use**

- Access must be adequate for fire trucks and emergency vehicles.
- Any parking space lost as a result of the development must be replaced by a space in the underground garage that is available to the public with 60 minutes of free parking.
- Deliveries to hotel only during business hours.
- Pedestrian access through the Redevelopment site and on waterfront promenade along Wesley Lake with proper lighting for safety.
- Pool with public access.
- Provide off-street parking for hotel and retail employees either in development or out of Ocean Grove with shuttle.