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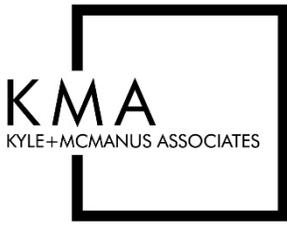
Planning Report
Borough of Seaside Park
South Seaside Park Annexation
Planning and Zoning Impact Analysis

January 19, 2026

Prepared by:

A handwritten signature in black ink, appearing to read 'KL', is written over a horizontal line.

Kendra Lelie, PP, AICP, LLA
NJ PP License # 5537



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Introduction

This report will provide an analysis of the planning and zoning impacts associated with the annexation request by South Seaside Park neighborhood to be annexed from Berkeley Township to the Borough of Seaside Park. This report will focus on planning impacts related to the requested annexation from the South Seaside Park (“SSSP”) neighborhood to be incorporated into the Borough of Seaside Park and specifically assess the Master Plan and zoning consistencies and inconsistencies that exist between the two entities. In addition, the report will provide recommendations that would resolve any inconsistencies. This report will not provide financial or operational impacts.

Material Reviewed

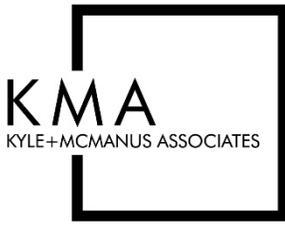
The report is based on several Borough documents including the following:

Seaside Park Borough Zoning Ordinance and Zoning Map
Seaside Park Borough 2008 Master Plan
Seaside Park Borough 2016 Master Plan Reexamination Report
Seaside Park Borough 2021 Master Plan Reexamination Report
Seaside Park Borough 2025 Housing Element and Fair Share Plan
Berkeley Township Zoning Ordinance and Zoning Map

In addition, I have reviewed the report entitled “South Seaside Park Annexation Study” dated November 2025 and prepared by Scott S. Bauman, PP, AICP (“Bauman report”). The Bauman report is included as an appendix to this report. This is a very comprehensive report that covers an analysis and comparison of the Borough and South Seaside Park neighborhood demographics, housing, land uses, zoning, master plan consistency, infrastructure and utilities, municipal facilities and services, public safety services, schools, parks, public access, open space and historic sites, economic development and community identity and quality of life. I have relied on some of the basic facts including the demographic, housing, land use, zoning, parks, public access and open space information provided in the Bauman report. I will not repeat this information. In addition, several of the conclusions from the Bauman Report are incorporated by reference in this report. There are many very good factual conclusions from the Bauman Report. However, there are also professional opinions that I do not include from the Bauman Report as they relate to Mr. Bauman’s opinion that the annexation would be beneficial to the Borough and the South Seaside Park neighborhood. This report is limited to analyzing the planning impacts of the annexation only.

Background

The South Seaside Park neighborhood is located on the barrier island and directly adjacent and south of Seaside Park. The SSSP area is a built-out community and consists of 168 acres and 450 residents. Currently the SSSP neighborhood is incorporated in the Township of Berkeley within the Township’s Barrier Island zoning district. There is no other direct Township land adjacent to the SSSP



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neighborhood. Island Beach State Park, which is located to the south of the SSSP neighborhood, is owned by the State of New Jersey.

The New Jersey Supreme Court recently ruled that South Seaside Park is allowed to annex from Berkeley Township and pursue annexation by Seaside Park Borough.

Demographic and Housing Comparison

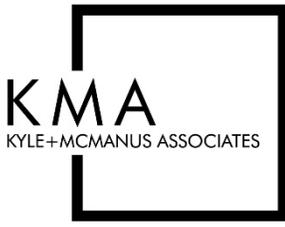
Relying mostly on the Bauman report and a review of the 2019-2023 5-Year American Community Survey, the following are some important findings related to the change in demographics and housing that would occur if the Borough of Seaside Park were to agree to annex the SSSP neighborhood:

- 40% increase in land area;
- 25% increase in population;
- 52% increase in housing units (based on Table 4.1 of the Bauman report);
- 12% increase in population density;
- 114% increase in moderate income households;
- 42% increase in owner occupied housing units;
- 13% increase in renter occupied housing units; and
- 170% increase in occupied housing units with ten (10) or more units in a building.

All of the demographic and housing statistics indicate the annexation of the SSSP neighborhood would provide for a more diverse housing stock (increase in occupied rental units) and a substantially more economically diverse population (increase in moderate income households). The increase in owner occupied housing units bolsters the existing character of the Seaside Park Borough owner occupied character. Finally, the SSSP neighborhood has slightly reduced housing values but a more diverse housing type including more housing units that have ten (10) or more housing units in a building. This potential future change in demographic, income and housing statistics creates additional diversity in income and housing type and housing occupancy.

Zoning Analysis

The Seaside Park Planning Board adopted a Master Plan in 2008 and two reexamination reports since then, 2016 and 2021. In addition, the Planning Board recently adopted the 2025 Housing Element and Fair Share Plan. The Borough has four (4) zoning districts including Residential, Business Use, Boardwalk and Public districts. The Public and Residential zoning districts directly abut the SSSP neighborhood. The SSSP neighborhood is made up of nine (9) different zoning districts. There is one small business zone in the middle of the neighborhood located on Route 35 (Neighborhood Business) and the Resort Commercial zone is larger and located on the southeast side of the SSSP neighborhood. The remaining zones are residential in nature. Below is a listing of zoning districts with the permitted uses within the SSSP neighborhood:



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The Barrier Island Zoning area is comprised of zones including;

- Beachfront Conservation Zone (BC)
- Beachfront Residential (BR)
- General Residential Zone (R-31.5)
- Four-Family Residential (R-4F)
- General Residential Zone (R-50)
- Low Rise Residential (R-LR)
- Residential Townhouses (R-TH)
- Neighborhood Business (NB)
- Commercial Resort Zone (RC)

Permitted uses within the General Residential Zones (R-31.5 & R-50) include;

- Single Family detached dwellings
- Public Buildings of governmental nature
- Essential Services

Permitted uses within the Beachfront Conservation (BC)

- Detached Single Family Dwellings
- Public/Governmental buildings
- Essential Services
- Fish and Wildlife Management Uses
- Public Service Infrastructure
- Community Residences for the Developmentally Disabled
- Boatyards and Marinas

Beachfront Residential (BR)

- Detached Single Family Dwellings w/ Special conditions

Four Family Residential (R-4F)

- Single, Two, Three and Four Family dwellings
- Public/Government buildings and uses
- Essential Services

Low Rise Residential (R-LR)

- All uses permitted within R-31.5
- Low rise residential structures

Residential Townhouse (R-TH)

- All permitted uses within the R-4F Residential zone
- Attached single family townhouses with special conditions



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Neighborhood Business District (NB)

- Retail sales, businesses and personal service establishments
- Convenience stores and retail establishments selling grocery items
- Stationary, tobacco and newspapers stores
- Luncheonettes, coffee shops, restaurants and cafes
- Package liquor stores
- Barbershops and general salon services
- Shoe repair, jewelers, dry cleaners, laundromats, florists, novelty sales, video and card shops
- Appliance, hardware, paint, plumbing and electric stores
- Artistic studios (Dance, music, art, photography, etc.)
- Banks and Financial institutions, excluding check cashers and pawn shops
- Fishing, boating and marine supply stores
- General business, educational and governmental offices
- Essential Services
- Childcare Centers

Commercial Resort (RC)

- All permitted uses within the R-50 zone
- Hotels, motels, restaurants, theaters, and eating and drinking establishments
- Remote parking lots
- Commercial parking lots

The SSSP neighborhood residential zones generally have higher residential densities and different housing types within the residential zoning districts in the Borough. I am incorporating a table from the Bauman report (Table 5.8) which I believe provides a good comparison of the residential zoning districts for each entity related to density and housing type differences.



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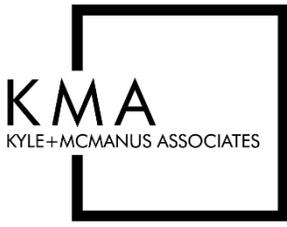
Table 5.8: Summary of Key Differences Between Residential Uses

Residential Use	South Seaside Park	Seaside Park	Difference / Impact
One-family detached	3,150-5,000 sq ft lots 13.8 - 8.7 units/acre	5,000 sq ft lots 8.7 units/acre	South Seaside Park allows smaller lots and therefore higher density; annexation would add a more compact residential pattern.
Two-family	5,000 sq ft lots 17.4 units/acre	5,000 sq ft lots 8.7 units/acre	Identical standards—fully compatible between both areas.
Three-family	6,300 sq ft lots 20.7 units/acre	Not permitted	South Seaside Park allows moderate multifamily density; annexation would expand Seaside Park’s housing options
Four-family	10,000 sq ft lots 17.4 units/acre	Not permitted	South Seaside Park permits small-scale multifamily dwellings, while Seaside Park does not.
Townhouse	130,680 sq ft (3 acres) 19 units/acre	Not permitted	South Seaside Park allows townhouses, adding diversity in housing types and density potential.
Mixed-use	Not permitted	5,000 sq ft lots 8.7 units/acre	Seaside Park allows mixed-use; South Seaside Park does not—annexation could extend this flexibility southward.

While the Neighborhood Business (“NB”) zoning district is similar to the Borough’s Business Zone in terms of the types of commercial uses permitted, the Borough’s Business Zone permits mixed uses and residential uses where the SSSP NB district does not. The Boardwalk Zone in the Borough is very different from the Resort Commercial district as they have distinct differences in uses and character. The Borough’s Public zoning district permits public and open space uses while the SSSP Beachfront Conservation (BC) zoning district permits public uses while also permitting single family dwellings, boatyards and marinas. While there are some similarities in a few of the residential zoning districts between the two entities, there are many inconsistencies requiring including additional zoning districts into the Borough’s ordinance and identified within a future comprehensive Master Plan update in order to create a consistent and comprehensive Land Use Plan. The Borough would experience diverse residential dwelling types and additional commercial uses it does not currently have potentially leading to a more resilient commercial economy and a more diverse residential make up.

Master Plan Consistency

The Borough’s most recent Master Plan was adopted in 2008 and it has been reexamined twice in 2016 and 2021. I will focus on the goals and objectives in the 2008 Land Use Plan and provide a consistency analysis comparing the existing zoning districts and land use patterns in the SSSP neighborhood to the Borough’s land use goals and objectives. Action items are recommended when an inconsistency is identified for each of the goals and objectives.



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2008 Master Plan and Land Use Plan Element – Pertinent Goals and Objectives

A. Municipal Land Use Law (MLUL)

These pertinent goals and objectives are the purposes of sound planning as embodied in the New Jersey Municipal Land Use Law:

1. To encourage action to guide the appropriate use and development of all lands in a manner which will promote public health, safety, general welfare and quality of life;
2. To promote the establishment of appropriate population densities and lot coverage that will contribute to the well being of persons, neighborhoods, and preservation of the environment;
3. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial uses, and open space, both public and private, according to their respective environmental requirements;
4. To encourage coordination of the various public and private sector procedures and activities shaping land development with a view of lessening the cost of such development and the more efficient use of land.

Generally, the annexation of the SSSP neighborhood into Seaside Park Borough are in concert with these general overarching MLUL goals and objectives. The proposed annexation is a public procedure that will increase the residential, recreational, commercial uses and open space and may increase public health and safety for the SSSP neighborhood given the close proximity of the Borough's police and safety services. A keen eye to updating the Borough's Master Plan and land development ordinances is necessary to ensure that the annexation will not negatively impact the well being of the persons and neighborhoods through increased population densities and lot coverage increases.

B. General 2008 Master Plan Goals and Objectives

Land Use

1. Manage the Route 35 corridor as the Main Street of the Borough and the unifying element of the four quarters of the Borough. (page 13)
 - a. Provide a land use plan that recognizes that properties along Route 35 should cohesively link the Borough's various activities and its neighborhoods.
 - b. Establish a zone plan that promotes a successful business area that transitions to and balances recreational uses on the Oceanfront and Bay with the use of residential properties.



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- c. Improve and maintain a pedestrian friendly approach along the Route 35 corridor and encourage public activity consistent with the human scale and family-friendly environment that Seaside Park encourages.

Because the Route 35 corridor is the unifying roadway that traverses the Borough and the SSSP neighborhood, it is important that the realization of this Master Plan goal be applied to the SSSP neighborhood if annexation is approved. It is recommended that the Land Use Plan Element be updated to document the uses along the Route 35 corridor and ensure that the zone plan provides for meaningful transitions between the residential uses and commercial uses.

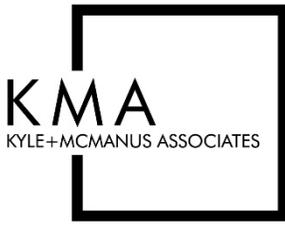
Recommended Action Items:

1. **Parcel by parcel land use analysis and map of the Route 35 corridor in the SSSP neighborhood**
 2. **Updated Land Use Plan**
 3. **Updated Business Zoning District regulations**
 4. **Updated Zoning Map**
2. Direct residential development and infill to respect the existing scale and character of the Borough by encouraging residential development and construction that is consistent with the surrounding neighborhood. (pages 13-14)

Currently the scale and character of the SSSP residential development neighborhoods are much denser than the Borough's residential neighborhoods. To effectuate this goal and objective the SSSP residential zoning districts will need to be analyzed in detail to ensure future land use patterns and zoning regulations are respectful of the surrounding neighborhood character.

Recommended Action Items:

- **Parcel by parcel land use analysis and map of all residential districts in the SSSP neighborhood**
- **Analysis of existing residential regulations that create inconsistencies with this goal and objective**
- **Updated Land Use Plan**
- **Updated Residential Zoning Districts and Regulations**
- **Updated Zoning Map**



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Circulation

1. Provide for an improved circulation system within the Borough by (page 14):
 - a. Maintaining and upgrading sidewalks and handicap accessibility for increasing pedestrian activities.
 - b. Maintaining and upgrading bicycle facilities and paths for increased bicycle activity.
 - c. Consider traffic calming techniques.
 - d. Create loading zones to improve vehicle and pedestrian safety.
 - e. Provide for improved street lighting.
 - f. Review opportunities for paid parking spaces and providing seasonal residential parking permits.

It is important that the Borough analyze the need to review the existing circulation system in the SSSP neighborhood for consistency with these goals and objectives and determine what, if any, public capital improvements would need to be provided to ensure the safety of pedestrians and bicyclists especially in the SSSP business districts. If the Borough would approve the annexation, the general zoning, design and performance standards would apply to future private development so addressing loading zones would be covered under the Borough's existing ordinances. Given that the Borough would, through annexation, pick up a zoning district focused on resort commercial uses located adjacent to Island Beach State Park, it would be prudent to review the existing parking situation at the southern end of the SSSP neighborhood and provide specific parking and circulation improvements to ensure adequate parking is provided and a safe environment is achieved.

Recommended Action Items:

- **Preparation of a parking and circulation analysis and recommendations for the SSSP business locations and districts**
- **Update the Borough's Circulation Plan Element**
- **Adopt a capital improvement plan as necessary**

Economic Development

1. Provide for beneficial economic development of the Borough through (page 17):
 - a. Encouraging a pedestrian friendly shopping area along Route 35.
 - b. Promote improvements of building facades in the business areas.
 - c. Encourage desirable visual design of new and upgraded businesses.

As indicated, the SSSP neighborhood has two main business districts that would need to be analyzed to ensure that these objectives are incorporated into future zoning regulations. While the improvement of building facades and a desirable visual design



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would be addressed by the Borough’s general zoning, design and performance standards, the objective to have pedestrian friendly shopping area along Route 35 would need to be reviewed as recommended in the Circulation item previously mentioned in this report.

Recommended Action Item:

- **Provide a pedestrian circulation analysis of the SSSP business areas and recommendations for improvements to the pedestrian network (if any)**
- **Update the Borough’s Circulation Plan Element**
- **Adopt a capital improvement plan as necessary**

Housing

1. Provide for housing that is appropriate to the desired character of the neighborhood by revising setbacks to ensure light, air, open space and privacy within the Borough neighborhoods (page 17).

Some of the SSSP residential neighborhoods have smaller lot sizes and higher densities. As such, the existing zoning regulations for the residential districts should be analyzed to determine if setbacks are accomplishing this goal and objective.

Recommended Action Item:

- **Review and analyze all residential district regulations against the prevailing lot sizes and setbacks within each district to determine inconsistencies with this objective.**
- **Review the SSSP neighborhood homeowner association regulations and include any pertinent bulk regulations into any future zoning regulations.**
- **Amend the Land Use Plan with recommendations from the residential district regulations analysis.**
- **Update zoning district setback regulations as response to the residential district regulations.**

C. Land Use Plan Element Goals and Objectives (page 21)

1. *“Maintaining the desirable features of the Borough as a single-family residential community by limiting and reducing density and proposing more effective lot area and bulk standards of the zone plan.”*

Currently the scale and character of the SSSP residential development neighborhoods are much denser than the Borough’s residential neighborhoods. To effectuate this goal and objective the SSSP residential zoning districts will need to be analyzed in detail to ensure



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future land use patterns and zoning regulations are respectful of the surrounding neighborhood character.

Recommended Action Items:

- **Parcel by parcel land use analysis and map of all residential districts in the SSSP neighborhood**
- **Analysis of existing residential regulations that create inconsistencies with this goal and objective**
- **Updated Land Use Plan**
- **Updated Residential Zoning Districts and Regulations**
- **Updated Zoning Map**

2. *“Protecting residential neighborhoods from commercial encroachments and the adverse impacts of nonresidential land use.”*

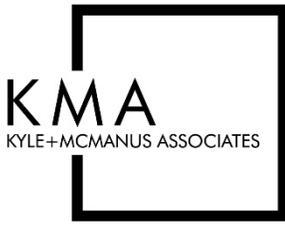
Existing commercial uses are generally scattered along the Route 35 corridor and are located amongst many single family homes and consist of primarily eating and drinking establishments. Though this is a pre-existing condition, the existence of commercial uses in close proximity to, or bordering, existing single family homes is generally inconsistent with this goal of the Seaside Park Land Use Plan. The existing business zones and lots with business uses that abut residential neighborhoods should be reviewed in terms of setbacks and buffers to ensure this goal is achieved.

Recommended Action Items:

- **Parcel by parcel land use analysis and map of the Route 35 corridor in the SSSP neighborhood**
- **Updated Land Use Plan**
- **Updated Business Zoning District regulations**
- **Updated Zoning Map**

3. *“Promoting the values of conservation and sustainability to ensure that valuable natural resources are not depleted or impaired.”*

The Beachfront Conservation zone aims to preserve and maintain the existing environment while implementing single-family residential uses. This zone is generally consistent with this goal of the Seaside Park Land Use Plan, as it promotes the conservation of the beachfront environment.



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4. *“Controlling the impact of development and residential density on parking, traffic, community facilities and infrastructure.”*

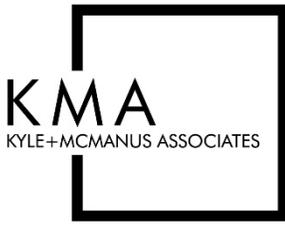
Some of the existing residential zoning districts in the SSSP neighborhood permit higher densities than what is permitted in the Borough creating the potential for inconsistencies with the goal of controlling density impacts on parking, traffic, community facilities and infrastructure. As mentioned previously, the Borough must analyze the existing residential zone districts and current land uses to understand the necessary revisions needed to the existing SSSP residential zoning districts to create greater consistency with this Land Use Plan goal.

Recommended Action Items:

- **Parcel by parcel land use analysis and map of all residential districts in the SSSP neighborhood**
- **Analysis of existing residential regulations that create inconsistencies with this goal and objective**
- **Updated Land Use Plan**
- **Updated Residential Zoning Districts and Regulations**
- **Updated Zoning Map**

There are no additional pertinent goals and objectives within the 2016 or 2021 Master Plan Reexamination Reports that require analysis that haven't already been mentioned.

Most of the Borough is made up of Single Family Residential (R) Zones. While the SSSP neighborhood zoning provides single family housing opportunities through various zoning designations, the existing zoning districts would also bring with it the potential for higher density housing options (Townhomes and Multi-Family structures) creating inconsistencies with the current Borough Master Plan Goals and Objectives. In addition, the Resort Commercial zoning district permits very different uses than what is permitted in the Borough Business and Boardwalk districts. There are inconsistencies between the business districts within both entities which requires reconciliation with the Master Plan goals and objectives and updates to the zoning ordinances.



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Conclusion and Recommendations

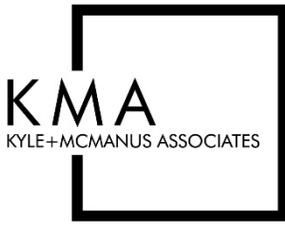
While there are some planning consistencies with the single-family residential districts and the business districts between the Borough and the SSSP neighborhood, there are clear inconsistencies in zoning in the SSSP higher density residential districts and the Resort Commercial district. If not properly analyzed with clear recommendations for consistency, the planning impact would create health, safety and general welfare concerns for the residents and visitors for both municipalities.

The Bauman Report provides the following key takeaways and recommendations regarding planning consistencies that I agree with and recommend the Borough Planning Board accept in the planning impact analysis:

- Annexation changes the Borough’s physical extent, population, and land base—triggering a statutory need to amend the master plan under the NJ Municipal Land Use Law. The updated Land Use Element would incorporate South Seaside Park’s built form, circulation patterns, and environmental features, ensuring planning cohesion across the barrier island.
- Annexation is not addressed in Seaside Park’s housing element or fair share plan. Annexation will not increase Seaside Park’s Fourth Round Obligation as there are no projects on properties located in South Seaside Park- existing or proposed- used to satisfy Berkeley Township’s Fourth Round Obligation.
- Annexation of South Seaside Park directly advances New Jersey State Plan goals by consolidating governance, enhancing environmental protection, promoting climate resilience, improving economic and infrastructure planning, and fostering equitable and integrated municipal services.

Based on my review of the existing SSSP zoning districts and general land use patterns and review of the Borough’s Master Plan documents, I recommend the following actions that would be necessary to ensure the annexation of the SSSP neighborhood into the Borough is consistent with the Borough, County and State land use, housing, circulation, economic development and conservation goals and objectives.

- 1. Create a parcel by parcel land use analysis and map of the Route 35 corridor in the SSSP neighborhood**
- 2. Create a parcel by parcel land use analysis and map of all residential districts in the SSSP neighborhood**
- 3. Provide an analysis of existing residential and business regulations that create inconsistencies with the Borough’s Master Plan goals and objectives**
- 4. Preparation of a parking and circulation analysis and recommendations for the SSSP business locations and districts**
 - **Provide a pedestrian circulation analysis of the SSSP business areas and recommendations for improvements to the pedestrian network (if any)**



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- 5. Amend and update the Land Use Plan Element, Housing Element and Fair Share Plan and Circulation Plan Element**
- 6. Amend the Residential and Business Zoning District regulations**
 - **Review and analyze all residential district regulations against the prevailing lot sizes and setbacks within each district to determine inconsistencies with this objective.**
 - **Review the homeowner association regulations and include any pertinent bulk regulations into any future zoning regulations.**
- 7. Amend the Zoning Map**
- 8. Adopt a capital improvement plan as necessary**

The annexation would require a full update to the several elements of the Master Plan because expanding the municipal boundary would introduce new land use and housing types, circulation and parking changes and considerations and infrastructure responsibilities. In addition, the Borough's Development Regulation Ordinances and Zoning Map will need to be substantially updated. There will be a financial cost to the preparation of these planning and zoning documents to ensure consistency is achieved for both the Borough and the SSSP neighborhood and the planning impact of the annexation is limited.



SOUTH SEASIDE PARK ANNEXATION STUDY

**A study on the impact of annexation of South Seaside Park
from Berkeley Township into the Borough of Seaside Park**

Prepared by: Scott S. Bauman, PP, AICP
ScottSBauman@gmail.com
Pittstown, New Jersey
November, 2025

South Seaside Park Annexation Study

A Study on the Impact of Annexation of South Seaside Park from Berkeley Township into the Borough of Seaside Park

This original report was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners



Scott S. Bauman, PP, AICP
New Jersey Professional Planners License #5522
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I. EXECUTIVE SUMMARY

South Seaside Park, Berkeley Township, consisting of approximately 168 acres and 450 residents, is situated on the Barnegat Peninsula, a long, narrow barrier island that separates the mainland from the Atlantic Ocean. Bordering South Seaside Park to the north is Seaside Park Borough, with 1,804 residents and 435 acres of land.

South Seaside Park is much more physically and socially connected to Seaside Park than to Berkeley Township and the mainland. Many residents of South Seaside Park feel they have received inferior services from Berkeley Township, while using more of Seaside Park's services in practice than those of Berkeley Township.

The New Jersey Supreme Court recently ruled that South Seaside Park is allowed to deannex from Berkeley Township and pursue annexation by Seaside Park. This Annexation Study postulates that annexation is reasonable and defensible- geographically, socially, and legally it is a rational proposal.

This Annexation Study demonstrates that the outcome of annexation benefits both the residents of South Seaside Park and Seaside Park. This Study address how annexation impacts Seaside Park demographics, housing, land use and zoning, municipal facilities and services, public safety services, recreation, open space, natural resources, economic development, schools, community identity, and quality of life.

Annexation provides Seaside Park the opportunity to have unified planning and zoning for coastal resilience and environmental management. Annexation would align municipal boundaries with geographic and social realities. The current arrangement with Berkeley Township imposes an inefficient and disconnect for residents of South Seaside Park; annexation strengthens the shared sense of community identity among residents of the barrier island, providing equitable representation and local governance responsive to the needs of all island residents.

Because Seaside Park is adjacent to South Seaside Park, services could be delivered more directly, and in some cases more efficiently. A shared zip code, local patterns in beach life and culture, and neighborhood ties between South Seaside Park and Seaside Park may strengthen local governance if jurisdiction is aligned more naturally and it may also improve citizen engagement and local responsiveness.

Both South Seaside Park and Seaside Park are developed communities; future land use within each area will be limited to tear downs and reconstruction, infill development, adaptive reuse of existing buildings and sites, changes or use, and building expansions and alterations. Both South Seaside Park and Seaside Park share the common recommendation of managing future land use changes to protect and reinforce the desired single-family residential character of the community.

For the facts, reasons, and opinions in this Annexation Study, it is requested that the Seaside Park Planning Board support annexation of South Seaside Park into the Borough of Seaside Park Borough.

II. INTRODUCTION

A. Background

Berkeley Township was incorporated in 1875 and was formed from portions of Dover Township (now Toms River); this area included South Seaside Park on the barrier island. Berkeley Township's beachfront once stretched from Toms River/Ortley Beach to the Barnegat Inlet. Over time, Seaside Heights and Seaside Park broke away to form their own governments, and the state created Island Beach State Park. These subtractions to Berkeley Township left the area which is informally know as South Seaside Park.¹

Seaside Park Borough was formed from Berkeley Township in 1898 on the Barnegat Peninsula from 14th Avenue to North Avenue. In 1900, an area north of the original borough was annexed from Berkeley Township.

Since 1898, South Seaside Park has shared its boundary with Seaside Park Borough. In 1978, residents of South Seaside Park attempted deannexation from Berkeley Township which was decided in favor of South Seaside Park by the New Jersey Superior Court but ultimately denied by Seaside Park Borough in the 1980's.²

In 2014, the South Seaside Park Homeowners and Voters Association filed a Petition for Deannexation with the Berkeley Township Planning Board. After 38 hearings the Planning Board recommended that the Berkeley Township Council vote against the deannexation and on September 21, 2020, the Township of Berkeley denied the deannexation.

In 2020, the South Seaside Park Homeowners and Voters Association filed an action in lieu of prerogative writ in New Jersey Superior Court and the decision of the Township was reversed.³ In 2021, the Township appealed and in December 2024, the Appellate Division affirmed the trial court decision.⁴ The Township sought judicial review of the Superior Court, Appellate Division decision, and in July 2025, the Supreme Court of New Jersey affirmed the Appellate Division's judgement.⁵

B. Purpose of the Annexation Study

The overall objective is for South Seaside Park to become a part of the geographical area governed by Seaside Park. The residents and property owners of South Seaside Park would be subject to the municipal powers exercised by Seaside Park.

¹ <https://www.thecitypulse.com/post/south-seaside-park-tiny-quirky-beach-town-site-of-midway-battle-of-the-dunes> (accessed 9/15/25).

² Ocean County Law Division Docket No. L-9604-75

³ Ocean County Law Division Docket No. L-2667-20

⁴ Superior Court of New Jersey Appellate Division A-3786-21

⁵ Donald Whiteman v. Township Council of Berkeley Township (A-40-24) (089641)

The purpose of this Annexation Study is to provide Seaside Park officials, its professionals, and its residents the information needed to determine the potential costs and benefits of a merger with South Seaside. This engagement in due diligence is a review process of all the positives and negatives and how best to weigh them to come to a fair and reasonable conclusion.

C. Organization of this Annexation Study

This Annexation Study is organized into the following fourteen (14) chapters and an appendix:

1. **Chapter I. Executive Summary:** A brief summary stating why the Annexation Study exists, what led to its preparation, a summary of key findings and analysis, and recommendation for decision-makers.
2. **Chapter II. Introduction:** Provides a background of South Seaside Park and Seaside Park, explains the purpose and organization of the Annexation Study.
3. **Chapter III. Demographics and Socioeconomics:** Explains the statistical characteristics of South Seaside Park and Seaside Park, and the social and economic factors that influence or characterize the people who live there.
4. **Chapter IV. Housing:** Explains the housing characteristics of South Seaside Park and Seaside Park, and the social and economic factors that influence or characterize the housing in the area.
5. **Chapter V. Land Use and Zoning:** Lists existing land use and zoning in South Seaside Park and Seaside Park and compares each zone district for consistency in use and bulk requirements, and how those land use and zoning factors impact annexation.
6. **Chapter VI. Plan Consistency:** This chapter addresses whether annexation is consistent with local, county, and state planning documents.
7. **Chapter VII. Infrastructure and Utilities:** Lists and describes the infrastructure and utilities located in Berkeley Township and Seaside Park and evaluates the impact of annexation on them.
8. **Chapter VIII. Municipal Facilities and Services:** Lists and describes the municipal facilities and services provided by Berkeley Township and Seaside Park and evaluates the impact of annexation on those facilities and services.
9. **Chapter IX. Public Safety Services:** Lists and describes police, fire, and first aid services provided to South Seaside Park and Seaside Park and evaluates the impact of annexation on those public safety services.

10. **Chapter X. Schools:** Lists and describes the schools that serve residents of South Seaside Park and Seaside Park and evaluates the impact of annexation on those school services.
11. **Chapter XI. Parks, Public Access, Open Space, Historic Sites:** Lists and describes the parks, open space, and historic sites in South Seaside Park and Seaside Park and evaluates the impact of annexation on those locations.
12. **Chapter XII. Economic Development:** Evaluates the Seaside Park Master Plan Economic Element, lists the businesses in South Seaside Park, opines on the Route 35 corridor, evaluates the impact of annexation on the economic development and growth potential for Seaside Park.
13. **Chapter XIII. Community Identity and Quality of Life:** Lists and describes programs, services, and organizations available to residents of South Seaside Park and Seaside Park, and how annexation would impact those programs, services, and organizations. Included are: recreation programs, senior programs and outreach, sports groups, libraries, houses of worship, community clubs and organizations, and social interactions/commercial activity.
14. **Chapter XIV. Policy Considerations and Conclusion:** Discusses the policy considerations and concludes whether annexation aligns with the plans and long-term goals and values of Seaside Park.
15. **Chapter XV. Appendix:** Three (3) appendixes: Appendix A: Representative Photographs of South Seaside Park; Appendix B: Sample Planning Board Resolution in Support of Annexation; and Appendix C: Summary and Comprehensive List of South Seaside Park Parcels.

D. Authority & References

Authority for this Annexation Study originates from the following sources:

Berkeley Township

- 1997 Comprehensive Master Plan. December 4, 1997. Schoor DePalma
- 2009 Transfer of Development Rights (TDR) Program. Maser Consulting, PA. Urban Partners
- 2012 Environmental Resource Inventory
- 2014 Strategic Recovery Planning Report. June 9, 2014. T&M Associates
- 2015 Master Plan Reexamination Report and Master Plan Amendments. T&M Associates
- 2016 South Seaside Park Neighborhood Plan Community Meeting- 12/ 15/2016. T&M Assoc.
- 2017 Township of Berkeley South Seaside Park Financial Impact Analysis as it Relates to the De-Annexation from the Township of Berkeley
- 2017 South Seaside Park Neighborhood Plan Second Public Session- 1/12/2017. T&M Assoc.
- 2017 South Seaside Park Neighborhood Plan. June 1, 2017. T&M Associates
- 2023 Tax Assessment Map of the Township of Berkeley. Remington & Vernick Engineers

2024 General Amendment of the Master Plan. July 8, 2024. Remington & Vernick Engineers
2024 Zoning Map. July 19, 2024. Remington & Vernick Engineers
2025 Housing Element & Fair Share Plan Fourth Round. Remington & Vernick Engineers

Seaside Park Borough

2008 Seaside Park Master Plan. T&M Associates
2015 Strategic Recovery Planning Report. CME Associates
2016 Master Plan Reexamination. CME Associates
2021 Master Plan Reexamination Report. T&M Associates
2021 Seaside Park Municipal Public Access Plan. Remington & Vernick Engineers
2024 Annual Drinking Water Quality Report. Seaside Park Water Department
2024 Zone Map, Borough of Seaside Park, Ocean County, New Jersey. T&M Associates
2025 Prior Round, Third Round & Fourth Round Housing Element and Fair Share Plan. Kyle + McManus Associates
2025 Seaside Park Borough Land Use Ordinance

Ocean County

2011 Ocean County Planning Board Comprehensive Master Plan
2015 Ocean County Long-Term Community Recovery Plan. Michael Baker International
2020 Open Space, Parks & Recreation Plan
2025 Abstract or Ratables for the County of Ocean
2025 Ocean County Multi-Jurisdictional All Hazard Mitigation Plan, adopted May 19, 2025.
Michael Baker International
2025 Ocean County Board of Commissioners Resolution #2025000677, adopted May 21, 2025,
authorizing the transmittal of the Ocean County Cross Acceptance Response Template to the State
Planning Commission

State of New Jersey

2025 Draft Final New Jersey State Development and Redevelopment Plan. New Jersey State
Planning Commission Approved September 15, 2025

Data and Demographic

2019 American Community Survey: 2019-2023
2020 US Census Data

III. DEMOGRAPHICS AND SOCIOECONOMICS

“Demographics” are the statistical characteristics of a population- the composition of a population in basic identity terms- who people are- using common measures such as age, sex, race/ethnicity, marital status, household size, counts and density.

“Socioeconomics” refers to the social and economic factors that influence or characterize people or groups- how people live and their position in society- using common measures such as income and wealth, education levels, occupation and industries, housing status (rent vs. own), and social class and mobility. Socioeconomics describes the conditions and dynamics of people’s lives shaped by money, work, and social structures.

Table 3.1 compares Seaside Park before and after annexing South Seaside Park, showing how annexation affects population, housing, income, and education characteristics evaluated in this chapter.

Table 3.1: South Seaside Park and Seaside Park Demographic and Socioeconomic Facts

Demographic / Socioeconomic Description	South Seaside Park	Seaside Park before Annexation	Seaside Park after Annexation	% Change
2020 population count	519	1,436	1,955	36%
2023 population estimate	450	1,804	2,254	25%
Size (square miles)	0.263	0.66	0.923	39%
Size (acres)	168.8	422.4	591.2	39%
Density (persons per square mile)	1,711	2,349	2,442	7%
Median age	65.0	62.2		
Not Hispanic or Latino	450	1,778	2,228	25%
Hispanic or Latino	0	26	26	n/c
Households	291	938	1,229	31%
Median household income	\$ 68,073	\$ 83,333		
Families	113	496	609	23%
Median family income	\$ 116,063	\$ 106,042		
Per capita income	\$ 60,515	\$ 74,866		
High school graduate or higher	429	1531	1,960	28%
Bachelor’s degree or higher	224	876	1,100	26%
Owner-occupied housing	256	976	1,232	26%
Renter-occupied housing	32	253	285	13%
In the labor force	212	765	977	27%
Work from home	0	89	89	
Commute to work	138	622	760	22%

Source: Census Bureau, 2019-2023 5-Year American Community Survey

Key Takeaways

1. **Annexation Impact:** Annexation increases Seaside Park’s population, area, and housing by about one-third, creating a larger but demographically similar community.

2. **Age & Income:** The combined borough would skew slightly older and moderately less affluent overall.
3. **Housing Stability:** Owner occupancy remains dominant; renter growth is limited.
4. **Workforce:** The borough would retain a small labor force with a notable share of long-distance commuters and retirees.
5. **Overall Effect:** The annexation yields steady, proportional growth—expanding Seaside Park’s boundaries and population while maintaining its established, primarily residential, homeowner-oriented coastal character.

Data for this Study was obtained from the Decennial U.S. Census survey, and the 2019-2023 5-Year American Community Survey. South Seaside Park, Berkeley Township lies in Census Tract 7280.01, which contains block groups numbered 1001 through 1051. Seaside Park Borough lies in Census Tract 728, which contains block groups numbered 728000-1 through 728000-7.

A. Demographics

1. **Population Count:** “Population” is the total number people living in a defined area. **Table 3.2** compares population changes in South Seaside Park and Seaside Park over two periods- 2010 to 2023 and 2020 to 2023- capturing both long-term and recent population trends.

Table 3.2: Population Trends- 2010, 2020, 2023

	2010	2020	2023	Change 2010-2023		Change 2020-2023	
South Seaside Park	490	519	450	-40	-8%	-69	-13%
Seaside Park	1,579	1,436	1,804	225	14%	368	26%

Source: Census Bureau, 2019-2023 5-Year American Community Survey

- a. **South Seaside Park** estimated 2023 population is 450- a 13% decrease from 519 since 2020. Since 2010, population has declined by 40, or 8%.
- b. **Seaside Park** estimated 2023 population is 1,804- a 26% increase from 1,436 since 2020. Since 2010, population has increased by 225, or 14%.
- c. **Population Changes 2010-2023:** South Seaside Park has experienced population decrease since 2010 (13%), while Seaside Park has increased 26% during the same time. In 2020, South Seaside Park’s population represented over one-third of Seaside Park’s population (36%), by 2023, that figure dropped to 25%.
- d. **Evaluation of Annexation on Seaside Park Population:** The annexation of South Seaside Park from Berkeley Township to Seaside Park increases the Seaside Park population 25% from 1,804 to 2,254 residents. The overall growth rate would be moderated, as South Seaside Park’s decline offsets part of Seaside Park’s gains. Between 2010 and 2023, Seaside

Park has transitioned from post-Sandy decline to recovery and growth, while South Seaside Park has continued a gradual population loss. The annexation would join a growing borough with a shrinking neighborhood, balancing vitality with stability but also requiring planning to sustain population and housing turnover in the southern section.

2. **Population Density:** “Density” is the number of people living in a given area, it is typically measured by persons per square mile. Since South Seaside Park and Seaside Park are each under a square mile, density is also provided in persons per acre.⁶ **Table 3.3** compares population size and density for South Seaside Park and Seaside Park from 2010 to 2023, illustrating how each area’s population trends have affected residential concentration and land use intensity.

Table 3.3: Population and Densities- 2010, 2020, 2023

	2010	2020	2023	% Change: 2010-2023
South Seaside Park (0.263 sq mi / 168.8 acres)	490	519	450	8% decrease
• persons per square mile	1,863	1,973	1,711	
• persons per acre	2.9	3.1	2.7	
Seaside Park (0.66 sq mi / 422.4 acres)	1,579	1,436	1,804	14% increase
• persons per square mile	2,056	1,870	2,349	
• persons per acre	3.7	3.4	4.3	

Source: Census Bureau, 2019-2023 5-Year American Community Survey

Table 3.4 quantifies how Seaside Park’s land area, population, and density would change if the South Seaside Park section of Berkeley Township were annexed. The data show that while population and land area both increase substantially, population density would slightly decrease, reflecting a more balanced and spatially diverse community structure.

Table 3.4: Pre- and Post-Annexation Seaside Park Size, Population, and Density

Seaside Park	Before Annexation	After Annexation	# Change	% Change
Population	1,804	2,254	450	+25%
Size (acres)	422.4	591.2	168.8	+40%
Size (square miles)	0.66	0.923	0.263	+40%
Persons per square mile	2,349	2,442	93	+4%
Persons per acre	4.3	3.8	-0.5	-12%

Source: Census Bureau, 2019-2023 5-Year American Community Survey

- a. **South Seaside Park** density is 1,711 persons per square mile (2.7 persons per acre).
Seaside Park density is 2,349 persons per square mile (4.3 persons per acre).
- b. **Evaluation of Annexation on Seaside Park Population Density:** A post-annexation Seaside Park would have a land area of 0.923 square miles (591.2 acres) and a population of 2,254, producing an average density of about of 2,442 persons per sq. mile (3.8

⁶ A square mile is 5,250 feet by 5,280 feet, (1,760 yards x 1,760 yards). An acre is 43,560 square feet, approximately 200 feet by 200 feet, or 1.3 football fields including end zones. There are 640 acres in a square mile.

persons per acre). South Seaside Park’s low density would moderate the overall borough average, but Seaside Park’s continuing growth would maintain a net positive density trend. This combination would yield a balanced community, where Seaside Park contributes urban-like compactness, and South Seaside Park adds lower-density, open residential character along the barrier island’s southern edge.

3. **Age and Gender:** The U.S. Census Bureau defines “Age” as the length of time in completed years since a person’s date of birth as of the Census reference date. “Gender” is defined as a person’s biological sex, as reported by the respondent, categorized as male or female.
 - a. **South Seaside Park:** South Seaside Park is a predominantly older and female-majority community, consistent with a retirement or seasonal population.
 - b. **Seaside Park:** While also older than average, Seaside Park shows a broader age distribution, including more families and working-age residents.
 - c. **Comparison:** **Table 3.5** compares the age and gender composition of South Seaside Park and Seaside Park, revealing distinct demographic structures

Table 3.5: Population by Age Group & Gender

Age Group	Male		Female	
	South Seaside Park	Seaside Park	South Seaside Park	Seaside Park
Total	208	896	242	908
Under 5 years	0	1	0	55
5 to 19 years	0	97	8	41
20 to 34 years	54	81	18	100
35 to 54 years	26	212	8	160
55 to 64 years	22	137	13	145
65 and older	106	368	195	407
Gender	South Seaside Park		Post-Annexation Seaside Park	
Male	208	46.2%	896	49.6%
Female	242	53.8%	908	50.4%
			1,104	49%
			1,150	51%

Source: Census Bureau, 2019-2023 5-Year American Community Survey

South Seaside Park has a slightly higher female share, reflecting national trends in older coastal communities, where women tend to live longer. Seaside Park’s gender balance is nearly equal. A comparison of pre- and post-annexation Seaside Park Borough male and females by age group is provided in **Table 3.6**.

Table 3.6: Population by Age Group & Gender Before and After Annexation

Age Group	Male			Female			Population Before Annex	Population After Annex
	Before Annex	After Annex	Change	Before Annex	After Annex	Change		
Total	896	1,104	23%	908	1,150	27%	1,804	2,254
Under 5 years	1	1		55	55		56	56
5 to 19 years	97	97		41	49	20%	138	146
20 to 34 years	81	135	67%	100	118	18%	181	253
35 to 54 years	212	238	12%	160	168	5%	372	406
55 to 64 years	137	159	16%	145	158	9%	282	317
65 and older	368	474	29%	407	602	48%	775	1,076

Source: Census Bureau, 2019-2023 5-Year American Community Survey

d. **Evaluation of Annexation on Seaside Park Age and Gender:** Annexation would modestly increase the average age and slightly raise the female proportion of Seaside Park, but would not dramatically alter its overall demographic structure.

4. **Race and Ethnicity:** “Race” and “Ethnicity” are distinct, but related concepts. The U.S. Census Bureau defines “Race” as a social-political construct based on physical characteristics and ancestry, and “Ethnicity” is defined by cultural factors like language, history, and traditions. Individuals can self-identify with one or more racial groups, and those of Hispanic or Latino origin may be of any race. **Table 3.7** compares the racial and ethnic composition of South Seaside Park and Seaside Park, both before and after potential annexation. The data show that both communities are overwhelmingly White and non-Hispanic, with very limited racial or ethnic diversity. Annexation would slightly increase Seaside Park’s total population but have almost no measurable effect on its racial or ethnic makeup.

Table 3.7: Population by Race and Ethnicity

Race / Ethnicity Description	South Seaside Park (% of Total)		Seaside Park Before Annex (% of Total)		Seaside Park After Annex (% of Total)		Seaside Park % Change After Annex
Total Population	450	100%	1,804	100%	2,254	100%	25%
Not Hispanic or Latino	450	100%	1,778	98%	2,228	99%	25%
White	450	100%	1,646	91%	2,096	93%	27%
Black/African American	0		44	2%	44	2%	
Asian	0		65	4%	65	3%	
Some Other Race	0		0		0		
Two or More Races	0		23	1%	23	1%	
Hispanic or Latino (of any race)	0		26	1%	26	1%	

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B02001)

a. **Evaluation of Annexation on Seaside Park Race and Ethnicity:** Annexing South Seaside Park would add 450 residents- all White and non-Hispanic- increasing Seaside Park’s total population by 25% but making it marginally less diverse overall. Both areas are nearly all White, non-Hispanic, with little representation from other racial or ethnic groups. Seaside Park’s Hispanic or Latino population remains at 25 people, unchanged after annexation. South Seaside Park has no Hispanic or Latino residents reported. A post-annexation Seaside

Park would not cause a measurable shift in ethnic diversity. While annexation adds population and territory, it does not broaden Seaside Park’s demographic diversity, meaning community outreach, cultural programs, and service needs would remain largely consistent.

B. Socioeconomics

1. **Income:** “Family Income” and “Household Income” are related but distinct measures of economic well-being. “Household Income” is the total income of all individuals living in a single household, while “Family Income” refers to the combined income of individuals related by blood, marriage, or adoption within a household. “Household Income” is used for assessing eligibility for government assistance, while family income is more focused on the economic unit within a household. **Table 3.8** compares the household-, family-, and per capita income of South Seaside Park and Seaside Park, both before and after potential annexation.

Table 3.8: Household, Family, and Per Capita Income

Income	South Seaside Park (% of Total)		Seaside Park Before Annex (% of Total)		Seaside Park After Annex (% of Total)		Seaside Park After Annex % Change
Total Households	291	100%	938	100%	1,229	100%	31%
Less than \$10,000	0		79	8%	79	6%	
\$10,000 to \$14,999	0		40	4%	40	3%	
\$15,000 to \$19,999	5	2%	17	2%	22	2%	29%
\$20,000 to \$24,999	0		8	1%	8	1%	
\$25,000 to \$29,999	0		24	3%	24	2%	
\$30,000 to \$34,999	9	3%	41	4%	50	4%	22%
\$35,000 to \$39,999	20	7%	6	1%	26	2%	333%
\$40,000 to \$44,999	0		20	2%	20	2%	
\$45,000 to \$49,999	0		78	8%	78	6%	
\$50,000 to \$59,999	0		19	2%	19	2%	
\$60,000 to \$74,999	130	45%	114	12%	244	20%	114%
\$75,000 to \$99,999	47	16%	105	11%	152	12%	45%
\$100,000 to \$124,999	30	10%	90	10%	120	10%	33%
\$125,000 to \$149,999	25	9%	49	5%	74	6%	51%
\$150,000 to \$199,999	0		89	9%	89	7%	
More than \$200,000	25	9%	159	17%	184	15%	16%
Median Household Income	\$ 68,073		\$ 83,333				
Total Families	113		496		609		23%
Median Family Income	\$ 116,063		\$ 106,042				
Total Individuals	450		1,804		2,254		25%
Per Capita Income	\$ 60,515		\$ 74,866				

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B19001)

- a. **South Seaside Park:** The per capita income is \$60,515 for 450 individuals, 291 households earn a median income of \$68,073, and 113 families have a median income of \$116,063.

- b. **Seaside Park:** The per capita income is \$74,866 for 1,804 individuals, 938 households earn a median income of \$83,333, and 496 families have a median income of \$106,042.
 - c. **Evaluation of Annexation on Seaside Park Income Indicators:** Annexing South Seaside Park would expand Seaside Park’s household base by nearly one-third; introduce a concentration of moderate-income households (\$60,000 to \$75,000) while preserving the borough’s overall high-income profile. Annexing South Seaside Park would slightly raise the number of family households and maintain strong income levels- median family income above \$100,000 and high per capita income overall. The income indicators in South Seaside Park and Seaside Park are similar and annexation would have minimal impact on Seaside Park.
2. **Education Level:** The U.S. Census Bureau defines “Education Level” as the highest grade or level of school completed by a person. **Table 3.9** compares education attainment levels of South Seaside Park and Seaside Park, both before and after potential annexation.

Table 3.9: Education Attainment

Education Attainment Population 25 Years & Over	South Seaside Park (% of Total)		Seaside Park Before Annex (% of Total)		Seaside Park After Annex (% of Total)		Seaside Park After Annex (% Change)
Total:	442	100%	1,546	100%	1,988	100%	29%
No degree	13	3%	15	1%	28	1%	87%
High school	114	26%	333	21%	447	22%	34%
Some college	91	20%	322	21%	413	21%	28%
Bachelor’s degree	184	42%	459	30%	643	32%	40%
Post-graduate degree	40	9%	417	27%	457	23%	10%

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B15002, B15003)

- a. **South Seaside Park:** Of 442 residents 25 years and older, 97% have a high school diploma or higher, and 51% have a Bachelor’s degree or higher.
- b. **Seaside Park:** Of 1,546 residents 25 years and older, 99% have a high school diploma or higher, and 57% have a Bachelor’s degree or higher.
- c. **Evaluation of Annexation on Seaside Park Education Level:** Total population age 25 and over increases from 1,546 to 1,988 after annexation- a 29% increase. South Seaside Park adds 442 residents to this group, representing about 22% of the combined total. Annexing South Seaside Park would: 1) increase Seaside Park’s population by nearly one-third; 2) keep the overall educational profile highly educated, with 55% of adults holding a bachelor’s degree or post-graduate degree; 3) add proportionally more residents with bachelor’s-level education; and 4) maintaining low levels of adults without a high school diploma (about 1%). The educated populations in South Seaside Park and Seaside Park are similar and annexation would have minimal impact on Seaside Park.

3. **Home Ownership:** According to the U.S. Census Bureau, “Home Ownership” indicates whether a housing unit is owned or rented by the household. Data includes condominiums, mobile homes, but does not include secondary or vacation homes if not the primary residence. **Table 3.10** compares home ownership status of South Seaside Park and Seaside Park residents, both before and after potential annexation.

Table 3.10: Home Ownership

Home Ownership	South Seaside Park (% of Total)		Seaside Park Before Annex (% of Total)		Seaside Park After Annex (% of Total)		Seaside Park After Annex % Change
Total Occupied Units:	288	100%	1,229	100%	1,517	100%	23%
Owner-occupied	256	89%	976	79%	1,232	81%	26%
Renter-occupied	32	11%	253	21%	285	19%	13%

Source: Census Bureau, 2019-2023 5-Year American Community Survey (H10)

- a. **South Seaside Park:** Of 288 occupied units, 89% are owner-occupied, and 11% are renter-occupied. South Seaside Park shows a high ownership rate- 89% owner-occupied compared with Seaside Park 79%.
- b. **Seaside Park:** Of 1,229 occupied units, 81% are owner-occupied, and 19% are renter-occupied.
- c. **Evaluation of Annexation on Seaside Park Home Ownership Status:** Annexing South Seaside Park would: 1) expand Seaside Park’s total occupied housing base by nearly one-quarter; 2) raise the borough’s overall homeownership rate from 79% to 81%, and 3) reinforce the community’s predominately owner-occupied character, with only a small renter presence.
4. **Employment, Industry, Class of Worker:** The U.S. Census Bureau defines “Employment Status” as a person’s labor force status during the week prior to the survey. “Industry” is defined as the type of business or economic activity in which a person works. “Class of Worker” is defined as the relationship of the worker to their employer or organization, essentially describing the type of employment. **Table 3.11** compares employment status, industry, and worker class of residents of South Seaside Park and Seaside Park, both before and after potential annexation.

Table 3.11: Employment Status, Industry, Class of Worker

	South Seaside Park (% of Total)		Seaside Park Before Annex (% of Total)		Seaside Park After Annex (% of Total)		Seaside Park After Annex % Change
EMPLOYMENT STATUS							
Total population	450	100%	1,677	100%	2,127	100%	27%
In labor force:	212	47%	765	46%	977	46%	28%
Civilian labor force	212		765		977		28%
Armed Forces	0		0		0		
Not in labor force	238	53%	912	54%	1,150	54%	26%

INDUSTRY							
Civilian employed population 16 +	212	100%	727	100%	939	100%	29%
Agriculture, forestry, fishing, hunting, mining	0		0		0		
Construction	5	2%	49	7%	54	5.8%	10%
Manufacturing	10	5%	54	7%	64	7%	19%
Wholesale trade	37	17%	14	2%	51	5%	264%
Retail trade	7	3%	94	13%	101	11%	7%
Transportation, warehouse, utilities	0		33	5%	33	3.5%	
Information	0		3	0.4%	3	0.3%	
Finance, insurance, real estate	21	10%	98	13.5%	119	13%	21%
Professional, scientific, management, administrative, waste management services	13	6%	63	8.7%	76	8%	21%
Education services, health care, social assistance	72	34%	165	23%	237	25%	44%
Arts, entertainment, recreation, accommodation, food services	38	18%	65	8.9%	103	11%	58%
Other services, except public administration	4	1.9%	38	5.2%	42	4.5%	11%
Public administration	5	2.4%	51	7%	56	6%	10%
CLASS OF WORKER							
Civilian employed population 16 +	212	100%	727	100%	939	100%	29%
Private wage and salary workers	169	80%	566	78%	735	78%	30%
Government workers	5	2%	119	16%	124	13%	4%
Self-employed workers in own not incorporated business workers	5	2%	42	6%	47	5%	12%
Private not-for-profit workers	33	16%	0		33	4%	

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B23025, C24030, DP03)

a. **Evaluation of Annexation on Seaside Park Employment, Industry, Worker Class:**

Annexation adds population by 27% without changing overall employment ratios- about half in the labor force and half not in the labor force. Annexation strengthens Seaside Park’s employment base in service-oriented and recreation-related industries, aligning with a tourism and seasonal economy. Wholesale and education/health care sectors see the most dramatic proportional growth. Most workers are private wage or salary employees; annexation would slightly diversify Seaside Park’s employment base with more self-employed and nonprofit workers.

5. **Travel Time to Work and Means of Transportation:** The U.S. Census Bureau defines “Travel Time to Work” as the one-way time, in minutes, that a worker usually spends traveling from home to work. “Means of Transportation” is defined as the primary mode of transportation a worker usually uses to get from home to work. **Table 3.12** compares travel time to work and means of transportation of South Seaside Park and Seaside Park, both before and after potential annexation.

Table 3.12: Travel Time to Work & Means of Transportation

Travel Time to Work	South Seaside Park (% of Total)		Seaside Park Before Annex (% of Total)		Seaside Park After Annex (% of Total)		Seaside Park After Annex % Change
	Count	%	Count	%	Count	%	
Workers 16 years and over including who work from home	138	100%	711	100%	849	100%	19%
Less than 10 minutes	16	12%	63	9%	79	(9%)	25%
10 to 14 minutes		0	54	8%	54	(6%)	
15 to 19 minutes	21	15%	173	24%	194	(23%)	12%
20 to 24 minutes		0	120	17%	120	(14%)	
25 to 29 minutes		0	39	6%	39	(5%)	
30 to 34 minutes		0	30	4%	30	(4%)	
35 to 44 minutes	7	5%	47	7%	54	(6%)	15%
45 to 59 minutes		0	113	16%	113	(13%)	
60 or more minutes	94	68%	72	10%	166	(19%)	131%
MEANS OF TRANSPORTATION							
Workers 16 years and over who did not work from home	138	100%	622	100%	760	100%	22%
Car, truck, or van	133	96%	583	94%	716	94%	23%
Public transportation		0	21	3%	21	3%	
Walked	5	4%	13	2%	18	2%	38%
Taxi, motorcycle, bicycle, other		0	5	1%	5	1%	
Workers who work from home		0	89		89		

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B08006, B08134, S0801)

- a. **Evaluation of Annexation on Seaside Park Travel Time to Work and Means of Transportation:** Most workers in both areas have short to moderate commutes, but annexation introduces a group with much longer travel times. Most workers (94%) drive to work by car, truck, or van- nearly identical in both areas. Annexing South Seaside Park would increase the total workforce by about one-fifth, introduce more long-distance commuters, keep Seaside Park a car-dominated community, and shows a modest but growing remote work presence. Annexation would lengthen Seaside Park’s average commute time due to a significant share of long-distance commuters from South Seaside Park.

C. Impact of Annexation on Seaside Park Demographics & Socioeconomics

The annexation of South Seaside Park into Seaside Park would result in a 25–36% increase across most demographic and socioeconomic indicators, modestly expanding the borough’s population and land area while maintaining similar community characteristics. The combined population would total approximately 2,254 residents, with density rising slightly to about 2,504 persons per square mile. Both areas share comparable socioeconomic profiles—older populations (median age 62–65), high educational attainment, and strong homeownership rates. Median household and family incomes remain above regional averages, reflecting economic stability and a largely year-round, owner-occupied community. Overall, annexation would strengthen Seaside Park’s demographic base without significantly altering its income levels, age structure, or housing composition.

IV. HOUSING

The U.S. Census Bureau defines “Housing” as the total number people living in a defined area. **Table 4.1** compares Seaside Park before and after annexing South Seaside Park, showing how annexation affects housing characteristics evaluated in this chapter.

Table 4.1: South Seaside Park and Seaside Park Housing Facts

Description	South Seaside Park	Seaside Park Before Annex	Seaside Park After Annex	% Change After Annex
Total housing units	1,407	2,730	4,137	52%
Occupied units	291	938	1,229	31%
Owner-occupied	287	689	976	42%
Renter-occupied	4	249	253	1%
Vacant units	1,116	1,792	2,908	62%
Median year built	1959	1959		
Median number of rooms	4.5	6		
Heating fuel: natural/LP gas	263	773	1,036	34%
Heating fuel: electricity/other	28	29	57	97%
Median home value	\$649,800	\$873,700		
Home with a mortgage	96	362	458	27%
Median monthly housing cost	\$2,303	\$3,427		
Home without a mortgage	191	327	518	58%
Median monthly housing cost	\$1,352	\$1,500		

Source: Census Bureau, 2019-2023 5-Year American Community Survey

The annexation of South Seaside Park would increase Seaside Park’s total housing inventory by more than 50%, from 2,730 to 4,137 units, while raising the number of occupied units by 31%. Owner-occupied housing would grow by 42%, and renter-occupied housing would see only a minimal rise of about 1%, reinforcing the area’s strong homeowner base. Vacant housing—largely seasonal or secondary residences—would rise by 62%, reflecting the community’s continued orientation toward vacation and part-time occupancy.

Key Takeaways

1. Housing growth would be significant (+52%), but occupancy patterns would remain stable.
2. The housing stock is predominantly mid-20th-century construction (median year built 1959).
3. Both communities rely primarily on gas for heating, with modest growth in electric/other fuel types.
4. Housing values are high (\$650,000–\$875,000 range), and costs are consistent with a mature coastal market.
5. Most owner-occupied homes are mortgage-free, indicating financial stability among residents.

Data for this Study was obtained from the Decennial U.S. Census survey, and the 2019-2023 5-Year American Community Survey. South Seaside Park, lies in Census Tract 7280.01, which contains block groups numbered 1001 through 1051. Seaside Park Borough lies in Census Tract 728, which contains block groups numbered 728000-1 through 728000-7.

A. Housing Characteristics

1. **Housing Units by Type:** The U.S. Census Bureau defines a “Housing Unit Type” as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied (or intended for occupancy) as separate living quarters. The combined post-annexation housing stock of Seaside Park would total 4,137 units, representing a 52% increase compared to pre-annexation levels. The composition of housing types reveals key shifts that reflect both expansion and diversification within the community’s residential structure. **Table 4.2** compares housing units by type in South Seaside Park and Seaside Park, both before and after potential annexation.

Table 4.2: Housing Units by Type

Housing Type	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Total Housing Units	1,407	100%	2,730	100%	4,137	100%	52%
1-unit, detached	1,249	89%	1,648	60%	2,897	70%	76%
1-unit, attached	39	3%	90	3%	129	3%	43%
2-9 units	49	4%	829	30%	878	21%	6%
10 or more units	54	4%	150	5%	204	5%	36%
Mobile home, boat	16	1%	13	1%	29	1%	123%

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25136)

- a. **South Seaside Park:** The majority of housing units are 1-unit, detached- a residential character typical of barrier island communities. Mobile home, multi-units and 1-unit attached make up for the remaining 11%.
- b. **Seaside Park:** Seaside Park’s pre-annex mix (60% 1-unit detached / 35% multi-unit displays modest diversity. The detached housing segment increases by 76% after annexation.
- c. **Evaluation of Annexation on Housing Unit by Type:** Annexation would increase housing diversity slightly but not enough to transform the overall pattern—Seaside Park would remain predominantly single-family in form and character. The influx of South Seaside Park’s detached housing strengthens this identity, while multifamily and attached units provide a small but meaningful degree of variety. This blend supports a stable, owner-oriented housing base while preserving the community’s traditional coastal residential fabric. The post-annexation Seaside Park housing profile would become larger, somewhat more

varied, yet remain overwhelmingly low-density and owner-occupied in nature—consistent with the community’s established development character and long-term planning goals.

2. **Units by Occupancy and Type:** The U.S. Census Bureau defines “Occupancy” as whether a housing unit is occupied or vacant at the time of the census or survey. The combined post-annexation housing stock of 4,137 total units represents a 52% increase, but the overall occupancy pattern shows that vacant housing remains dominant, reinforcing the community’s strong seasonal and recreational identity. **Table 4.3** compares housing units by occupancy and type in South Seaside Park and Seaside Park, both before and after potential annexation.

Table 4.3: Units by Occupancy and Type

	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Total Housing Units	1,407	100%	2,730	100%	4,137	100%	52%
Occupied	291	21%	938	34%	1,129	30%	31%
Vacant	1,116	79%	1,792	66%	2,908	70%	62%
Occupied Units	291	100%	938	100%	1,129	100%	31%
1-unit, detached	249	86%	633	67%	882	72%	39%
1-unit, attached	15	5%	37	4%	52	4%	41%
2-9 units	10	3%	258	28%	268	22%	4%
10 or more units	17	6%	10	1%	27	2%	170%
Mobile home, boat	0		0		0		
Vacant Units	1,116	100%	1,792	100%	2,908	100%	62%
1-unit, detached	1,000	90%	1,015	57%	2,015	69%	99%
1-unit, attached	24	2%	53	3%	77	3%	45%
2-9 units	39	3%	571	32%	610	21%	7%
10 or more units	37	3%	140	8%	177	6%	26%
Mobile home, boat	16	1%	13	1%	29	1%	123%

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25136)

- a. **South Seaside Park:** The majority of all housing units are vacant- 1,116 units (79%), with 90% of those vacancies being single-family detached. The remaining 291 units (21%) are occupied, with 86% of occupied units being single-family detached.
- b. **Seaside Park:** Of Seaside Park’s 2,730 housing units, 66% are vacant and 34% are occupied year-round. Of the 938 occupied units, 57% are single-family detached. The majority of vacant units are single-family detached also. Should annexation occur, larger multifamily buildings (10+ units) would see the largest proportional increase (+170%), though they still make up only 2% of occupied units—indicating limited but growing higher-density living options.
- c. **Evaluation of Annexation on Housing Unit Occupancy and Type:** Following annexation, Seaside Park would experience a significant increase in total housing supply, yet maintain its fundamentally seasonal, low-density residential character. Vacant units—largely detached homes used for seasonal or recreational purposes— will continue to dominate the landscape. The annexation expands higher-density housing options but does not shift the community

toward permanent, year-round occupancy. This pattern reinforces Seaside Park’s identity as a predominantly single-family, recreation-oriented coastal community with limited residential growth potential.

3. **Occupied Units by Tenure:** According to The U.S. Census Bureau, “Tenure” refers to whether a housing unit is owned or rented by its occupants; it describes the nature of the occupancy in terms of ownership or rental status. The annexation of South Seaside Park into Seaside Park increases the total number of occupied housing units from 938 to 1,229, a 31% rise and the combined community shifts further toward owner-occupied housing, reinforcing a more permanent and stable residential profile overall. **Table 4.4** compares occupied housing units by tenure in South Seaside Park and Seaside Park, both before and after potential annexation.

Table 4.4: Occupied Units by Tenure

Tenure	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Occupied Units	291	100%	938	100%	1,229	100%	31%
Owner- occupied	287	99%	689	73%	976	79%	42%
Renter- occupied	4	1%	249	27%	253	21%	2%

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B2003, S2501)

- a. **South Seaside Park:** South Seaside Park exhibits an exceptionally high 99% owner-occupancy rate, with just four (4) rental units identified (1%).
 - b. **Seaside Park:** Of Seaside Park’s 938 occupied housing units, 73% are owner-occupied and 27% are renter-occupied. Should annexation occur, owner-occupied units rise from 689 to 976, a 42% increase, and would comprise 79% of all occupied homes.
 - c. **Evaluation of Annexation on Occupied Housing Unit by Tenure:** The annexation of South Seaside Park would substantially increase Seaside Park’s housing base while reinforcing its homeownership-dominated character. With 79% of all occupied units owner-occupied post-annexation, the community emerges as a predominantly residential and stable environment. This tenure pattern reflects both the high-value nature of local real estate and the community’s orientation toward seasonal ownership and long-term residential investment, rather than transient or rental-driven occupancy. While annexation adds residents and housing units, it does not increase housing diversity or affordability in terms of tenure.
4. **Status of Vacant Units:** The U.S. Census Bureau defines “Vacancy” as a housing unit in which no one is living at the time of enumeration, unless the occupants are only temporarily absent. Vacancy rates across both South Seaside Park and Seaside Park are extraordinarily high, reflecting the community’s strong identity as a seasonal, recreation-oriented coastal municipality. After annexation, the total number of vacant units increases from 1,792 to 2,908, a 62% rise, with nearly all vacancies tied to seasonal or recreational housing use rather than conventional

rental or unoccupied housing. **Table 4.5** compares occupied vacant housing units in South Seaside Park and Seaside Park, both before and after potential annexation.

Table 4.5: Vacant Housing Unit Status

Tenure	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Vacant Units	1,116	100%	1,792	100%	2,908	100%	62%
For rent	0		59	0.3%	5	0.2%	
For seasonal, recreational, or occasional use	1,116	100%	1,683	94%	2,799	96%	2%
Other vacant	0		104	6%	104	4%	

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25004)

- a. **South Seaside Park:** The 1,116 vacant units in South Seaside Park are for seasonal or recreational use rather than for conventional rental or unoccupied (abandoned).
 - b. **Seaside Park:** Of Seaside Park’s 2,908 vacant housing units, an overwhelming majority (96%) are for seasonal or recreational use. Should annexation occur, vacant units rise from 1,792 to 2,908, a 62% increase, with nearly all vacancies tied to seasonal or recreational housing use rather than conventional rental or unoccupied housing.
 - c. **Evaluation of Annexation on Vacant Housing Units:** The post-annexation Seaside Park housing market would remain overwhelmingly seasonal and recreation-based, with 96% of vacant units used for part-time or vacation occupancy. The addition of South Seaside Park reinforces this pattern, adding more seasonal homes but few permanent residences. While annexation increases the borough’s housing inventory by 62%, it does not expand rental opportunities or full-time housing options, underscoring Seaside Park’s continued role as a predominantly seasonal coastal community with limited year-round housing availability.
5. **Year Structure Built:** The U.S. Census Bureau defines “Year Structure Built” as the period in which the original construction of a building was completed- not when it was remodeled, added to, or converted for another use. The combined housing stock of Seaside Park after annexation totals 4,137 units, marking a 52% increase in total housing. Despite this expansion, the median year built remains 1959, emphasizing the borough’s aging housing inventory and limited large-scale modern development. **Table 4.6** compares the age of when housing units were built in South Seaside Park and Seaside Park, both before and after potential annexation.

Table 4.6: Year Structure Built

Year Structure Built	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Total Housing Units	1,407	100%	2,730	100%	4,137	100%	52%
Built 2020 or later	0		59	2%	59	1%	
Built 2010 to 2019	90	6%	214	8%	304	7%	42%

Built 2000 to 2009	12	1%	134	5%	146	4%	9%
Built 1990 to 1999	23	2%	64	2%	87	2%	36%
Built 1980 to 1989	99	7%	470	17%	569	14%	21%
Built 1970 to 1979	192	14%	157	6%	349	8%	122%
Built 1960 to 1969	217	15%	213	8%	430	10%	102%
Built 1950 to 1959	524	37%	369	14%	893	22%	142%
Built 1940 to 1949	188	13%	275	10%	463	11%	68%
Built 1939 or earlier	62	4%	775	28%	837	20%	8%
Median Year Built		1959		1959			

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25034, B25035)

- a. **South Seaside Park:** Roughly 52% (741) of homes were built between 1950 and 1970; since 2000, 102 homes were built representing newer construction. The median year built is 1959.
 - b. **Seaside Park:** Pre-1960 construction dominates Seaside Park, consist of 60% of its present housing inventory. Newer construction, 15% of homes were built since 2000. The largest proportional increases from annexation occur in the 1950s (+142%), 1960s (+102%), and 1970s (+122%) cohorts. The median year built is 1959- similar to South Seaside Park.
 - c. **Evaluation of Annexation on Age of Housing Units:** Total housing units increase 52% post-annexation, but median year built remains unchanged (1959). Over half (53%) of the housing stock predates 1960, signaling widespread aging. The community’s built environment largely reflects postwar and midcentury coastal development, much of which is now over 60 years old and requires reinvestment or adaptation to modern standards and resiliency needs. New construction (since 2000) accounts for only 12% of all homes, reflecting limited modern development. The annexation primarily adds mid-century structures, expanding but not diversifying the age profile of Seaside Park’s housing inventory. The limited share of recent development indicates that both Seaside Park and South Seaside Park function as mature, largely built-out communities with aging housing infrastructure. While annexation expands the total housing base, it primarily consolidates older housing stock, highlighting the importance of reinvestment, resilience planning, and modernization to sustain the borough’s long-term livability and economic vitality.
6. **Number of Rooms & Bedrooms:** According to the U.S. Census Bureau, the “Number of Rooms” in a housing unit is the count of all whole rooms used for living purposes. A “room” must be finished, enclosed by walls, and intended for regular year-round living use. The “Number of Bedrooms” refers to the count of rooms designed to be used primarily for sleeping, even if not currently used as such. A mobile home or one-room unit is counted as having zero bedrooms. **Table 4.7** compares the number of rooms and bedrooms across housing units in South Seaside Park and Seaside Park before annexation and projects totals after annexation. It also measures percentage change in total housing stock and room/bedroom composition.

Table 4.7: Rooms & Bedrooms

Rooms & Bedrooms	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Total Housing Units	1,407	100%	2,730	100%	4,137	100%	52%
1 room	0		33	1%	33	1%	
2 rooms	0		100	4%	100	2%	
3 rooms	62	4%	189	7%	251	6%	33%
4 rooms	668	47%	533	20%	1,201	29%	125%
5 rooms	354	25%	459	17%	813	20%	77%
6 rooms	187	13%	327	12%	514	12%	57%
7 rooms	82	6%	310	11%	392	9%	26%
8 rooms	34	2%	331	12%	365	9%	10%
9 rooms or more	20	1%	448	16%	468	11%	4%
Median number rooms	4.5		6				
Total Housing Units	1,407	100%	2,730	100%	4,137	100%	52%
No bedroom	0		42	2%	42	1%	
1 bedroom	72	5%	235	9%	307	7%	31%
2 bedrooms	945	67%	720	26%	1,665	40%	131%
3 bedrooms	298	21%	859	31%	1,157	28%	35%
4 bedrooms	28	2%	548	20%	576	14%	5%
5 or more bedrooms	64	5%	326	12%	390	9%	20%

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25017, B25018, B25041)

- a. **South Seaside Park:** The median number of rooms is 4.5. Housing is dominated by 4- to 5-room units (72% combined). The housing stock is overwhelmingly two-bedroom homes (67%) followed by three-bedroom units (21%).
 - b. **Seaside Park:** The median number of rooms is 6 rooms; 37% of homes have between 4 and 5 rooms, while a 39% contingent of homes have 7 rooms or more. After annexation, 4- and 5-room units become the single largest categories, totaling 49% of all homes, highlighting the overall modest size of the housing stock post-annexation. The share of 8+ room units traditionally associated with higher-end or multi-unit properties, becomes 20% combined, indicating diversity in housing size and value.
 - c. **Evaluation of Annexation on Rooms and Bedrooms in Housing Units:** Annexation would create a more balanced and diverse housing stock across South Seaside Park and Seaside Park. South Seaside Park contributes mainly smaller, two-bedroom homes with a median of 4.5 rooms, while Seaside Park includes more spacious dwellings averaging six rooms and more bedrooms. After annexation, two- and three-bedroom homes dominate 68% of the total housing units, reflecting a moderate-density community suitable for small families and seasonal residents. Overall, the merged area would feature a well-mixed range of housing sizes, enhancing both residential variety and year-round livability.
7. **Occupants per Room:** According to the U.S. Census Bureau, “Occupants per Room” is a measure of housing unit crowding, showing how many people live in each room of a housing unit. Occupants per room is obtained by dividing the number of people living in a housing unit

by the number of rooms in that unit. **Table 4.8** indicates that housing in both South Seaside Park and Seaside Park is characterized by low household crowding.

Table 4.8: Occupants per Room

Occupants per Room	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Owner Occupied	287	100%	689	100%	976	100%	31%
0.50 or less	267	92%	631	67%	898	73%	42%
0.51 to 1.00	20	8%	54	6%	74	6%	37%
1.01 to 1.50	0		0		0		
1.51 to 2.00	0		4		4		
Renter Occupied	4	100%	249	100%	253	100%	2%
0.50 or less	4	100%	206	22%	210	17%	2%
0.51 to 1.00	0		25	3%	25	2%	
1.01 to 1.50	0		0		0		
1.51 to 2.00	0		18	2%	18	1%	

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25014)

a. **Evaluation of Annexation on Occupants per Rooms:** Nearly all owner-occupied units (73%) in the combined area have 0.5 occupants or fewer per room, and only a small share (6%) falls between 0.51 and 1.00 occupants per room. Overcrowding—defined as more than one person per room—is virtually nonexistent. Among renter-occupied units, the majority also fall within the least crowded range, with 17% having 0.5 occupants or fewer per room after annexation. Overall, both communities exhibit stable, low-density residential living patterns, suggesting adequate housing space and a high quality of living environment. Annexation has minimal but slightly positive effects on the overall occupants-per-room ratio in Seaside Park. After annexation, the combined borough remains characterized by low housing density and minimal crowding.

8. **House Heating Fuel:** The U.S. Census Bureau defines “House Heating Fuel” as the type of fuel or energy source most used for heating the occupied housing unit at the time of data collection. **Table 4.9** compares the different types of heating fuel used across housing units in South Seaside Park and Seaside Park before annexation and projects totals after annexation.

Table 4.9: House Heating Fuel

Tenure	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Occupied Units	291	100%	938	100%	1,229	100%	31%
Utility gas	250	86%	773	82%	1,023	83%	32%
Bottled or LP gas	13	4%	29	3%	42	3%	45%
Electricity	28	10%	112	12%	140	11%	25%
Fuel oil, kerosene	0		5	0.5%	5	0.4%	
Coal or coke	0		4	0.4%	4	0.3%	
Wood	0		0		0		
Solar energy	0		4	0.4%	4	0.3%	
Other fuel	0		11	1%	11	0.9%	
No fuel used	0		0		0		

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25040)

- a. **South Seaside Park (86%) and Seaside Park (82%)** both show heavy reliance on utility gas. Electric and LP gas remain secondary sources, serving 14% and 15% of households respectively. Fuel oil, coal, and solar collectively account for less than 2% of occupied units.
 - b. **Evaluation of Annexation on House Heating Fuel:** Annexation produces a 32% overall increase in utility gas usage due to the expansion in occupied units, reinforcing regional consistency in heating infrastructure. The integration of South Seaside Park’s housing stock—already aligned with Seaside Park’s gas and electric patterns—creates a cohesive utility base and simplifies municipal planning for energy services. The borough after annexation benefits from scale without introducing new infrastructure challenges or fuel disparities. The limited diversity of fuel types suggests standardized infrastructure and efficient energy service delivery, which supports uniform sustainability planning and emergency management.
9. **Year Householder Moved Into Unit:** According to the U.S. Census Bureau, “Year Householder Moved Into Unit” identifies the year in which the current householder first moved into the housing unit- when they began living there continuously. The annexation of South Seaside Park into Seaside Park results in a more balanced housing tenure profile, with most owner households established between 2010 and 2017 and renters primarily moving in after 2010. The combined data show a community that has experienced moderate residential turnover in recent decades, reflecting a mix of long-term owners and newer residents drawn by post-2010 redevelopment and property investment. **Table 4.10** compares housing tenure profile across housing units in South Seaside Park and Seaside Park before annexation and projects totals after annexation.

Table 4.10: Year Householder Moved Into Unit

	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Owner Occupied	287	100%	689	100%	976	100%	42%
Moved in 2021 or later	14	5%	44	6%	58	6%	32%
Moved in 2018 to 2020	38	13%	119	17%	157	16%	32%
Moved in 2010 to 2017	160	56%	200	29%	360	37%	80%
Moved in 2000 to 2009	62	22%	113	16%	175	18%	55%
Moved in 1990 to 1999	0		97	14%	97	10%	
Moved in 1989 or earlier	13	5%	116	17%	129	13%	11%
Renter Occupied	4	100%	249	100%	253	100%	2%
Moved in 2021 or later	0		31	12%	31	12%	
Moved in 2018 to 2020	0		92	37%	92	36%	
Moved in 2010 to 2017	0		109	44%	109	43%	
Moved in 2000 to 2009	0		15	6%	15	6%	
Moved in 1990 to 1999	0		0		0		
Moved in 1989 or earlier	4	100%	2	1%	6	2%	200%

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25038)

- a. **South Seaside Park** owners are relatively long-tenured, with 56% moving in between 2010-2017 and 22% between 2000-2009. The small renter segment is long-term, with all renters in place before 1990.
- b. **Seaside Park** shows a broader spread of owner tenure than South Seaside Park with significant shares decades prior to 2000. Seaside Park’s rental population is dynamic- over 90% of renters moved in after 2010. After annexation, 37% of owners moved in 2010–2017 and 18% in 2000–2009, indicating a moderately stable homeowner base with renewal occurring mainly in the past 15 years. Only 6% of owners moved in 2021 or later, suggesting limited recent turnover. After annexation, 43% of renters moved in 2010–2017 and 36% between 2018–2020, demonstrating that the combined community retains a highly transient rental sector centered in the original Seaside Park area.
- c. **Evaluation of Annexation on Tenure of Householder:** Annexation integrates a stable, owner-dominated housing area (South Seaside Park) into a more dynamic, mixed-tenure community (Seaside Park). The result is a strengthened ownership profile—79% of occupied units are owner-occupied—and a housing market characterized by gradual renewal rather than displacement. The annexed area contributes long-term stability and continuity, while Seaside Park’s more fluid turnover adds adaptability to changing market and seasonal conditions. Together, the merged municipality achieves a more sustainable demographic balance and a cohesive housing trajectory supportive of long-term planning and infrastructure investment.

B. Housing Cost & Home Value

Mortgage status categorizes owner-occupied housing units based on whether they have a mortgage or are owned outright. Monthly owner costs represent the sum of recurring expenses associated with owning a home each month; components include: mortgage, taxes, insurance, utilities, fuel, and condominium fees. This information in this chapter analyzes housing affordability in South Seaside Park and Seaside Park before annexation and projects totals after annexation.

1. **Home Value:** According to the U.S. Census Bureau, “Home Value” refers to the respondent’s estimate of how much the property would sell for it were on the market. This applies to owner-occupied housing units only (not rentals). Annexation results in a unified housing market where Seaside Park’s higher-value homes elevate the overall property profile of the combined community. While South Seaside Park contributes a strong base of mid- to upper-tier homes, Seaside Park’s inclusion of higher-value and luxury properties broadens the housing value distribution and raises the community’s real estate stature. The combined median home value remains relatively high at an estimated midpoint between the two areas—likely around \$800,000—reflecting sustained desirability, strong owner equity, and limited affordability diversity. **Table 4.11** compares housing value across housing units in South Seaside Park and Seaside Park before and after annexation.

Table 4.11 Home Value

	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Owner Occupied	287	100%	689	100%	976	100%	42%
Less than \$249,000	9	3%	14	2%	23	2%	64%
\$250,000 to \$399,999	0		13	2%	13	1%	
\$400,000 to \$499,999	35	12%	28	4%	63	6%	125%
\$500,000 to \$749,999	166	58%	194	28%	360	37%	86%
\$750,000 to \$999,999	57	20%	193	28%	250	26%	30%
\$1,000,000 to \$1,499,999	14	5%	196	28%	210	22%	7%
\$1,500,000 to \$1,999,999	2	1%	28	4%	30	3%	7%
\$2,000,000 or more	4	1%	23	3%	27	3%	17%
Median Home Value	\$649,800		\$873,700				

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25075, B25077)

- a. **South Seaside Park’s** housing stock is concentrated in the \$500,000–\$749,999 range (58%), with only 7% of homes valued above \$1 million. Median home value is \$649,800.
 - b. **Seaside Park** shows a more balanced spread across upper-value brackets—28% each in the \$750,000–\$999,999 and \$1,000,000–\$1,499,999 ranges, indicating a stronger presence of premium coastal properties. After annexation, the merged community sees 37% of homes in the \$500,000–\$749,999 range, and over half (54%) valued at \$750,000 or more, suggesting a consolidated high-value coastal housing market.
 - c. **Evaluation of Annexation on Home Value:** Annexation increases the overall median home value and market diversity, merging South Seaside Park’s stable mid-range ownership with Seaside Park’s concentration of luxury and high-end properties. The integrated housing market will likely enhance the borough’s tax base, real estate appeal, and property value resilience, positioning Seaside Park as a more competitive coastal community. However, it may also exacerbate affordability challenges, underscoring the need for balanced housing policy and sustainable growth strategies.
2. **Mortgage Status:** According to the U.S. Census Bureau, “Mortgage Status” refers to the financial arrangement under which an owner-occupied housing unit is being paid for, specifically whether the home is owned free and clear or with a mortgage, loan, or similar debt. **Table 4.12** compares housing mortgage status in South Seaside Park and Seaside Park before and after annexation.

Table 4.12 Mortgage Status

	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Owner Occupied	287	100%	689	100%	976	100%	42%
With a mortgage	96	33%	362	53%	458	47%	27%
Without a mortgage	191	67%	327	47%	518	53%	58%

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25081)

- a. **South Seaside Park:** 67% of owners live in homes without a mortgage, highlighting long-term occupancy and strong equity positions. Only 33% have mortgages.
 - b. **Seaside Park:** 53% of owners have a mortgage and 47% are fully owned, reflecting a mix of newer buyers and established homeowners. In post-annexation, 976 owner-occupied units, 53% are without a mortgage and 47% have a mortgage. This represents a shift toward more fully owned homes, driven by integrating South Seaside Park’s high-equity properties.
 - c. **Evaluation of Annexation on Home Value:** Annexation increases the total number of owner-occupied units and shifts the combined borough’s mortgage profile slightly toward non-mortgaged ownership (53%), indicating greater homeowner financial stability. The borough benefits from a mix of equity-rich long-term owners and moderate mortgage holders, supporting a stable housing market, lower financial risk, and predictable tax revenues. This enhanced stability is advantageous for long-term planning, infrastructure investment, and community resilience.
3. **Housing Costs as a Percentage of Household Income:** According to the U.S. Census Bureau, “Housing Costs as a Percentage of Household Income” measures the proportion of a household’s income spent on housing expenses. This variable is used to assess housing affordability. Annexation produces a combined housing cost profile that reflects moderate affordability pressures for some homeowners and renters, but overall financial stability is maintained. The merger integrates South Seaside Park’s lower-cost, equity-rich units with Seaside Park’s higher-cost housing, slightly reducing the overall proportion of owners spending over 30% of income on housing. Renter households continue to experience the highest cost burden. **Table 4.13** compares housing costs as a percentage of household income in South Seaside Park and Seaside Park before and after annexation.

Table 4.13 Housing Costs as a Percentage of Household Income

	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Owner Occupied	287	100%	689	100%	976	100%	42%
Units with a mortgage	96	33%	362	53%	458	47%	27%
Over 30 percent	26	9%	190	28%	216	22%	14%
Over 50 percent	11	4%	103	15%	114	12%	11%
Not calculated	0		4	1%	4	0.4%	

Units without mortgage	191	67%	327	47%	518	53%	58%
Over 30 percent	20	7%	78	11%	98	10%	26%
Over 50 percent	20	7%	33	5%	53	5%	61%
Not calculated	0		32	5%	32	3%	
Renter Occupied	4	100%	249	100%	253	100%	2%
Over 30 percent	0		108	43%	108	43%	
Over 50 percent	0		62	25%	62	25%	
Not calculated	4	100%	53	21%	57	32%	8%

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25140)

- a. **South Seaside Park:** Of 287 owner-occupied units, 33% have a mortgage, with 87% of those mortgages representing less than 30% of household income. Similarly, of the 191 units without a mortgage, 86% of those mortgages are less than 30% of household income.
 - b. **Seaside Park:** Of 689 owner-occupied units, 53% have a mortgage, with 57% of those mortgages representing less than 30% of household income. Of the 249 units without a mortgage, 68% of those mortgages are less than 30% of household income. After annexation, 22% of owners with a mortgage spend over 30% of income on housing costs, down from 28% in Seaside Park before annexation. Cost burdens remain highest among renters, with 43% spending over 30% and 25% over 50% of income, indicating persistent affordability challenges for the rental market.
 - c. **Evaluation of Annexation on Housing Costs as a Percentage of Household Income:** Annexation strengthens owner-occupancy affordability while consolidating Seaside Park’s higher-value housing. It creates a more balanced housing market with overall moderate cost burdens, although rental affordability remains a key consideration for future planning and policy.
4. **Housing Cost:** According to the U.S. Census Bureau, “Housing Costs” refers to the expenses associated with occupying a housing unit, and it differs depending on whether the unit is owner-occupied or renter-occupied. Components include: mortgage, taxes, insurance, utilities, fuel, and condominium fees. This variable is used to assess housing affordability. Annexation of South Seaside Park into Seaside Park increases the overall housing cost profile, reflecting the integration of Seaside Park’s higher-cost housing market with South Seaside Park’s moderate-cost, high-equity units. Homeowners with mortgages continue to face the highest monthly costs, but the annexation moderates extreme cost pressure by including South Seaside Park’s lower-burden units. Median monthly costs post-annexation is \$3,427 for mortgaged homes and \$1,500 for non-mortgaged homes, indicating a moderately high-cost, yet stable, housing market. **Table 4.14** compares housing costs on a monthly basis in South Seaside Park and Seaside Park before and after annexation.

Table 4.14 Housing Cost on a Monthly Basis

	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Owner Occupied	287		689		976		42%
Units with a mortgage	96	100%	362	100%	458	100%	27%
Less than \$1,250	4	4%	0		4	1%	
\$1,250 to \$1,999	24	25%	24	7%	48	10%	100%
\$2,000 to \$2,499	33	34%	41	11%	74	16%	80%
\$2,500 to \$2,999	7	7%	34	9%	41	9%	21%
\$3,000 to \$3,999	22	23%	173	48%	195	43%	13%
\$4,000 or more	6	6%	90	25%	96	21%	7%
Median Cost:	\$2,303		\$3,427				
Units without a mortgage	191	100%	327	100%	518	100%	58%
Less than \$599	22	12%	24	7%	46	9%	92%
\$600 to \$799	0		10	3%	10	2%	
\$800 to \$999	5	3%	14	4%	19	4%	36%
\$1,000 to \$1,199	0		20	6%	20	4%	
\$1,200 to \$1,299	13	7%	21	6%	34	7%	62%
\$1,300 to \$1,399	107	56%	40	12%	147	28%	268%
\$1,400 to \$1,499	0		28	9%	28	5%	
\$1,500 or more	44	23%	170	52%	214	41%	26%
Median Cost:	\$1,352		\$1,500				

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B25087, B25088)

- a. **South Seaside Park:** Of the 96 owner-occupied units with a mortgage, the median housing cost on a monthly basis is \$2,303. Of the 191 units without a mortgage, the median housing cost on a monthly basis is \$1,352.

- b. **Seaside Park:** Of the 362 owner-occupied units with a mortgage, the median housing cost on a monthly basis is \$3,427. Of the 327 units without a mortgage, the median housing cost on a monthly basis is \$1,500. For owner-occupied units with a mortgage, annexation slightly reduces the proportion of households in the highest cost brackets, with 43% paying \$3,000+ monthly post-annexation versus 73% in Seaside Park alone in the same brackets. The median cost rises from \$2,303 (South Seaside Park) to \$3,427 overall, reflecting the influence of Seaside Park’s premium coastal properties. For owner-occupied units without a mortgage, Annexation increases the share of households paying \$1,300–\$1,399 monthly from 12% to 28%, due to the larger combined ownership pool. Median monthly cost rises modestly from \$1,352 to \$1,500, reflecting a moderate increase in ongoing homeownership costs while maintaining affordability for long-term owners. The integration of South Seaside Park stabilizes the housing cost distribution by adding a significant number of moderate-cost, fully owned units, which reduces the overall concentration of extremely high-cost mortgaged homes.

- c. **Evaluation of Annexation on Housing Costs on a Monthly Basis:** Annexation creates a more balanced housing market by blending high-cost, high-equity properties in Seaside Park with moderate-cost, stable ownership in South Seaside Park. This leads to a more resilient and predictable housing cost structure, supporting long-term municipal planning and

economic stability, while maintaining affordability for a significant portion of homeowners. Homeowners benefit from a broader mix of costs, improving predictability for planning and budgeting, while the annexed borough's inclusion helps moderate extreme housing cost pressures in the combined community.

D. Impact of Annexation on Seaside Park Housing

Annexation would substantially expand Seaside Park's housing base without altering its fundamental character as a high-value, owner-dominated coastal community. The combined municipality would see an overall increase in housing diversity and capacity, yet the prevalence of older, well-maintained homes and the limited share of rental units suggest continued long-term stability rather than rapid change. Overall, annexation would strengthen Seaside Park's residential profile and resource base while preserving its established demographic and housing balance.

V. LAND USE AND ZONING

South Seaside Park land use planning and zoning controls should be a matter of concern to the residents and taxpayers of Seaside Park. Geography, land use issues, traffic, sanitation, health, welfare and law enforcement in South Seaside Park are in close proximity of the borough. Through annexation, Seaside Park can adopt and enforce appropriate zoning and building ordinances, housing occupancy, health and law enforcement standards so as to upgrade and maintain the community qualities of South Seaside Park. Annexation of South Seaside Park would allow the Borough to control, regulate, and shape the future growth of South Seaside Park so that it will develop in harmony with the rest of the Borough.

Table 5.1 summarizes land use and zoning facts of South Seaside Park and Seaside Park and the difference and impact of annexation has on the facts.

Table 5.1: South Seaside Park and Seaside Park Land Use and Zoning Facts

Category	South Seaside Park	Seaside Park	Difference and Impact of Annexation
Number of parcels	1,451	2,041	South Seaside Park is about 71% the size of Seaside Park by parcel count, and about 40% the size of Seaside Park; annexation would increase Seaside Park's land area and tax base by roughly one-third
Number of zoning districts	7	4	South Seaside Park has more zoning complexity; annexation would require zoning reconciliation or consolidation.
Average lot size	3,000 to 5,000 sq ft	3,136-5,970 sq ft	Lot sizes are similar but slightly smaller in South Seaside Park, suggesting higher density and potentially more compact development.
Single-family minimum lot size	3,150 sq ft 13.8 units/acre 5,000 sq ft 8.7 units/acre	5,000 sq ft 8.7 units/acre	South Seaside Park allows denser single-family housing. Annexation could bring zoning inconsistencies that Seaside Park might need to harmonize
Two-family minimum lot size	5,000 sq ft 17.4 units/acre	5,000 sq ft 17.4 units/acre	Same standard- compatible.
Three-family units minimum lot size	6,300 sq ft 20.7 units/acre	Not permitted	South Seaside Park's zoning is more flexible; annexation could expand Seaside Park's multifamily housing stock if zoning flexibility is preserved.
Four-family units minimum lot size	10,000 sq ft 17.4 units/acre		
Townhouses minimum lot size	3 acres 19 units/acre	Not permitted	Townhouses only allowed in South Seaside Park—annexation could introduce new housing types to Seaside Park
Mixed use minimum lot size	Not permitted	5,000 sq ft 8.7 units/acre	Seaside Park allows mixed-use; annexation could encourage consistent commercial-residential integration along shared corridors.
Permitted non-residential uses	Broader retail and service mix (e.g., convenience stores,	Focused on recreation, dining,	South Seaside Park's zoning supports neighborhood-scale commercial activity; Seaside Park's is more tourism-oriented.

	salons, hardware stores, offices, hotels, etc.)	entertainment, and beach-related uses	Annexation could diversify the economy by adding local-serving businesses.
Conditional uses	More inclusive—allows home occupations, schools, assembly places, public utilities, breweries	Limited to certain corridors and uses	South Seaside Park is more flexible in conditional uses; annexation could encourage adaptive reuse and small-scale enterprise.
Cannabis policy	Prohibited	Prohibited	No difference- consistent local policy.

1. **Zoning Harmonization:** South Seaside Park’s greater number of zoning districts and denser residential standards would need review to align with Seaside Park’s more uniform zoning code. Annexation could simplify administration if zoning categories are consolidated.
2. **Housing and Density:** South Seaside Park permits smaller lot sizes and multifamily housing (three- and four-family units, townhouses), which could diversify Seaside Park’s housing supply post-annexation. This may modestly increase housing availability and affordability, aligning with broader housing goals.
3. **Land Use Mix:** South Seaside Park’s zoning encourages everyday commercial uses (e.g., hardware, grocery, personal services), while Seaside Park focuses on tourism, dining, and recreation. Annexation would broaden the combined municipality’s economic profile, offering both visitor-oriented and resident-serving business zones.
4. **Economic Development Potential:** Combining South Seaside Park’s neighborhood-oriented retail and Seaside Park’s tourism-based economy could create a more resilient, year-round local economy.
5. **Infrastructure and Services:** Higher residential density and smaller lots in South Seaside Park may increase demand on municipal infrastructure and services (water, sewer, parking), but also expand the tax base to support those needs.
6. **Policy Consistency:** Both municipalities share similar cannabis restrictions and compatible conditional uses, making policy integration relatively straightforward.

This chapter lists existing land use and zoning in South Seaside Park and Seaside Park, examines and compares each zone district for consistency in use and bulk requirements, and how those factors would impact annexation of South Seaside Park to Seaside Park.

A. South Seaside Park Existing Land Use & Zoning

1. **South Seaside Park Existing Land Use:**⁷ The South Seaside Park neighborhood is predominately residential and contains a variety of residential use types. This includes single-family residences on lots measuring 3,000 to 5,000 square feet, smaller single-family “cottage”

⁷ South Seaside Park Neighborhood Plan, 2017, pp. 7,8.

residences (e.g. Midway Beach or Shore Acres) that are generally seasonal residences and managed by an association, duplexes, and other attached residences, as well as larger condominium structures. Commercial uses are limited in the neighborhood; the few that exist are along Central Avenue (Route 35), or adjacent to the ocean.

There is a developed grid layout of streets with a full range of public utilities (overhead electric and telecom, sanitary sewer and public water, stormwater facilities, however there are generally no sidewalks, curbing, shoulders or bike lanes in the neighborhood.

The neighborhood is principally built-out; very little land within the neighborhood is undeveloped and those lands that are undeveloped are platted lots with improved street frontage. The State of New Jersey has acquired several lots within the neighborhood along the shared border of Island Beach State Park. **Table 5.2** provides an overview of land use in the South Seaside Park neighborhood as of 2017.

Table 5.2: Land Use in South Seaside Park, 2017

Land Use	Number of Properties	Acreage
Residential	685	59.27
Beach Cottage Residential	537	33.81
Multi-family Residential	144	3.71
Private Recreation	6	3.09
Public	15	10.38
Public Infrastructure	2	0.18
Commercial	16	4.05
Vacant	29	3.16
Riparian	17	51.16
Total	1,451 properties	168.82 acres

Source: South Seaside Park Neighborhood Plan 2017, p.8.

A 2017 map of existing land use is shown in **Figure 5.A**, with prevailing lot sizes within the neighborhood shown in **Figure 5.B**. Representative photographs of South Seaside Park are in the **Appendix**.

2. **South Seaside Park Existing Zoning:**⁸ South Seaside Park contains seven (7) zoning districts: **BR** (Beachfront Residential); **R-31.5** (Residential); **R-50** (Residential); **R-4F** (Residential One to Four Family); **R-TH** (Residential-Townhouse); **RC** (Resort Commercial) and **NB** (Neighborhood Business). These zoning districts are described below:

- a. **BR (Beachfront Residential):** Located in the northeasterly quadrant, the BR zone establishes standards for the predominantly residential area governed by the Midway Beach Condominium Association. It is the intention of the BR zone to maintain sufficient year yard

⁸ Ibid., pp. 13-15.

separation between existing cottages or homes, in particular, where a cottage or home has been expanded. The permitted uses include detached single-family dwellings for residential purposes, together with their accessory structures with certain bulk and design standards. Existing nonresidential uses that do not conform with the BR zone, are considered preexisting nonconforming uses.

- b. R-31.5 (Residential):** Located principally on the west side of the neighborhood, the R-31.5 zone provides space for detached single-family dwellings at a gross density of 13.8 units per acre. The minimum required lot area is 3,150 square feet. The permitted uses include: detached single-family dwellings, and accessory structures; public buildings of a governmental nature, Public parks and playgrounds, and essential services. Home occupations and professional offices, Schools, and places of assembly are permitted as conditional uses. Generally, existing development is conforming for use within this zone district, however the bulk requirements, particularly maximum lot coverage is generally exceeded.
- c. R-50 (Residential):** Located principally on the west side of the neighborhood. The purpose of the R-50 zone is to provide space for detached single-family dwellings at a density of 8.7 units per acre. The permitted uses include: detached single-family dwellings, and accessory structures; public buildings of a governmental nature, Public parks and playgrounds, and Essential services. Home occupations and professional offices, Schools, and places of assembly are permitted as conditional uses.
- d. R-4F (Residential One to Four Family):** Located in two very small areas, in the southern portion of the neighborhood along Route 35/Central Avenue, and in the northern portion between the existing single-family detached dwellings of the R-31.5 zone and Route 35/Central Avenue, this zoning district contains lots with a range of minimum lot sizes determined by use resulting in gross densities between 13 and 21 dwelling units per acre. Single- through four-family dwellings are permitted uses in the district, however, each use is governed by a set of specific bulk and lot area requirements. In addition to single- and two-family dwellings which follow the bulk standards of the R-31.5 and R-50 zones, three- and four-family dwellings, accessory structures, home occupations, professional offices, if part of a single-family dwelling and the private living area meets the minimum habitable floor area requirements, public facilities, and essential services are permitted uses in this zone. In the southern location, there is a very high proportion of non-conforming uses, while in the northern area the uses are predominately conforming, but are non-conforming for bulk requirements.
- e. R-TH (Residential Townhouse):** The R-TH zone district permits townhouse development at a maximum density of 10 dwelling units per acre on a minimum 3-acre tract. Also permitted are: single-, two-, three-, and four-family dwellings, home occupations, professional offices within a residential structure containing not more than two (2) dwelling units, public buildings of a governmental or educational nature, schools, public parks and playgrounds and essential services in accordance with the R-4F zone district standards.

Public utilities are permitted as a conditional use. This zone applies to small groupings of lots in the northwest and southeast quadrants of the neighborhood which are currently developed. In the northerly R-TH zone the predominant use is the cottage developments, which range in density from 13 dwelling units per acre to 45 dwelling units per acre. In the southerly zone is a combination of single-family dwellings and multi-family condominium uses.

- f. **NB (Neighborhood Business):** The NB zone is a commercial zoning district which applies to a significant number of lots along the west side of the Route 35/Central Avenue corridor south of 20th Avenue. Retail sales, businesses and personal service establishments are the permitted use; off-street parking for the use of employees and patrons are permitted as an accessory use, but no residential uses or mixed uses are permitted. There is a high percentage of existing residential uses in the district, making them non-conforming uses.
- g. **RC (Resort Commercial):** In the southeasterly quadrant of the neighborhood is the RC zone which allows for a mix of single-family residences, hotels, restaurants, theaters, and parking lots. All uses permitted in the R-50 zone are permitted in the RC zone in accordance with the standards and regulations applying to the R-50 zone. Hotels, motels, restaurants, theaters, eating and drinking establishments, commercial and remote parking lots are allowed as permitted uses, governed by specific requirements. The existing pattern of development is fairly consistent, with a number of non-conforming multi-family condominium buildings.

As shown in the zoning map in **Figure 5.C**, South Seaside Park contains seven (7) zoning districts; each zone with the permitted and conditional uses in South Seaside Park are shown in **Table 5.3**:

Table 5.3: Permitted & Conditional Uses in South Seaside Park

Permitted Uses	BR	R-31.5	R-50	R-4F	R-TH	NB	RC
Detached single-family dwellings, together with their accessory structures	X	X	X	X	X		X
Two-, three- and four-family dwellings				X	X		
Attached single-family dwellings (townhouses)					X		
Retail sales, businesses/personal service establishments ⁹						X	
Public buildings, parks and playgrounds		X	X	X	X		X
Essential services		X	X	X	X		X
Hotels/motel, restaurants, theaters, eating/drinking places							X
Commercial parking lots, remote lots							X

⁹ Retail sales, businesses and personal service establishments of a neighborhood scope and nature not limited to: 1) Convenience stores, retail establishments, 2) Stationary, tobacco and newspaper stores, 3) Luncheonettes, coffee shops, restaurants, deli, cafe, confectionery stores, 4) Package liquor stores, 5) Barber shops, hair, nail, tanning and beauty salons, 6) Shoe repair, tailor and jewelry stores, dry cleaning, laundromats, florists, novelty, notions and boutique stores, video and card shops, 7) Appliance, hardware, paint, plumbing and electrical stores, 8) Studios for dance, music, art, photography, 9) Banks, excluding check cashing businesses and pawn shops, 10) Fishing, boating and marine supply stores, 11) Business, professional, educational and governmental offices, 12) Essential services, 13) Child care centers. Off-street parking for the use of employees and patrons is considered a Permitted Accessory Use.

Conditional Uses	BR	R-31.5	R-50	R-4F	R-TH	NB	RC
Home occupations and professional offices		X	X	X			
Schools		X	X	X			
Places of assembly		X	X				
Public utilities				X			
Brewery							X

Table 5.4 shows the lot and bulk requirements in each zoning district in South Seaside Park.

Table 5.4: Lot & Bulk Requirements in South Seaside Park

Zone District	Min. Lot Area (sf)	Min. Lot Frontage (ft)	Min. Front Yard Setback (ft)	Min. Rear Yard Setback (ft)	Min. Side Yard Setback (ft)	Both Sides (ft)	Max. Lot Coverage (%)	Max. Building Mean Height (ft)
BR Beachfront Residential ¹⁰								35
R-31.5 Residential	3,150	45	20	10	5	15	35	35
R-50.5 Residential	5,000	50	35	20	5	15	35	35
R-4F Residential One to Four Family								
One-family	3,150	45	20	10	5	15	35	38
Two-family	5,000	50	20	20	7	18	35	35
Three-family	6,300	90	20	20	10	30	35	35
Four-family	10,000	70	20	20	15	30	35	35
R-TH Residential Townhouse								
One-family	3,150	45	20	10	5	15	35	38
Two-family	5,000	50	20	20	7	18	35	35
Three-family	6,300	90	20	20	10	30	35	35
Four-family	10,000	70	20	20	15	30	35	35
Townhouse ¹¹	3 acres						35	35
NB Neighborhood Business	5,000	50	25	20			60	25
RC Resort Commercial								
• Detached single-family dwellings	5,000	50	35	20	5	15	35	35
• Public buildings, parks and playgrounds, essential services	5,000	50	35	20	5	15	35	35
• Hotels, motels, restaurants, theaters, eating and drinking places	60,000	200	15	15	20	40	35	40

¹⁰ BR Beachfront Residential: For detached single-family dwellings see §35-96.6

¹¹ T-TH Townhouse: For townhouse use, see § 35-96.7a.2

B. Seaside Park Existing Land Use & Zoning

1. **Seaside Park Existing Land Use:** Seaside Park is dominated by single-family dwellings, with smaller numbers of two-family, multi-family, and mixed-use dwellings. The Borough is a mix of residential neighborhoods, tourism-focused commercial strips, seasonal parking infrastructure, and essential public amenities. The residential assessed value accounts for nearly 95% of Seaside Park’s ratable base, while commercial/retail (boardwalk, local shops, and Central Avenue) represents a share of approximately 3%. **Table 5.5** provides a breakdown of land use by taxable property class in Seaside Park in 2023.¹²

Table 5.5: Breakdown by Property Class, Seaside Park, 2023

NJ Taxable Property Class	Number of Parcels	2023 Assessed Value	Share of Total
Class 1- Vacant Land	39	\$ 19,165,000	1.6 %
Class 2- Residential	1,941	\$ 1,103,772,400	94.6 %
Class 4A- Commercial	48	\$ 35,492,100	3.1 %
Class 4C- Apartments	13	\$ 8,099,500	0.7 %
Total ratable parcels	2,041	\$ 1,166,529,000	100.0 %

Source: Preliminary Official Statement, March 20, 2024. General Obligation Bonds & Bond Anticipation Notes Series 2024.

The average parcel size in Seaside Park is approximately 0.114 acres (4,969 square feet); typical range estimates of lower end are 3,136 sq ft (0.072 acres), and upper end 5,970 sq ft (0.137 acres). Common dimensional range 30 to 60 feet in width, and 79 to 130 feet in depth.¹³

2. **Seaside Park Existing Zoning:** As shown in **Figure 5.D- Zoning Map**, the Seaside Park Borough contains four (4) zoning districts: **R** (Residential Zone), **BU** (Business Zone), **P** (Public Zone), and **B** (Boardwalk Zone). These zoning districts are described below:
 - a. **Residential Zone § 200-67:** Located throughout the Borough in various lot sizes, the Residential Zone provides space for detached single-family dwellings at a gross density of 8.7 units per acre. The permitted uses include: detached single-family dwellings, and public uses. Retail stores, offices, and restaurants are permitted as conditional uses. Accessory uses permitted include: garages and sheds, swimming pools. The purpose of the Residential Zone is to control the overall density of development and the unique problems created by the increase in seasonal occupancy. Minimum lot sizes and standards for building and lot coverage are intended to provide light, air, and open space consistent with the goals of the Borough Master Plan by controlling the impact of development and residential density on parking, traffic, community facilities, infrastructure and stormwater runoff.
 - b. **Business Zone § 200-68:** Located along Central Avenue between 9th Avenue to the south, and 1st Avenue to the north, the Business Zone provides space for detached single-family dwellings at a gross density of 8.7 units per acre, two-family dwellings at a gross density of 17.4 units per acre, and non-residential uses. The permitted uses include: detached single-

¹² Preliminary Official Statement, March 20, 2024. General Obligation Bonds & Bond Anticipation Notes Series 2024.

¹³ <https://www.countyoffice.org/seaside-park-nj-property-records/> (accessed 9/15/25).

family dwellings, two-family dwellings, offices, retail stores, mixed use (excluding restaurants), places of worship, schools, and public uses. Accessory uses permitted include: swimming pools, garages and sheds. The Business Zone is a commercial zoning district with the purpose of encouraging the development of both commercial and residential properties by providing for a more expansive use of the area through less restrictive regulations while controlling density, off-street parking and minimizing stormwater runoff.

- c. **Boardwalk Zone § 200-71:** Located in the northeast area of the Borough, east of Ocean Avenue and between Stockton and Porter avenues, the Boardwalk Zone is a form-based code (FBC) that regulates development by district and by building type- using physical form rather than separation of uses as the organizing principle, with less focus on land use. FBC supports general design requirements pertaining to the character of the area, which includes uses, setbacks, building/structure heights, and design character/appearance. There are four (4) Form Based Boardwalk Divisions: **OA** (Ocean Avenue Row); **P** (Promenade Row); **AZ** (Amusement Zone); and **WDZ** (Water Dependent Use Zone).
- d. **Public Zone § 200-72:** Located principally along the eastern boarder along the east side of Ocean Avenue, parcels in the southwest corner bordering Berkeley Township, and parcels facing Barnegat Bay to the west, the Public Zone indicates the existing public properties and areas characterized by unique natural resources. The permitted uses include: the Seaside Park Marina Utility and Seaside Park Yacht Club, public uses including but not limited to schools, parks, playgrounds, recreation areas, municipal buildings, public utilities and public parking areas and related public services; open space, dunes restoration and pedestrian activities.

Table 5.6 shows Seaside Park Borough permitted and conditional uses in each zone district.

Table 5.6: Seaside Park Zone Districts- Permitted and Conditional Uses

Description of Use	Residential Zone	Business Zone	Public Zone
Detached single-family dwellings	P	P	
Two-family dwellings		P	
Offices, retail stores and mixed use (excluding restaurants)		P	
Mixed-use within one structure (res., office, retail/restaurant)		P	
Places of worship		P	
Schools		P	
Public	P	P	P
Public uses including but not limited to schools, parks, playgrounds, recreation areas, municipal buildings, public utilities and public parking area and related public services			P
Open space, dunes restoration, pedestrian activities associated with walking and swimming as well as related public services			P
The Seaside Park Marina Utility and Seaside Park Yacht Club			P
Retail stores, offices and restaurants	C		

Boardwalk Zone Uses	Ocean Avenue Row (OA)	Promenade Row (P)	Amusement Zone (AZ)	Water Development Use Zone (WDZ)
Public restrooms	P	P	P	P
Retail sales	P	P	P	P
Concession stands	C	P	P	P
Snack bars	C	P	P	P
Restaurants	P	P	P	P
Banquet facilities	P	NP	P	P
Outdoor dining	P	P	P	P
Beach clubs	NP	P	P	P
Water recreation rentals	NP	NP	P	P
Fishing clubs	NP	NP	P	P
Miniature golf course	P	P	P	P
Amusement arcades	P	P	P	P
Games/stands	C	P	P	P
Amusement rides	NP	NP	P	P
Public	P	P	P	P

P = Permitted Use; NP = Not Permitted; C = Conditional Use

Table 5.7 shows the lot and bulk requirements for each zone district in Seaside Park.

Table 5.7: Seaside Park Zone District Lot & Bulk Requirements

Zone District	Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min Front Yard Setback (ft)	Min Rear Yard Setback (ft)	Min Side Yard Setback (ft)	Both Sides (ft)	Max. Lot Coverage (%)	Max. Building Peak Height (ft)
Residential Zone	5,000	50	50	15	20			60	
Business Zone									
One- and two-family dwellings	5,000	50	50	15	20			60	
Mixed use	5,000	50	50	5	10	5		65	
Place of worship	25,000	100	100	20	20	10		75	35
School	25,000	100	100	20	20	10		75	25
Retail, office, restaurant	5,000	50	50	5	10	5		65	
Public	5,000	50	50	5	10	5		65	
Boardwalk Zone									
Ocean Avenue Row				0	0	5			35
Promenade Row				0	0	5			35
Amusement Zone				0	15	15			35
Water Dependent Use Zone				0	15	15		100	35
Public Zone ¹⁴									

C. Comparative Evaluation of Zone Districts

- Residential Zones: South Seaside Park** contains six (6) residential zone districts permitting five (5) residential uses: detached one-, two-, three-, and four-family dwelling, and townhouse.

¹⁴ Public Zone: See § 200-72E

Seaside Park has two (2) zone districts permitting three (3) residential uses: detached one-family, two-family dwelling, and mixed-use dwelling. **Table 5.8** compares the types of dwellings, lot sizes, and residential densities in each Seaside Park Borough and South Seaside Park zones that permit residential uses.

Table 5.8: Summary of Key Differences Between Residential Uses

Residential Use	South Seaside Park	Seaside Park	Difference / Impact
One-family detached	3,150-5,000 sq ft lots 13.8 - 8.7 units/acre	5,000 sq ft lots 8.7 units/acre	South Seaside Park allows smaller lots and therefore higher density; annexation would add a more compact residential pattern.
Two-family	5,000 sq ft lots 17.4 units/acre	5,000 sq ft lots 8.7 units/acre	Identical standards—fully compatible between both areas.
Three-family	6,300 sq ft lots 20.7 units/acre	Not permitted	South Seaside Park allows moderate multifamily density; annexation would expand Seaside Park’s housing options.
Four-family	10,000 sq ft lots 17.4 units/acre	Not permitted	South Seaside Park permits small-scale multifamily dwellings, while Seaside Park does not.
Townhouse	130,680 sq ft (3 acres) 19 units/acre	Not permitted	South Seaside Park allows townhouses, adding diversity in housing types and density potential.
Mixed-use	Not permitted	5,000 sq ft lots 8.7 units/acre	Seaside Park allows mixed-use; South Seaside Park does not—annexation could extend this flexibility southward.

- a. **Residential Density and Variety:** South Seaside Park accommodates a wider range of housing types and densities—from detached homes on small lots to four-family and townhouse developments. Seaside Park’s zoning is more limited, favoring lower-density, single-family housing. Annexation would therefore increase the overall housing diversity and density of the combined municipality.
- b. **Compatibility and Transition:** The two areas are generally compatible in scale and neighborhood character, but South Seaside Park’s denser lot configurations could slightly alter Seaside Park’s overall residential profile. The integration would need zoning adjustments to maintain consistent development standards.
- c. **Housing Market Effects:** Allowing smaller lots and more multifamily housing types could increase housing supply and affordability within the combined borough. It would also offer greater flexibility for seasonal and year-round residents.

- d. **Overall Impact of Annexation:** If Seaside Park annexed South Seaside Park, the combined municipality would benefit from a broader housing mix and a slightly higher residential density. Annexation would bring Seaside Park new opportunities for housing diversity and modest population growth without significantly altering the borough’s coastal character. South Seaside Park’s flexible residential zoning would complement Seaside Park’s existing framework, creating opportunities for moderate infill, varied housing types, and potential affordability improvements. Careful zoning harmonization would ensure that the unified community retains its consistent coastal scale and visual identity.

Table 5.9 compares the types of dwellings, lot sizes, and residential densities in each Seaside Park Borough and South Seaside Park zones that permit residential uses.

Table 5.9: Residential Use by Zoning District

Residential Use	South Seaside Park Zoning District	Seaside Park Zoning District	Difference / Impact
One-family detached	Beachfront Residential, R-31.5 Residential, R-50 Residential, R-4F Residential, Residential Townhouse, Resort Commercial	Residential Zone	South Seaside Park permits single-family homes across several zones, including mixed and resort areas—indicating flexible land use. Seaside Park confines them to one primary residential zone.
Two-family	R-4F Residential, Residential Townhouse	Business Zone	South Seaside Park allows two-family dwellings in residential districts, while Seaside Park only permits them within a business zone—more limited and commercially oriented.
Three-family	R-4F Residential, Residential Townhouse	Not permitted	South Seaside Park allows small-scale multifamily housing; Seaside Park does not.
Four-family	R-4F Residential, Residential Townhouse	Not permitted	South Seaside Park’s zoning is more flexible, permitting higher-density housing options.
Townhouse	Residential Townhouse	Not permitted	Townhouses are a defined, permitted use only in South Seaside Park.
Mixed-use	Not permitted	Residential Zone	Seaside Park allows mixed-use development where housing and commercial uses coexist; South Seaside Park does not.

- a. **Zoning Flexibility:** South Seaside Park features multiple zoning districts that allow a wide range of residential configurations—from single-family to multifamily and townhouse developments. Seaside Park’s zoning is simpler and more restrictive, focusing primarily on single-family and mixed-use dwellings. Annexation would introduce greater zoning diversity and flexibility to Seaside Park.

- b. **Housing Density and Variety:** South Seaside Park’s R-4F and Residential Townhouse zones permit higher-density housing types, such as three- and four-family units, which Seaside Park currently lacks. Annexation could expand Seaside Park’s housing supply and offer more varied housing types, potentially improving affordability and supporting year-round residency.
 - c. **Mixed-Use Differences:** Seaside Park supports mixed-use development in its Residential Zone, promoting integrated commercial and residential uses. South Seaside Park does not. Annexation could harmonize zoning to extend mixed-use opportunities southward, fostering walkability and economic vitality.
 - d. **Economic and Community Effects:** Broader housing options and potential for modest infill development could enhance the local economy, diversify the population, and strengthen the year-round tax base without significantly altering community scale or aesthetics.
 - e. **Overall Impact of Annexation:** If Seaside Park annexed South Seaside Park, it would gain a wider array of residential zoning tools and the ability to support denser and more diverse housing forms than currently permitted. While Seaside Park’s zoning framework is simpler, the integration of South Seaside Park’s R-4F and townhouse districts would allow strategic growth, improved housing balance, and more flexible planning for future development. Careful zoning harmonization would ensure consistency and preserve the borough’s established coastal character. The annexation would require reconciling South Seaside Park’s numerous residential zones with Seaside Park’s streamlined zoning code. However, both share a compatible coastal and low-rise development character, easing integration.
2. **Commercial Zones: South Seaside Park** has two (2) commercial zone districts. **Seaside Park** has five (5) zone districts permitting commercial uses- four zones are Boardwalk-related zones, the remaining Business Zone is located along Central Avenue between 1st and 9th avenues. **Table 5.10** summarizes the commercial uses permitted in the commercial zones of South Seaside Park and Seaside Park:

Table 5.10: Commercial Uses by Zoning District

Neighborhood / Municipality	Commercial Zone(s)	Primary Focus	Example Uses
South Seaside Park	NB Neighborhood Business	Local, service-oriented commerce	Convenience and grocery stores, salons, barbers, dry cleaners, restaurants, banks, offices, marine supply, child care, hardware, florists, laundromats
	RC Resort Commercial	Visitor accommodations and recreation	Hotels/motels, restaurants, theaters, and parking lots

Seaside Park	Business Zone	Institutional and retail	Offices, retail stores, schools, places of worship
	Boardwalk Zone (Ocean Avenue, Promenade, Amusement, Water-Dependent)	Tourism and recreation	Public restrooms, restaurants, concession stands, amusement rides, beach clubs, water recreation rentals, outdoor dining, arcades, fishing clubs

- a. **Commercial Orientation:** South Seaside Park Neighborhood Business Zone provides for neighborhood-scale, year-round commerce that serves residents—personal services, convenience goods, and small professional offices. Seaside Park focuses on tourism, entertainment, and recreation, especially concentrated along its boardwalk and oceanfront corridors. Annexation would merge two complementary economies: one resident-serving, the other visitor-serving.
- b. **Diversity of Commercial Uses:** South Seaside Park’s Neighborhood Business district supports a broader array of small-scale retail and service uses (e.g., barbers, florists, laundromats, hardware stores, child care centers). Seaside Park’s zones are narrower in function but rich in leisure and hospitality uses—restaurants, amusement rides, water recreation, and banquet facilities. The combined municipality would have a more balanced commercial structure, supporting both tourism and daily community needs.
- c. **Intensity and Scale:** South Seaside Park’s commercial development tends to be low-rise, neighborhood-oriented, and dispersed. Seaside Park’s commercial areas are higher-intensity, seasonal, and clustered along the waterfront. Annexation would integrate smaller, stable year-round businesses with the more seasonal, high-traffic boardwalk economy.
- d. **Economic and Land Use Balance:** South Seaside Park’s retail mix could stabilize Seaside Park’s seasonal economy by encouraging year-round foot traffic and employment. The merger would also allow shared branding and marketing for tourism and services across a unified coastal district.
- e. **Zoning and Planning Integration:** Seaside Park’s multiple Boardwalk subzones reflect specialized land use management tied to tourism. South Seaside Park’s simpler structure (NB and RC) would require coordination but not major reorganization; its uses are compatible in character and scale.
- f. **Overall Impact of Annexation:** If Seaside Park annexed South Seaside Park, the combined municipality would benefit from a diversified and more resilient commercial economy. South Seaside Park would bring neighborhood-serving businesses that support local residents and year-round stability. Seaside Park would contribute its established tourism infrastructure and recreational attractions. Together, the area would offer a full spectrum of commercial uses—

from daily necessities to entertainment and hospitality—enhancing livability, tax base, and economic sustainability. Zoning harmonization would ensure consistency between neighborhood and resort uses while preserving each area’s character and market role.

3. **Seaside Park “Public Zone”:** The purpose of the zone is to indicate the existing public properties and those areas characterized by unique natural resources. Principal uses of land and buildings include but not limited to schools, parks, playgrounds, recreation areas, municipal buildings, public utilities and public parking areas and related public services, open space, the Seaside Park Marina Utility and Seaside Park Yacht Club, and dunes restoration and pedestrian activities associated with walking and swimming. The Public Zone does not permit any accessory or conditional uses. The borough ordinance sets area, bulk, and yard regulations, and parking standards. There is not a similar zone in South Seaside Park, but most of the uses described in the Seaside Park Public Zone are permitted.

4. **Cannabis Legalization:** On May 13, 2021, Seaside Park Borough passed Ordinance #2021-15 to prohibit all classes of cannabis businesses and distributors from operating within the municipality, except for the delivery of cannabis items and related supplies by a delivery service.¹⁵ On January 22, 2018, Berkeley Township passed Ordinance No. 18-02-OAB; amended August 3, 2021 by Ord. No. 21-29-OAB prohibiting the sale of marijuana and paraphernalia associated with marijuana use within the municipality, except for the delivery of cannabis items and related supplies by a delivery service. There are no differences between the cannabis policies of South Seaside Park and Seaside Park.

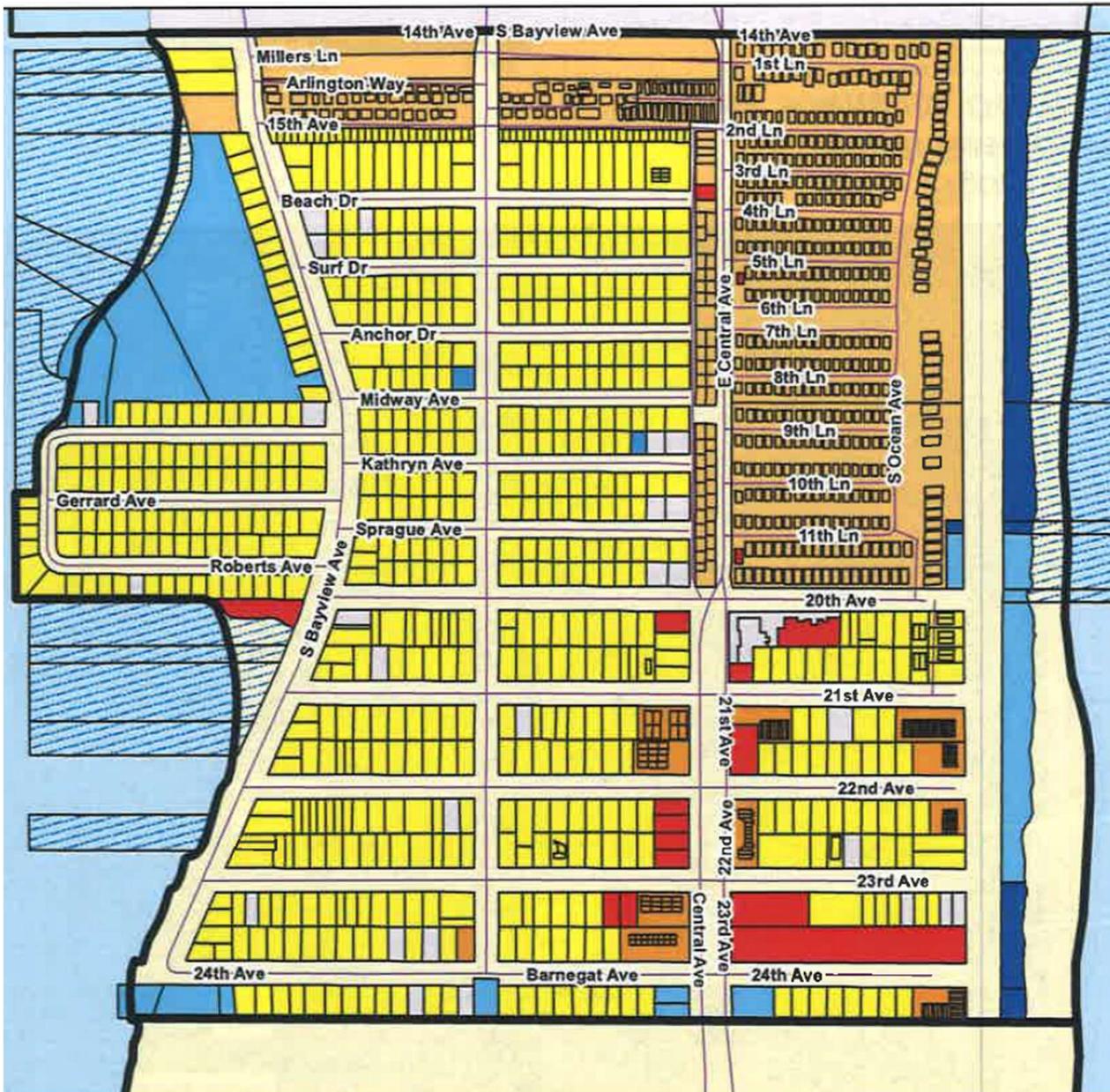
D. Impact of Annexation on Seaside Park Borough Land Use & Zoning

South Seaside Park and Seaside Park share similar coastal land use patterns but differ in zoning flexibility and intensity. South Seaside Park has 1,451 parcels and seven zoning districts—more diverse and slightly denser than Seaside Park’s 2,041 parcels and four districts. It allows smaller residential lots, multifamily dwellings, and townhouses, while Seaside Park emphasizes single-family and mixed-use development. South Seaside Park’s zoning also supports a broader range of neighborhood-oriented retail and service uses, compared to Seaside Park’s tourism and recreation focus.

If annexed, these differences would expand Seaside Park’s housing variety and local business base, promoting year-round economic stability. Zoning integration would be required to harmonize density and use standards, but the municipalities’ compatible development character and shared coastal identity suggest a smooth transition. Annexation would enhance land use diversity, strengthen the tax base, and support more flexible community and economic growth.

¹⁵ 2021 Seaside Park Master Plan Reexamination Report, p. 16.

Figure 5.A: South Seaside Park Existing Land Use, 2017



Source: 2017 South Seaside Park Neighborhood Plan, T&M Associates

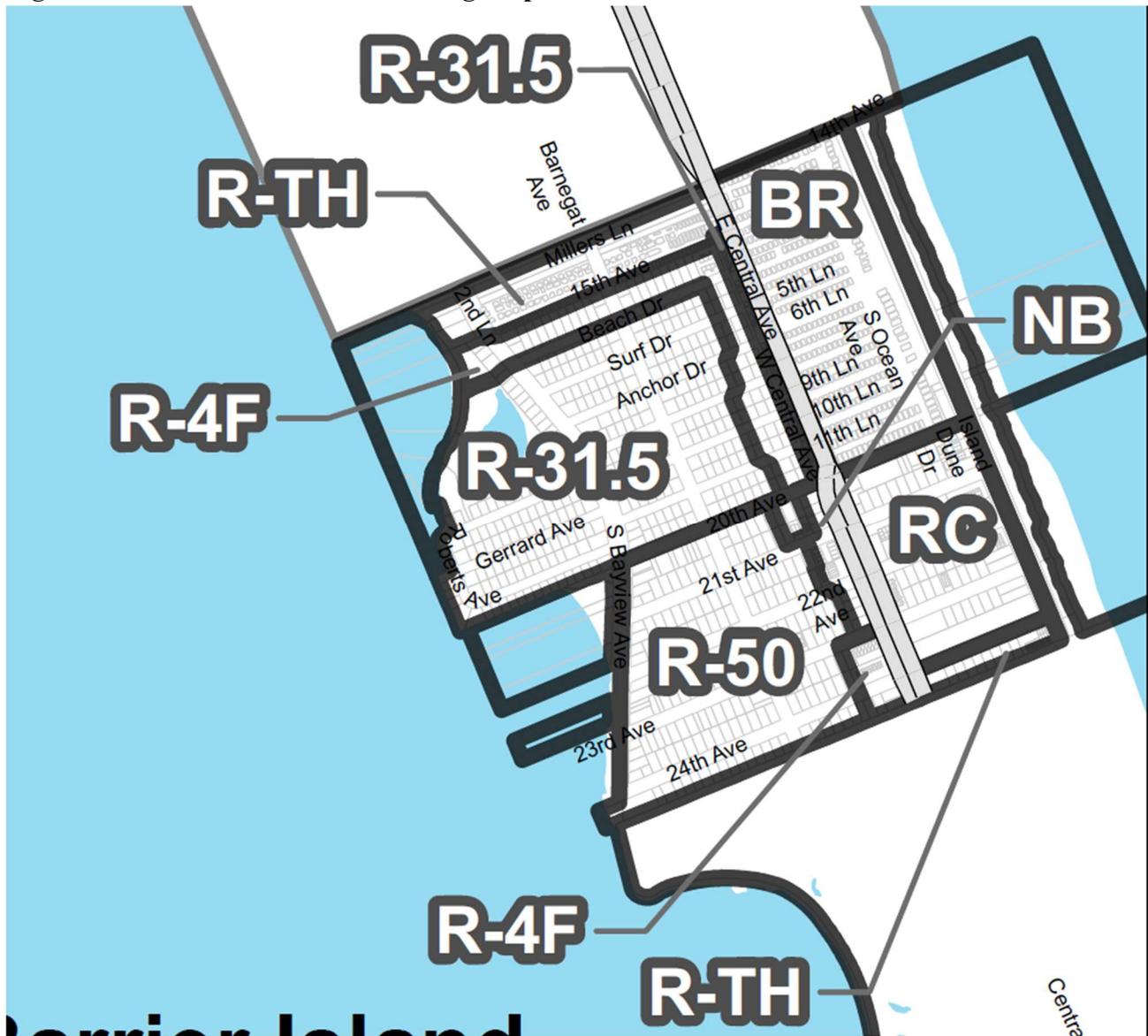


Figure 5.B: South Seaside Park Prevailing Lot Sizes, 2017



Source: 2017 South Seaside Park Neighborhood Plan, T&M Associates

Figure 5.C: South Seaside Park Zoning Map



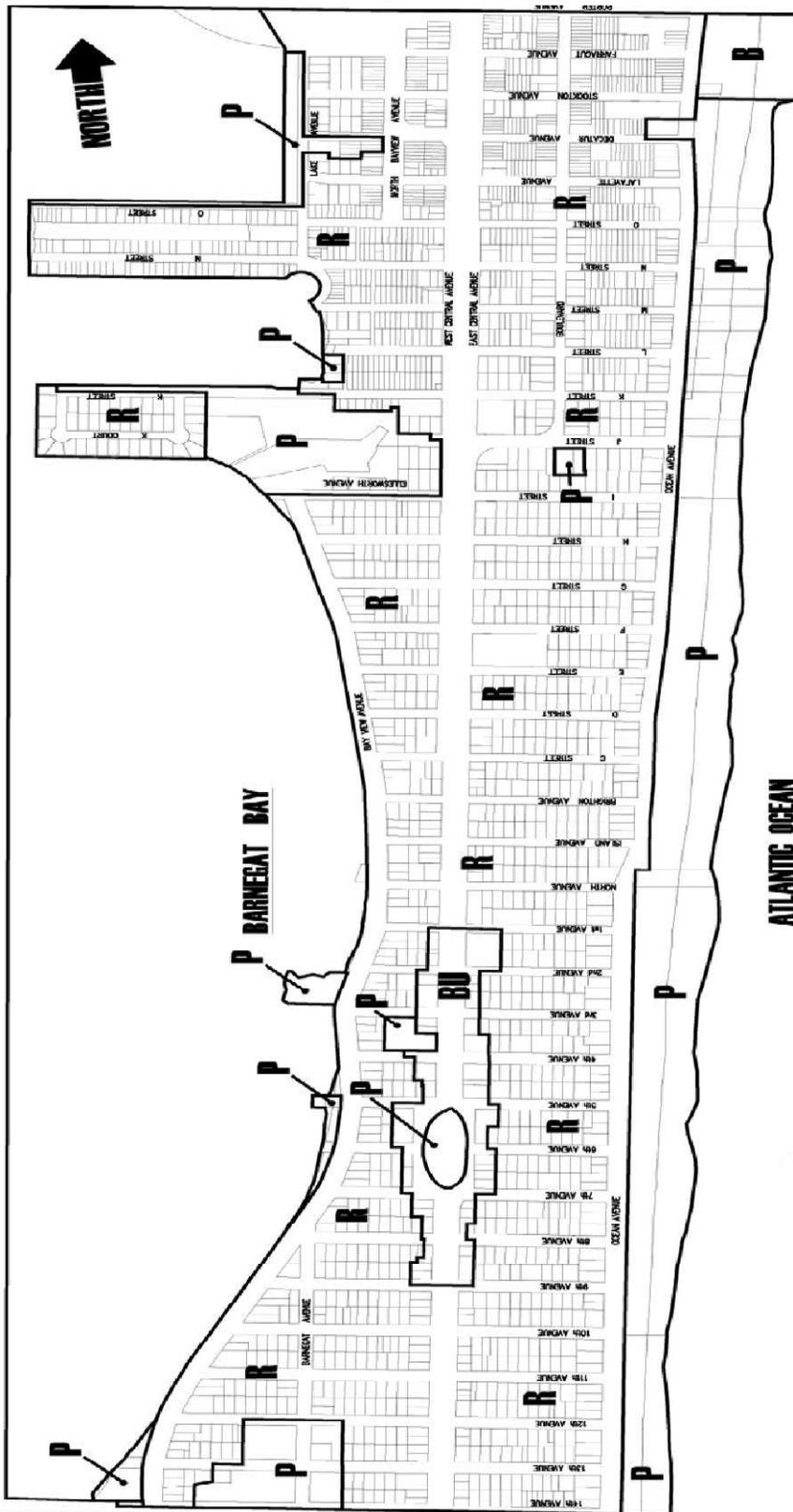
Prepared by Remington & Vernick Engineers, 10/26/2020



Barrier Island

- BC Beach Conservation
- BR Beachfront Residential
- R-31.5 Residential
- R-4F Residential Four-Family
- R-50 Residential
- R-LR Residential Low-Rise
- R-TH Residential Town House
- NB Neighborhood Business
- RC Resort Commercial

Figure 5.D: Seaside Park Borough Zoning Map



Prepared by T&M Associates, March 17, 2022

VI. PLAN CONSISTENCY

Annexation is not typically addressed in municipal, regional, or state plans in New Jersey. This chapter addresses whether annexation is has sound planning principles and whether it is consistent with local, county, and state planning documents. For annexation to be beneficial to Seaside Park, the existing and intended uses of South Seaside Park must be consistent with long-term planning goals, ensuring that any redevelopment or new development fits Seaside Park’s vision and contributes positively to the overall community experience of Seaside Park. The following municipal, county, and state plans are reviewed in this chapter for consistency and the promotion of sound planning principles introduced by potential annexation:

Seaside Park Borough

2008 Seaside Park Master Plan and Reexamination Report
2016 Master Plan Reexamination
2021 Master Plan Reexamination Report
2025 Seaside Park Prior, Third, & Fourth Round Housing Element and Fair Share Plan

Berkeley Township

1997 Berkeley Township Comprehensive Master Plan
2015 Master Plan Reexamination Report and Master Plan Amendments
2017 South Seaside Park Neighborhood Plan
2019 General Reexamination of the Master Plan
2024 General Amendment of the Master Plan
2025 Berkeley Township Housing Element and Fair Share Plan Fourth Round

Ocean County

2011 Ocean County Master Plan, with amendments in 2018
2015 County Long-Term Community Recovery Plan
2015 Multi-Jurisdictional All-Hazard Mitigation Plan, updated 2018 and 2025

State of New Jersey

2025 Draft Final New Jersey State Development and Redevelopment Plan
2025 Seaside Park Borough and Berkeley Township Cross-Acceptance Responses

Key Takeaways

1. Annexation changes the Borough’s physical extent, population, and land base—triggering a statutory need to amend the master plan under the NJ Municipal Land Use Law. The updated Land Use Element would incorporate South Seaside Park’s built form, circulation patterns, and environmental features, ensuring planning cohesion across the barrier island.

2. Annexation of South Seaside Park would expand and modernize the scope of Seaside Park's 2021 Master Plan framework. It would necessitate an updated Land Use Element and comprehensive zoning map revision.
3. Annexation of South Seaside Park would largely advance the 2008 Seaside Park Master Plan's goals, particularly in coordinated land use, environmental protection, transportation, and community services. While fiscal and administrative adjustments would be required, the long-term effect would be a more unified, resilient, and efficiently managed barrier island community.
4. Seaside Park could use the opportunity to consider a Neighborhood Business (NB) overlay or adaptive commercial zoning in the southern section, improving service access for residents and visitors while maintaining residential compatibility.
5. Annexation would strengthen Seaside Park's role as a single, cohesive coastal community in regional planning frameworks. This integration facilitates better coordination with NJDEP, Ocean County Planning, and the State Development and Redevelopment Plan.
6. While annexation does not introduce new redevelopment areas, it enables strategic revitalization opportunities along shared corridors and access points, improving economic vitality and design consistency.
7. Annexation is not addressed in Seaside Park's housing element or fair share plan. Annexation will not increase Seaside Park's Fourth Round Obligation as there are no projects on properties located in South Seaside Park- existing or proposed- used to satisfy Berkeley Township's Fourth Round Obligation.
8. Annexation of South Seaside Park would strengthen Seaside Park's position as a sustainable, resilient, and efficiently managed coastal municipality in Ocean County. It aligns directly with Ocean County's master plan goals by improving intergovernmental coordination, environmental stewardship, and long-term economic and community sustainability.
9. Annexation of South Seaside Park directly advances New Jersey State Plan goals by consolidating governance, enhancing environmental protection, promoting climate resilience, improving economic and infrastructure planning, and fostering equitable and integrated municipal services. While housing diversification opportunities are limited due to physical constraints, the annexation strengthens Seaside Park's alignment with the State Plan across nearly all other objectives.

A. Seaside Park Master Plan & Reexamination Reports

Seaside Park Borough last adopted a Master Plan in 2008 and a reexamination report in 2016 in response to damages incurred from Superstorm Sandy. In 2021, the Borough adopted a Master Plan

Reexamination Report to review and evaluate the master plan and municipal development regulations since 2016 to determine the need for updates and revisions.

1. **2021 Seaside Park Master Plan Reexamination Report:** prepared by T&M Associates, describes the problems and objectives of land development in the Borough since the 2016 Report, and whether those problems and objectives have been reduced or increased, and recommends specific changes for the master plan and development regulations. **Table 6.1** lists the recommendations and policies in the 2021 Reexamination Report and evaluates the impact of annexation on those recommendations and policies:

Table 6-1: 2021 Seaside Park Master Plan Reexamination Report

2021 Master Plan Reexamination Report	Impact of Annexation
<p>Changes to the Master Plan Recommends against preparing an updated Land Use Element, but supports updating the master plan Goals and Objectives (p.18).</p>	<p>Annexation would necessitate a full update to the Land Use Element and Goals and Objectives. The expanded municipal boundary would introduce new land types, uses, and infrastructure responsibilities (including beach access, bayfront areas, and residential lots), requiring an integrated framework. A comprehensive revision would align the new territory with Seaside Park’s zoning philosophy and environmental goals.</p>
<p>Update to Zoning Map Recommends updating the Zoning Map to remove the Mixed Use (MX) and Multi Dwelling (MD) districts and rezone the areas as Residential (R) (p. 18).</p>	<p>Annexation would have limited direct effect on Seaside Park’s Business Zone, which is geographically distant from South Seaside Park. However, the annexation offers a chance to assess whether small-scale commercial nodes in South Seaside Park (e.g., food, retail, or marine services) should be incorporated into or differentiated from the Borough’s existing BU regulations.</p>
<p>Update to Development Regulations Recommends changes to the Business (BU) zone (p. 19).</p>	<p>Annexation has no impact on Seaside Park’s Business (BU) zone; this zone is not close to South Seaside Park; annexation is not a detriment or a benefit to the BU zone.</p>
<p>The 2016 Reexamination Report Determined that many of the 2016 Goals, Objectives, and Recommendations remained valid (pp. 4-8).</p>	<p>Annexation would reaffirm the continued relevance of the 2016 goals—particularly those emphasizing environmental protection, coastal resilience, and controlled growth. However, the expanded jurisdiction would require restating these goals to reflect the broader geography and new intergovernmental coordination issues with Berkeley Township and Ocean County.</p>

<p>Changes at the Local, County/Regional, and State Level Acknowledges demographic and housing changes since 2016, and changes to county and state plans (pp. 9-13).</p>	<p>Annexation would modestly alter Seaside Park’s demographic profile—slightly increasing population, seasonal housing share, and housing units. It would also align Seaside Park more closely with Ocean County’s Coastal Area Facility Review Act (CAFRA) jurisdiction, state coastal planning policies, and county hazard mitigation strategies.</p>
<p>Redevelopment Plans No Redevelopment Areas or studies identified (p. 20).</p>	<p>South Seaside Park also lacks redevelopment or rehabilitation designations. Annexation, however, expands the Borough’s ability to consider area-wide corridor enhancement under the NJ Redevelopment and Housing Law—particularly for the Route 35 and Central Avenue corridor. This could support aesthetic upgrades, streetscape improvements, or flood-resilient infrastructure without formal redevelopment designation.</p>
<p>Cannabis Legalization Municipalities had until 2021 to either prohibit or limit the number of cannabis establishments, distributors, or delivery services (p. 15).</p>	<p>Both Berkeley Township and Seaside Park prohibit cannabis businesses. Annexation would not change this status. The zoning consistency simplifies enforcement and ensures community expectations remain unchanged.¹⁶ Annexation maintains existing prohibition, supporting Seaside Park’s family-oriented, tourism-based character.</p>
<p>Concerning Electric Vehicle Charging Stations Recommends reviewing new MLUL requirements for “make-ready” EV parking spaces (pp. 16-17).</p>	<p>Since South Seaside Park currently has no EV infrastructure, annexation would allow Seaside Park to apply consistent EV-ready standards throughout the barrier island. The Borough could plan charging locations strategically along Route 35, public parking areas, and recreational facilities, supporting future energy and mobility goals.</p>

Annexation would reinforce and advance the intent of the 2021 Reexamination Report—turning its incremental policy updates into a full, forward-looking planning opportunity for a unified coastal community.

- a. **Update to Zoning Map:** The 2021 Reexamination Report recommends updating the Zoning Map to remove the Mixed Use (MX) and Multi Dwelling (MD) districts and rezone the areas as Residential (R) district, opining that mixed-use and multi-family development was no longer appropriate for the entirety of the Route 35 (Central Avenue) corridor given the proximity and potential impact to the well-established existing single family residential district, the lack of interest in mixed-use or multifamily housing development within the majority of Route 35 corridor, and the significant existing use of land within the corridor for

¹⁶ Seaside Park Borough Ordinance #2021-15, adopted May 13, 2021. Berkeley Township Ordinance No. 18-02-OAB, adopted January 22, 2018; amended August 3, 2021 by Ord. No. 21-29-OAB.

existing single-family housing.¹⁷ The R zone permits detached single-family dwellings at 8.7 units per acre (5,000 sq ft lot size), and non-residential conditional uses.

- **Location:** Seaside Park rezoned Residential (R) area borders South Seaside Park along 14th Avenue and shares the Central Avenue corridor- that area of South Seaside Park is zoned Residential Townhouse (R-TH), and Beachfront Residential (BR).
 - **Use/Density:** Seaside Park Residential (R) Zone permits detached single-family dwellings at 8.7 units per acre (5,000 sq ft lot size), and non-residential conditional uses.
 - **South Seaside Park Current Land Use in the R-TH Zone:** The northwest quadrant bordering Seaside Park is zoned Residential Townhouse (R-TH) and contains cottages ranging in density from 13 to 45 dwelling units per acre. The R-TH zone permits townhouse development at a maximum density of 10 units per acre on a minimum 3-acre tract; the zone also permits single-, two-, three-, and four-family dwellings, and non-residential conditional uses.
 - **South Seaside Park Current Land Use in the BR Zone:** The northeast quadrant bordering Seaside Park is zoned Beachfront Residential (BR), which are standards for the residential area governed by the Midway Beach Condominium Association. The permitted uses include detached single-family dwellings and existing nonresidential uses that do not conform with the BR zone are considered preexisting nonconforming uses.
 - Zoning at the current municipal border is not consistent in terms of intensity of residential use; also inconsistent are conditional use requirements for each zone. Annexation provides the opportunity to permit zoning that will foster greater consistency in future land development patterns.
- 2. 2021 Seaside Park Municipal Access Plan:** The 2021 Seaside Park Municipal Access Plan, adopted as part of the municipal master plan, provides a plan within Seaside Park for public access to tidal waters and shorelines. The Plan supports the policy of local determination of public access locations and facilities.¹⁸ Public access in Seaside Park provided by the municipality consists of a variety of access points and facilities including boat ramps, beach walkways, bathroom facilities, and lifeguarded beaches. Accommodations for parking, handicap access, restrooms, food/drink, surfing, fishing, kayaking, and other recreational activities are all provided and are for all to enjoy.¹⁹ Beach badges are required for the use of all beaches,

¹⁷ 2021 Seaside Park Master Plan Reexamination Report, pp. 4, 18.

¹⁸ Seaside Park Municipal Public Access Plan, 2021, p. 3.

¹⁹ Seaside Park Municipal Public Access Plan, 2021, pp. 6-7.

including the bay beaches from June 15 to Labor Day. Funtown Beach between Farragut and Stockton avenues is a private beach.

- The 2021 Municipal Access Plan does not address annexation. Annexation would not have a negative impact on Seaside Park Borough as annexation would enhance bicycle and pedestrian connectivity, serving both residents and visitors, reducing vehicle congestion and improving access to recreational amenities.
 - In South Seaside Park, Chef Mike’s Atlantic Bar & Grill and the Island Beach Motor Lodge is scheduled soon to be demolished and replaced with 16 homes. The beachfront will be deeded over to Berkeley Township making the White Sands Beach size increase by 300 feet. The resultant exchange of private beachfront to Berkeley Township, and subsequent annexation to Seaside Park is positive for the public and compliments the 2021 Municipal Access Plan.
3. **2016 Seaside Park Master Plan Reexamination:** The 2021 Master Plan Reexamination Report supersedes the 2016 Master Plan Reexamination. The 2016 Master Plan Reexamination, prepared by CME Associates, describes the problems and objectives relating to land development in the Borough since adoption of the 2008 master plan, indicates whether those problems have been reduced or increased, and recommends changes in policies and objectives for the master plan and changes to development regulations. The 2008 Master Plan and 2016 Reexamination Report list the same goals and objectives to guide the future growth and development of the Borough.²⁰
4. **2008 Seaside Park Master Plan & Reexamination Report:** The 2008 Master Plan and Reexamination Report prepared by T&M Associates, replaced the 2007 Reexamination Report and 1985 Master Plan, and contained the Borough’s Vision Statement, and eight (8) plan elements: Land Use, Housing,²¹ Circulation, Municipal Facilities & Services, Recreation, Historic Preservation, Economic, and Recycling.

a. Vision Statement. The Borough’s Vision Statement is:

Seaside Park is a small, barrier island residential community that is bordered on the east by the Atlantic Ocean and on the west by Barnegat Bay. Less than one square mile, this shore community boasts a clean, attractive and safe environment that welcomes residents and visitors alike.

The Borough will continue to be committed to protecting the environment, supporting its business community, encouraging family friendly neighborhoods and enhancing the quality of life for its

²⁰ See 2008 Master Plan, pages 12-18, and 2016 Reexamination Report, pp. 4-8.

²¹ The Housing Element is superseded by the Seaside Park May 2025 Prior Round, Third Round & Fourth Round Housing Element and Fair Share Plan.

residents. That enhancement is, in part, achieved by maintaining residential areas at existing or reduced densities and fostering, through the Master Plan, attractive residences.

Through effective environmental practices the Borough will continue to contribute towards keeping the Ocean, Bay waters and beaches clean, healthy and environmentally sound. By maintaining the Borough-owned portion of the boardwalk without any further commercial development it will further contribute towards a safe, clean and quiet environment that encourages residents, employees and visitors to be respectful, friendly and courteous.

The Borough’s active coordination with the state, county and public utility companies, combined with its aggressive pursuit of grants and other forms of third-party financing, enables the Borough to successfully maintain and improve its infrastructure.

Supporting the family-oriented focus of the community, the Borough coordinates with the Board of Education to meet the needs of Seaside Park’s children while also providing a multitude of recreational areas that offer diverse activities not only for its children but also for the adult residents and visitors.²²

The physical characteristics of South Seaside Park and its residents share many of the attributes with Seaside Park’s Vision Statement- a common geographic location, a commitment to protecting the environment, and maintaining residential neighborhood within existing densities. Annexation will further strengthen the intentions of Seaside Park’s Vision Statement.

- b. **Goals, Objectives, and Principles:** The goals, objectives, and principles of the Borough Master Plan are the purposes of sound planning as embodied in the Municipal Land Use Law. **Table 6.2** lists the relevant goals, objectives, and principles in the 2008 Master Plan, pages 12-18, and evaluates the impact of annexation on those goals, objectives, and principles:

Table 6-2: 2008 Seaside Park Master Plan Goals, Objectives and Principles

Goals, Objectives, & Principles	Impact of Annexation
Encourage Borough action to guide the appropriate use or development of all lands in a manner which will promote the public health, safety, general welfare and quality of life.	Annexation would expand Seaside Park’s jurisdiction southward, enabling unified planning and zoning across the barrier island. This could improve consistency in development standards, signage, and code enforcement, leading to a higher overall quality of life and more coherent land use.
Secure safety from fire, flood, panic and other natural and man-made disasters.	Single emergency services framework (fire, EMS, police) could increase response efficiency and coordination during storms, floods, or evacuations. However, the Borough would need to ensure it can absorb the cost and logistics of expanded emergency coverage.

²² 2008 Master Plan, p.10.

Provide adequate light, air, and open space.	Annexation would allow Seaside Park to extend its planning principles—especially limits on density and height—into South Seaside Park, preserving open space and ocean/bay views. It would also prevent potential overdevelopment inconsistent with Borough standards.
Ensure development does not conflict with that of neighboring municipalities, the County, and the State.	By absorbing South Seaside Park, Seaside Park would eliminate jurisdictional inconsistencies with Berkeley Township, simplifying coordination with Ocean County and NJDEP (CAFRA). Unified planning could reduce land-use conflicts.
Promote appropriate population densities and lot coverage for well-being and environmental preservation.	Annexation would allow Seaside Park’s low-density, environmentally conscious zoning to be applied uniformly. This would better control impervious coverage and reduce runoff and flooding.
Provide sufficient space for a mix of residential, recreational, commercial, and open space uses.	Integration would enable a more balanced approach to land use—linking South Seaside Park’s open beaches and small businesses with Seaside Park’s established commercial corridor. The result could be improved public access and more cohesive recreational planning.
Encourage transportation routes that promote free flow of traffic while avoiding congestion or blight.	Unified control of Route 35 and local streets could improve traffic management, signage, pedestrian safety, and parking strategies. Annexation would allow consistent design and maintenance across municipal lines.
Promote conservation of open space, energy resources, and prevent sprawl and environmental degradation.	Seaside Park’s environmental ordinances could help better protect South Seaside Park’s sensitive dune and bayfront ecosystems. Annexation discourages fragmented governance that might otherwise allow less environmentally protective zoning.
Encourage coordination of public and private development to lessen costs and use land efficiently.	A single governing body could coordinate infrastructure projects (e.g., drainage, sidewalks, utilities), likely reducing duplication and administrative cost. Economies of scale may improve efficiency in public works and code enforcement.
Promote use of renewable energy resources.	Seaside Park could extend its sustainability initiatives—such as solar-ready building codes or municipal renewable energy programs—to the annexed area.
Promote recovery and recycling of materials in line with State Recycling Plan.	South Seaside Park residents could join Seaside Park’s advanced recycling program, improving compliance and helping maintain the Borough’s reputation as one of Ocean County’s leading recyclers.

Land Use and Density	Impact of Annexation
Manage Route 35 corridor as the Borough’s Main Street and unifying element.	Annexation extends this corridor southward, allowing consistent design standards, landscaping, and signage. The area could become part of a cohesive “gateway” corridor linking the two communities.
Direct residential development and infill to respect existing scale and character, maintaining light, air, and open space.	South Seaside Park’s existing residential scale matches Seaside Park’s character, so annexation would preserve a consistent aesthetic and prevent future incompatible development.
Maintain or increase pervious coverage to address storm water runoff.	Seaside Park’s runoff and pervious surface standards could reduce flooding risk in South Seaside Park. Unified stormwater management would improve island resilience.
Circulation	Impact of Annexation
Provide for an improved circulation system within the Borough.	Annexation provides an opportunity for comprehensive traffic flow improvements across the entire island segment—especially Route 35, Bayview Avenue, and Ocean Avenue—reducing confusion and ensuring consistent road maintenance.
Municipal Facilities & Services	Impact of Annexation
Provide improved community facilities and services	Services such as police, trash collection, beach maintenance, and recreation could be unified and standardized. However, Seaside Park would need to evaluate the fiscal impact of extending services to additional residents and properties.
Natural Resources / Environmental Protection	Impact of Annexation
Protect the natural resources and barrier island environment.	Annexation would enable more coordinated dune management, stormwater control, and bayfront protection. A single municipal framework could better support CAFRA compliance and coastal resilience planning.
Economic Development	Impact of Annexation
Provide for the beneficial economic development of the Borough	Property tax revenues and beach badge sales from the annexed area would boost municipal ratables. A unified tourism and business promotion strategy could enhance the local economy while maintaining small-scale commercial character.
Housing	Impact of Annexation
Provide for housing appropriate to neighborhood character.	South Seaside Park’s mostly seasonal single-family homes align with Seaside Park’s residential character. Annexation would allow uniform enforcement of property maintenance, zoning, and rental regulations, supporting stable neighborhoods.

Parks, Recreation, and Open Space	Impact of Annexation
Provide and maintain parks, recreation, and open space system.	Annexation would expand Seaside Park’s open space inventory, connecting beach and bay access points. This could enhance recreation programming and support regional trail or waterfront plans.
Character and Design	Impact of Annexation
Promote a desirable visual environment.	Annexation would permit consistent signage, lighting, landscaping, and architectural design guidelines along Route 35 and residential streets, improving overall aesthetics and community identity.
Recycling	Impact of Annexation
Continue to provide the facilities and services to lead in recycling programs in Ocean County.	Integration would allow South Seaside Park residents to participate in Seaside Park’s advanced recycling and solid waste initiatives, strengthening regional sustainability performance.

Annexation enhances planning consistency and environmental protection across the barrier island. Annexation improves emergency management, infrastructure, and service coordination. Annexation strengthens Seaside Park’s fiscal and economic base. Annexation expands recreational and open space planning opportunities. The challenges associated with annexation include: increased administrative and service demands; need for equitable tax and service integration; and the need for possible short-term infrastructure upgrade costs.

Annexation of South Seaside Park would largely advance the 2008 Seaside Park Master Plan’s goals, particularly in coordinated land use, environmental protection, transportation, and community services. While fiscal and administrative adjustments would be required, the long-term effect would be a more unified, resilient, and efficiently managed barrier island community.

- b. Land Use Plan:** The Land Use Plan is based upon the Borough vision for the future of Seaside Park. It presents the future land use plan for the types of land use and the Borough standards for density and development intensity recommended for the Borough consistent with the principles, goals, and objectives of the Master Plan. **Table 6.3** lists the relevant Land Use Plan goals in the 2008 Master Plan and evaluates the impact of annexation on those goals:

Table 6-3: 2008 Seaside Park Master Plan Land Use Plan Goals

Land Use Goals (p. 21)
<p>1. Maintain the Borough as a single-family residential community by limiting and reducing density and proposing more effective lot area and bulk standards of the zone plan.</p> <p>Impact of Annexation: Annexation would extend Seaside Park’s single-family zoning framework southward into South Seaside Park, which already consists primarily of detached homes, cottages, and seasonal residences. This alignment preserves the Borough’s low-density character and prevents incompatible multi-family or mixed-use development that might occur under Berkeley Township’s zoning.</p> <p>Evaluation: Annexation strengthens this goal by expanding Seaside Park’s control over land use intensity, ensuring the entire southern end of the barrier island follows the same low-density development pattern and coastal character envisioned in the Borough’s master plan.</p>
<p>2. Protect residential neighborhoods from commercial encroachments and the adverse impacts of nonresidential land use.</p> <p>Impact of Annexation: South Seaside Park includes limited neighborhood-scale businesses—mostly seasonal or convenience-based uses near Route 35 and Bayview Avenue. Annexation would allow Seaside Park to regulate these uses under its own zoning code, preventing commercial overexpansion or incompatible operations that might affect residential quality.</p> <p>Evaluation: Annexation reinforces this goal by giving Seaside Park direct authority to maintain the residential focus of the community while allowing only compatible, small-scale commercial uses that support residents and visitors without altering neighborhood character.</p>
<p>3. Control the impact of development and residential density on parking, traffic, community facilities, and infrastructure.</p> <p>Impact of Annexation: Unified jurisdiction allows Seaside Park to coordinate parking regulations, traffic circulation, and infrastructure management across the entire barrier island segment. The Borough could implement consistent parking permit programs, signage, and street maintenance policies—reducing congestion and ensuring adequate capacity for emergency access, utilities, and seasonal demand.</p> <p>Evaluation: Annexation enhances Seaside Park’s ability to manage these systems holistically. Coordinated planning of Route 35 and local street networks improves safety and flow while reducing piecemeal infrastructure upgrades.</p>
<p>4. Ensure that new development is compatible with the desirable scale of the residential community.</p> <p>Impact of Annexation: Annexation would extend Seaside Park’s architectural design standards, building height limits, and setback requirements into South Seaside Park. This ensures that new or redeveloped homes fit seamlessly into the established residential fabric.</p> <p>Evaluation: This goal is directly advanced by annexation—allowing consistent enforcement of design and scale guidelines that preserve the Borough’s small-town coastal character across the entire community.</p>

5. Encourage residential and business uses to upgrade and enhance their properties consistent with the vision for Seaside Park and ensuring that there is no substantial adverse impact on adjoining properties and the master plan.

Impact of Annexation: Annexation aligns zoning, permitting, and incentives under a single jurisdiction. This simplifies processes for property owners, encourages façade improvements and code compliance, and ensures upgrades in South Seaside Park reflect Seaside Park’s aesthetic and environmental priorities.

Evaluation: Annexation creates a unified regulatory framework that promotes reinvestment and property maintenance consistent with Borough standards. It also enhances Seaside Park’s ability to offer borough-wide improvement initiatives—such as design guidelines, beautification programs, or flood-resilient retrofits—under one vision.

6. Ensure that Borough development standards provide a level of light, air and open space consistent with the vision for the future of Seaside Park.

Impact of Annexation: By applying Seaside Park’s zoning bulk standards, lot coverage limits, and setback requirements to South Seaside Park, the Borough can preserve open views, air circulation, and visual access to the ocean and bay. Annexation also supports a consistent dune management and public access policy, improving open space continuity.

Evaluation: Annexation supports and strengthens this goal, maintaining a cohesive coastal streetscape and preventing overbuilding that could diminish public light, air, and open space.

7. Promote the values of conservation and sustainability to ensure that valuable natural resources are not depleted or impaired.

Impact of Annexation: South Seaside Park contains sensitive dune, bayfront, and tidal marsh environments. Under Seaside Park’s governance, these areas would be managed with stricter stormwater controls, dune protections, and environmentally conscious zoning standards that exceed Berkeley Township’s. Unified environmental management across the barrier island would enhance resilience to flooding and erosion.

Evaluation: Annexation significantly advances Seaside Park’s conservation and sustainability goals by allowing comprehensive environmental protection measures, coordinated CAFRA compliance, and long-term stewardship of shared natural systems.

The annexation of South Seaside Park would advance every major land use goal of Seaside Park’s 2008 Master Plan as reaffirmed in the 2021 Reexamination Report. It would:

- Extend the Borough’s low-density, conservation-oriented zoning to the southern barrier island.
- Allow for coordinated management of infrastructure, environmental resources, and design standards.
- Strengthen the Borough’s identity as a cohesive, sustainable, single-family residential community.

Overall, annexation would not merely support the 2008 land use goals—it would complete their geographic implementation, creating a unified planning framework for the entire island section south of Seaside Heights.

- c. **Circulation Plan:** The Circulation Plan addresses and seeks to improve all areas of the Borough related to transportation, including vehicular and pedestrian traffic (seasonal and off-season), pedestrian access, traffic controls, public transportation and bike paths. Most of the Borough’s streets are residential in nature and their width reflects this.²³ The Circulation Plan recommendations are divided into six (6) subsections: Route 35; parking; commercial traffic; pedestrian enhancements; bike path; and other recommendations.²⁴ Some recommendations are site-specific and/or are in locations that have no physical relation to South Seaside Park. **Table 6.4** lists relevant Circulation Plan recommendations in the 2008 Master Plan and evaluates the impact of annexation on those recommendations:

Table 6-4: 2008 Seaside Park Master Plan Circulation Plan Recommendations

Circulation Plan Recommendations (pp. 58-62)
<p>1. Route 35: Hire a professional consultant to represent the interests of the Borough before the NJDOT regarding the redevelopment and design elements Route 35.</p> <p>Impact of Annexation: Annexation would extend Seaside Park’s jurisdiction along Route 35 to the Berkeley Township boundary at South Seaside Park, giving the Borough a larger and more continuous stretch of the state highway corridor to coordinate with NJDOT.</p> <p>Evaluation: Annexation strengthens Seaside Park’s leverage in discussions with NJDOT. With an expanded corridor, the Borough could negotiate roadway design, drainage, traffic calming, and streetscape improvements for the full southern segment. This unifies design treatments, enhances safety, and provides a single municipal voice for corridor advocacy.</p>
<p>2. Parking: Safely expand permitted parking spaces at the southern end of South Ocean Avenue. Consider using “T” style street markings to maximize the number of parking spaces. Extend paid parking spaces through the use of kiosks. Examine the option of diagonal parking.</p> <p>Impact of Annexation: Annexation brings the current southern terminus of Ocean Avenue under Seaside Park’s jurisdiction, allowing the Borough to redesign, re-mark, and regulate parking near the beach access points now within Berkeley Township.</p> <p>Evaluation: Annexation directly enables this recommendation. The Borough could extend its managed parking system—using consistent markings, kiosks, and permit regulations—southward to better serve beachgoers, control congestion, and generate revenue. It also enhances safety by applying uniform signage and circulation design.</p>

²³ 2008 Master Plan, pages 12-18. 2016 Reexamination Report, p. 58.

²⁴ 2008 Master Plan, pp. 12-18. 2016 Reexamination Report, pp. 59-62.

3. Parking: Develop and enforce parking regulations that prevent the use of public parking areas for vehicle storage. Revise ordinances to prevent the daytime parking of oversized vehicles on residential streets. Consider restricting curbside street parking on local streets by issuing resident parking permits.

Impact of Annexation: South Seaside Park currently lacks resident parking permit enforcement consistent with Seaside Park’s system. Annexation would allow Seaside Park to apply its ordinances borough-wide, ensuring equitable access to limited parking and improving street appearance and safety.

Evaluation: Annexation supports uniform parking enforcement and eliminates confusion between municipal rules. Residents in the annexed area would benefit from consistent permit programs and the removal of oversized or stored vehicles from residential streets.

4. Parking: Create loading zones on Route 35 in the business areas, determine whether or not they should be available 24/7 or time limited. Review the use of restricted parking on Route 35 and determine if a combination of time limited parking and the use of paid parking spaces would be a more effective.

Impact of Annexation: Though South Seaside Park’s commercial presence is limited, there are small businesses along Route 35 that generate delivery needs. Annexation would allow the Borough to evaluate these collectively with Seaside Park’s northern business areas, improving delivery access while minimizing traffic disruption.

Evaluation: Annexation extends Seaside Park’s parking management framework to all commercial nodes, allowing coordinated regulation of loading zones, timing, and parking pricing to reduce congestion and enhance business accessibility.

5. Commercial Traffic: Create and sign truck routes through the Borough to minimize through commercial truck traffic on cross streets while accommodating local deliveries. Limit commercial vehicles to Central Avenue and restrict the commercial use of Ocean and Bayview Avenues to local deliveries and services. Work with the Route 35 businesses and develop loading zones in business areas. Consider using mobile vendor designated parking permits along the Bay beachfront.

Impact of Annexation:

Under annexation, Seaside Park could manage truck movements throughout the entire island segment. This includes signing designated truck routes south into the annexed area, ensuring that commercial vehicles serving South Seaside Park businesses use only designated corridors (e.g., Route 35 or Central Avenue).

Evaluation: Annexation improves traffic control and safety by establishing one continuous system of truck restrictions and delivery rules. It prevents heavy vehicles from entering quiet residential streets or beachfront areas, preserving neighborhood tranquility and infrastructure integrity.

6. Pedestrian Enhancement: Establish an effective inspection program that ensures all sidewalks are maintained in a safe condition and are replaced as needed. Consider the use of textured pavement, striping, highlighted signing and flashing beacons.

Impact of Annexation: South Seaside Park’s sidewalks, crossings, and signage currently fall under Berkeley Township maintenance. Annexation would bring them under Seaside Park’s

<p>inspection and improvement program, enabling uniform safety standards and ADA compliance throughout the island.</p> <p>Evaluation: Annexation enhances pedestrian safety and walkability by expanding Seaside Park’s sidewalk maintenance and crosswalk enhancement programs. This creates a cohesive pedestrian environment connecting beaches, parks, and the bayfront.</p>
<p>7. Bike Path: Create a bike path between the municipal marina at J Street and continuing south along Bayview Avenue to Fourteenth Avenue. Increase the number of bike racks throughout the Borough. Apply to NJDOT for Local Technical Assistance and work with the County to determine a complete designated bike network in Seaside Park.</p> <p>Impact of Annexation: Annexation would allow the Borough to extend the proposed bike network southward beyond Fourteenth Avenue into South Seaside Park, connecting residential areas to the bayfront and regional trail systems.</p> <p>Evaluation: Annexation greatly expands bicycle connectivity opportunities. It would enable Seaside Park to pursue county and state funding for a full-length Bayview Avenue multi-use path and continuous signage. The Borough could coordinate with Ocean County for a complete coastal bikeway network from Island Beach State Park northward.</p>
<p>8. Other: Prepare and adopt an Official Map, showing existing and proposed street widths and inventory of existing and proposed new features . . . Determine whether or not the Borough should convert more of the existing two-way, narrow, side streets into one-way traffic streets.</p> <p>Impact of Annexation: The Official Map would need to be updated to include all streets in South Seaside Park, ensuring consistent right-of-way standards and traffic control. Seaside Park could assess the annexed neighborhood’s narrow streets for potential one-way conversions to improve safety and emergency access.</p> <p>Evaluation: Annexation necessitates and enhances this recommendation. The Borough gains full control over roadway inventory, geometry, and signage—critical for public safety planning and grant funding.</p>
<p>9. Other: Explore the use of “Gateways”. Gateway treatments at the northern and southern end of the Borough can convey the Borough's identity by utilizing characteristic design elements that reflect the Borough's character and vision.</p> <p>Impact of Annexation: Annexation moves Seaside Park’s southern boundary to the edge of Island Beach State Park, creating a natural location for a southern gateway marking the community’s identity and limits.</p> <p>Evaluation: Annexation complements this goal. The Borough could design an attractive southern gateway—featuring landscaping, signage, or art—that unifies community branding and signals the transition from residential to parkland.</p>
<p>10. Other: Develop an aggressive approach towards obtaining grant funds through the use of professional consultants.</p> <p>Impact of Annexation: Annexation increases the Borough’s population, land area, and infrastructure inventory—all factors that improve eligibility and scoring for certain state and federal grant programs (e.g., NJDOT Local Aid, Safe Streets for All, and FEMA resilience grants).</p>

Evaluation: Annexation enhances Seaside Park’s competitiveness for transportation and infrastructure funding. The Borough’s larger jurisdiction and unified planning vision strengthen its position when applying for grants supporting bike paths, sidewalks, or parking management projects.

- d. **Municipal Facilities and Services Plan:** The Municipal Facilities and Services Plan Element considers the government services and related facilities necessary to meet the safety, health, educational, cultural, and general welfare needs of the present and future Borough residents and visitors. The Municipal Facilities and Services Plan recommendations are divided into ten (10) subsections: The Borough Administration; Police Department; Volunteer Fire Department; Emergency Services Squad; Education Facilities; Public Marina; Department of Public Works; Beach Areas; Water and Sewer Utility; and Stormwater Management.²⁵ The recommendations made in the 2008 Master Plan are not current and have been updated; the updated recommendations for municipal facilities and services and how annexation impacts those elements are addressed in this Annexation Study.
- e. **Recreation Plan:** The Recreation Plan Element reviews the existing and proposed system of areas and public sites for recreation in Seaside Park and provides for the conservation and preservation of natural resources. **Table 6.5** lists the relevant Recreation Plan recommendations in the 2008 Master Plan and evaluates the impact of annexation on those recommendations:

Table 6-5: 2008 Seaside Park Master Plan Recreation Plan Recommendations

Recreation Plan Recommendations (p. 94)
<p>1. Create a five-year capital improvement plan that anticipates long term needs and provides the funding to achieve the defined recreational goals of the Borough.</p> <p>Impact of Annexation: Annexation expands the Borough’s land area, population base, and recreation assets—particularly bayfront access points, beaches, and open spaces currently managed by Berkeley Township. These new assets would need to be incorporated into Seaside Park’s capital planning.</p> <p>Evaluation: Annexation would broaden the scope of the capital improvement plan (CIP) to include maintenance and improvement of South Seaside Park’s recreational facilities (e.g., bay access, dune walkovers, parking lots). It could justify larger or additional capital investments and strengthen grant applications by demonstrating a greater service area. However, it would also increase maintenance and capital obligations, requiring careful budgeting to integrate the annexed area’s needs. Overall Effect: Positive — enhances planning comprehensiveness and funding eligibility but increases fiscal responsibility.</p>

²⁵ 2008 Seaside Park Master Plan, Municipal Facilities and Services Plan, pp. 68 -87.

2. Support an aggressive maintenance program for the Bay front that prevents overgrowth and creates a more hospitable environment for recreation.

Impact of Annexation: South Seaside Park includes significant stretches of bayfront shoreline and public right-of-way that could benefit from coordinated maintenance and beautification. Currently, these areas are managed separately by Berkeley Township, leading to inconsistent upkeep.

Evaluation: Annexation would extend Seaside Park’s Bayfront maintenance program southward, ensuring uniform management of shoreline vegetation, debris removal, and public access. It would also allow the Borough to apply its environmental and aesthetic standards to the entire island segment. Coordinated maintenance would enhance scenic quality, habitat health, and recreational usability for residents and visitors alike. **Overall Effect:** Strongly positive — improves environmental consistency and public enjoyment across the entire bayfront.

3. Ensure that all playground equipment is barrier-free and all equipment and safety surfacing meet Consumer Product Safety Commission guidelines.

Impact of Annexation: If South Seaside Park contains small-scale play areas or public open spaces, these would come under Seaside Park’s jurisdiction and standards. The Borough would be responsible for ensuring accessibility and compliance with federal and state safety codes.

Evaluation: Annexation would extend Seaside Park’s ADA and CPSC compliance program to new areas, ensuring equitable access to recreation for all residents, including children and those with disabilities. This provides opportunities to modernize and standardize playground equipment and surfacing materials borough-wide. **Overall Effect:** Positive — strengthens equity, safety, and compliance in recreational infrastructure.

4. Support the recommendations to expand bike paths and walkways throughout the Borough.

Impact of Annexation: Annexation enables Seaside Park to continue its bike and pedestrian path network through South Seaside Park, connecting to the entrance of Island Beach State Park. It would remove the jurisdictional break that currently prevents a continuous north–south route along Bayview Avenue and the Ocean Avenue boardwalk corridor.

Evaluation: Annexation would significantly enhance bicycle and pedestrian connectivity, allowing Seaside Park to complete a seamless active transportation system. The extended network could serve both residents and park visitors, reduce vehicle congestion and improve access to recreational amenities. **Overall Effect:** Very positive — supports regional connectivity, health, and sustainable mobility.

5. Coordinate with Ocean County and New Jersey Department of Transportation to install “Share the Road” signs and include other pedestrian and bike friendly measures that should be pursued in support of the recreation element.

Impact of Annexation: Currently, coordination with county and state agencies ends at the Seaside Park–Berkeley Township border. Annexation would bring the southern section of Route 35, Bayview Avenue, and local streets under a single municipal authority for transportation and signage planning.

Evaluation: Annexation would create continuity in bicycle and pedestrian safety measures, allowing Seaside Park to work directly with Ocean County and NJDOT to extend “Share the Road” signage, lane markings, and traffic-calming measures through the annexed area. This improves safety, visibility, and wayfinding for cyclists and pedestrians across the full island stretch. **Overall Effect:** Strongly positive — enhances regional coordination, continuity, and user safety.

Annexation of South Seaside Park would advance every recreational planning goal set forth in the 2008 Seaside Park Master Plan by:

- Expanding the Borough’s recreational asset base and improving funding leverage.
- Creating continuous bayfront, bike, and pedestrian corridors that link the community with Island Beach State Park.
- Ensuring consistent accessibility, safety, and maintenance standards across all public spaces.
- Strengthening regional coordination and grant competitiveness with Ocean County and NJDOT.

Annexation transforms Seaside Park’s recreation system from a mid-sized, standalone borough program into a comprehensive, island-spanning network of accessible, well-maintained, and connected recreational amenities serving both residents and visitors.

- f. Historic Preservation Plan:** The purpose of the 2008 Master Plan Historic Preservation Plan Element is to recognize the importance of Borough history- it recommends preparing an inventory of Borough historic properties and sites; creating a historic preservation program to identify historic structures; and educating Borough residents on the history of Seaside Park.²⁶ Seaside Park does not have historic preservation guidelines; the master plan element does not recommend the creation of any historic districts.²⁷ **Table 6.6** lists the relevant Historic Preservation Plan recommendations in the 2008 Master Plan and evaluates the impact of annexation on those recommendations:

²⁶ 2008 Seaside Park Master Plan, Circulation Element, p. 4.

²⁷ 2008 Seaside Park Master Plan, Circulation Element, p. 99.

Table 6-6: 2008 Seaside Park Master Plan Historic Preservation Plan Recommendations

Historic Preservation Plan Recommendations (pp. 100-101)
<p>1. The Historical Society should play an active role in the public education of Seaside Park residents.</p> <p>Impact and Evaluation of Annexation: Annexation can unify adjacent neighborhoods that already share social, economic, cultural, and geographic ties.</p>
<p>2. The Borough might consider contacting the following agencies for program assistance in developing its historic preservation plan: National Trust for Historic Preservation, National Park Service, NJ Department of Community Affairs, NJ Historic Trust, NJ Historic Preservation Office, Preservation New Jersey, NJDEP Green Acres Program.</p> <p>Impact and Evaluation of Annexation: Annexation increases the Borough’s population, land area, and infrastructure inventory—all factors that improve eligibility and scoring for certain state and federal grant programs (e.g., NJDOT Local Aid, Safe Streets for All, and FEMA resilience grants).</p>

- g. Economic Plan:** The 2008 Master Plan recommended that the Borough provide for the beneficial economic development of the Borough; an evaluation and improvement of economic development policies were necessary to provide for year-round economic opportunities.²⁸ **Table 6.7** lists the relevant Economic Plan recommendations in the 2008 Master Plan and evaluates the impact of annexation on those recommendations:

Table 6-7: 2008 Seaside Park Master Plan Economic Plan Recommendations

Economic Plan Recommendations (p. 110)
<p>1. Recognize that the Borough’s financial strength is its high valued residential properties, most of which are single family dwellings. Equally protect and enhance all residential areas by creating one residential zone.</p> <p>Impact of Annexation: Annexation would bring South Seaside Park’s predominantly single-family, high-value coastal housing stock into Seaside Park’s tax base and zoning framework. Both areas share similar lot sizes, building types, and seasonal occupancy patterns.</p> <p>Evaluation: Annexation supports this recommendation by expanding and unifying the single-family residential community, creating a consistent zoning and regulatory framework across the southern barrier island. This consolidation reduces administrative duplication and enhances neighborhood character consistency. The added ratables would also strengthen the Borough’s fiscal base. Overall Effect: Strongly positive — reinforces Seaside Park’s low-density residential identity and fiscal stability.</p>

²⁸ 2016 Master Plan Reexamination Report, p. 11.

2. Maximize the value of the underdeveloped properties along Route 35 by creating a new more diverse land use zone that encourages an integrated approach along that corridor and offers a less restrictive approach to develop multiple dwelling unit complexes as well as expanded mixed use (commercial and residential) options.

Impact of Annexation: Annexation extends Seaside Park’s jurisdiction to the southern portion of the Route 35 corridor, currently under Berkeley Township’s zoning and regulation. This allows Seaside Park to plan comprehensively for corridor aesthetics, land use, and traffic circulation.

Evaluation: The annexation enhances Seaside Park’s ability to apply uniform zoning and design standards along the entirety of the Route 35 corridor, potentially improving its visual character and economic performance. However, since South Seaside Park’s commercial activity is limited and primarily neighborhood-serving, large-scale mixed-use redevelopment potential remains modest.

Overall Effect: Positive — improves corridor cohesion and branding potential, though large redevelopment is limited by geography and environmental constraints.

3. Anticipate the development opportunities of the larger properties located within the hotel/motel zone for both existing owners and developers by incorporating this area into the concept of a new land use zone.

Impact of Annexation: South Seaside Park does not contain major hotel/motel properties, but annexation could provide a broader framework for hospitality and tourism planning and zoning within a unified municipal vision.

Evaluation: While the annexed area may not directly add large hotel sites, it would strengthen Seaside Park’s ability to coordinate tourism and short-term rental policies island-wide. Annexation could allow for consistent standards on lodging density, parking, and design, supporting the Borough’s tourist economy. **Overall Effect:** Positive — supports integrated tourism and lodging management rather than new development opportunities.

4. Create a committee and hire professionals to support the goal of developing a new zone. Place oversight responsibility with the Planning Board.

Impact of Annexation: Annexation would likely require Seaside Park to revisit its zoning framework, update its master plan, and possibly form new advisory or technical committees to address expanded planning needs.

Evaluation: This goal aligns directly with annexation outcomes: the Borough would need professional planning assistance and formal oversight from the Planning Board to integrate South Seaside Park into Seaside Park’s zoning structure. **Overall Effect:** Positive — annexation provides both the need and justification for a more comprehensive planning approach.

5. Consider creative uses in the new zone to allow live-work arrangements and encourage professional services and businesses to locate in the new land use zone.

Impact of Annexation: South Seaside Park’s land use pattern (low-density residential, small-scale commercial) is compatible with limited live-work or professional office uses. Annexation would allow Seaside Park to apply these creative zoning approaches in a consistent, small-scale manner.

Evaluation: Annexation expands opportunities to pilot neighborhood-compatible mixed-use and home-based business models, especially along Route 35. This supports a flexible, resilient local economy without compromising residential character. **Overall Effect:** Positive — creates small-scale, neighborhood-oriented economic diversification opportunities.

6. Pursue, with professional assistance, all grant opportunities that may be available to fund the study, design and development of the new zoning concept.

Impact of Annexation: Annexation increases Seaside Park’s population, land area, and economic scope, which could **improve eligibility and competitiveness** for state or federal grants supporting planning, redevelopment, and infrastructure improvements.

Evaluation: A larger municipal footprint and unified Route 35 corridor would strengthen Seaside Park’s applications for planning, transportation, and infrastructure funding. The Borough could also access county and regional development grants more effectively through coordinated jurisdiction. **Overall Effect:** Strongly positive — annexation enhances Seaside Park’s grant competitiveness and resource capacity.

7. Create an integrated financial system that will provide the Borough with the information necessary to identify, evaluate and effectively manage the economic interests of the community.

Impact of Annexation: With annexation, Seaside Park would have to integrate South Seaside Park’s tax rolls, utility billing, and property assessments into its municipal systems.

Evaluation: Annexation would necessitate the development of a more robust financial management system, giving Seaside Park better tools for fiscal analysis and forecasting. This supports data-driven decision-making, allowing the Borough to track and optimize revenue from the expanded area. **Overall Effect:** Positive — operationally necessary and strategically beneficial for long-term fiscal management.

8. Encourage the business owners to form a working committee to determine if there is a willingness to invest the resources required to create a more attractive, better integrated and possibly expanded business district. If so, create a jointly (public and private) funded, professionally directed effort to develop ideas, solicit State and Federal grants and to create alternative design concepts.

Impact of Annexation: Annexation would bring the small number of South Seaside Park businesses (mostly seasonal, food service, or convenience retail) under Seaside Park’s jurisdiction, allowing them to participate in a unified business advisory or improvement district framework.

Evaluation: By combining business communities, Seaside Park could strengthen collective marketing and beautification efforts along the Route 35 corridor. Annexation creates economies of scale for promotions, grant applications, and shared infrastructure improvements. **Overall Effect:** Positive — enhances the Borough’s ability to foster business collaboration and district improvement.

9. **Consider the possibility of a major, privately funded redevelopment project. If there is public and political support, hire professional representation to determine if there are developers willing to consider such an investment opportunity and explore the ramifications of such a decision.**

Impact of Annexation: While large-scale redevelopment in South Seaside Park is constrained by CAFRA regulations and environmental sensitivity, annexation would allow Seaside Park to evaluate redevelopment opportunities more holistically across its full jurisdiction.

Evaluation: Annexation does not directly open major redevelopment sites but enhances strategic oversight and consistency in evaluating any potential private investment proposals. It strengthens Seaside Park’s capacity to negotiate developer agreements within a unified policy framework. **Overall Effect:** Neutral to mildly positive — limited new development potential, but improved oversight and coordination capacity.

Annexation of South Seaside Park would strengthen nearly every aspect of Seaside Park’s economic plan by:

- Expanding the residential tax base and unifying land use policy.
- Creating corridor-wide cohesion along Route 35 for zoning, design, and investment.
- Enhancing eligibility for planning and infrastructure grants.
- Fostering business collaboration and shared branding opportunities.
- Supporting improved financial systems and professional planning capacity.

While physical redevelopment opportunities in the annexed area remain limited, annexation’s institutional and fiscal benefits position Seaside Park for more strategic, sustainable, and resilient economic management.

- h. Recycling Plan:** The Recycling Element is intended to affirm Seaside Park’s commitment to meet and exceed the statewide goals for recycling and to expand the local recycling program. **Table 6.8** lists the relevant Recycling Plan recommendations in the 2008 Master Plan and evaluates the impact of annexation on those recommendations:

Table 6-8: 2008 Seaside Park Master Plan Recycling Plan Recommendations

Recycling Plan Recommendations (pp. 120-121)
<p>1. Identify the costs of the recycle program and determine if its current “open door” policy of accepting recycling materials from sources outside of the Borough rather than limiting access to residents, business and property owners is cost effective.</p> <p>Impact of Annexation: Annexation would expand the service area, population, and volume of recyclable material handled by Seaside Park’s recycling program. Currently, South Seaside Park is served under Berkeley Township’s recycling system, so consolidation would require a financial and operational review.</p> <p>Evaluation: Annexation would necessitate a cost-benefit analysis of integrating the two recycling systems, including collection frequency, disposal contracts, equipment needs, and staffing. The larger jurisdiction may achieve economies of scale, reducing per-capita costs for collection and processing. However, the Borough would need to reassess whether maintaining an “open door” policy remains financially prudent after expansion. Overall Effect: Positive with administrative implications — provides an opportunity to improve cost efficiency and regional coordination, though integration planning would be essential.</p>
<p>2. The Department of Environmental Protection has offered a wide range of programs and grants to educate the public on the benefits of recycling and to assist municipalities in developing more effective recycling programs. The long-term future of these programs is dependent upon the additional funding.</p> <p>Impact of Annexation: Annexation increases Seaside Park’s population and solid waste generation figures—key factors in grant eligibility and funding formulas for recycling and sustainability programs.</p> <p>Evaluation: A larger municipal footprint would strengthen Seaside Park’s position in applying for NJDEP recycling and sustainability grants, including those under the Clean Communities Program and Recycling Enhancement Act. Annexation also provides justification for expanded educational programming that covers a unified barrier island community. Overall Effect: Strongly positive — improves access to state and county grant programs and bolsters justification for funding to expand recycling and sustainability outreach.</p>
<p>3. Increase awareness among residents, renters and visitors of the economic and environmental benefits of recycling may improve the amount and the rate of recycling. Programs at the elementary school level should also be encouraged.</p> <p>Impact of Annexation: Annexation expands Seaside Park’s educational and outreach responsibilities to include South Seaside Park residents and renters, many of whom are seasonal occupants. The annexation would also align recycling messaging across what is currently a jurisdictional boundary that can cause confusion for visitors.</p> <p>Evaluation: Annexation enhances Seaside Park’s ability to standardize recycling education and outreach across the southern barrier island. It would create opportunities for joint education initiatives with the regional school system serving both communities. Expanded outreach through signage, digital tools, and seasonal rental programs could significantly improve participation and recycling rates. Overall Effect: Strongly positive — fosters consistent public messaging, better participation, and broader community engagement in sustainability practices.</p>

4. Encourage recycling through development regulations.

Impact of Annexation: Annexation provides Seaside Park with authority to regulate all development in South Seaside Park under its zoning and site-plan review process. This allows for the inclusion of recycling requirements in building permits, site plans, and subdivision approvals.

Evaluation: Annexation gives Seaside Park the ability to extend its recycling-related development standards—such as mandatory space for recycling containers in multifamily or commercial projects—to the annexed area. This ensures consistency in sustainable development practices and supports compliance with state recycling mandates under the Municipal Land Use Law (MLUL). **Overall Effect:** Positive — expands regulatory consistency and promotes environmentally responsible development borough-wide.

Annexation of South Seaside Park would strengthen Seaside Park’s recycling and sustainability framework by expanding both scale and impact:

- Operationally, it allows for more efficient and unified waste-management planning.
- Financially, it improves eligibility for NJDEP and county recycling grants.
- Educationally, it creates a consistent message for all residents, renters, and visitors across the barrier island.
- Regulatorily, it ensures that all development follows the same environmentally responsible standards.

Overall, annexation would advance every recycling goal outlined in the 2008 Master Plan—improving efficiency, funding, participation, and environmental outcomes across a unified Seaside Park.

B. Seaside Park Housing Element & Fair Share Plan

The Seaside Park May 2025 Prior Round, Third Round & Fourth Round Housing Element and Fair Share Plan was prepared by Kyle + McManus Associates, and adopted on May 19, 2025. The Berkeley Township Housing Element and Fair Share Plan Fourth Round: 2025-2035, prepared by Remington & Vernick Engineers, and adopted on June 19, 2025. **Table 6.9** shows the fair share housing obligations for Berkeley Township and Seaside Park.

Table 6.9: Fair Share Housing Obligations, Berkeley Township & Seaside Park

	Rehabilitation Obligation	Fourth Round Obligation 2025 – 2035	Third Round Obligation 1999- 2025	Prior Round Obligation Rounds 1 & 2: 1987 – 1999
Berkeley Township	150 units	209 units	0 units	610 units
Seaside Park Borough	0 units	18 units	87 units	52 units

1. **Rehabilitation Obligation** is an estimate of the number of deteriorated housing units occupied by low- and moderate-income households. Seaside Park’s Present Need Rehabilitation Obligation is zero (0) units. Berkeley Township’s Obligation is 150 units; to satisfy this obligation the Township participates in the Ocean County Housing Rehabilitation Program.

2. **Fourth Round Obligation** is defined as the cumulative July 1, 2025, through June 30, 2035, new construction affordable housing obligation. The Fourth Round Obligation for Berkeley Township is 209 units and Seaside Park is 18 units.
 - **Vacant Land Adjustment:** Seaside Park qualified for a vacant land adjustment due to limited vacant and developable land, much of the Borough being within the 100-year floodplain and there being no vacant parcels large enough to support 5 or more units that are not constrained by the flood hazard areas. Any vacant land adjustment requires an accompanying calculation of “unmet need” and a municipality that receives an adjustment is required to address 25% of the need with realistic or meaningful zoning.
 - **Fourth Round Unmet Need:** As a result of the Vacant Land Adjustment, Seaside Park Borough has a Fourth Round Unmet Need of 5 units, or 25% of the original 18-unit Fourth Round Obligation. To meet the Unmet Need, the Borough proposes to adopt a North Ocean Avenue Overlay District in Block 91 along North Avenue between Farragut and Porter avenues- approximately 1.3 acres for multi-family housing with a density of 20 units per acre (2,328 sq ft lot size), representing a meaningful zoning option for future affordable housing opportunities in Seaside Park.²⁹
3. Annexation is not addressed in Seaside Park’s housing element or fair share plan. Annexation will not increase Seaside Park’s Fourth Round Obligation as there are no projects on properties located in South Seaside Park- existing or proposed- used to satisfy Berkeley Township’s Fourth Round Obligation.³⁰

C. Berkeley Township Master Plan, Reexamination Reports, South Seaside Park Neighborhood Plan

The Berkeley Township Master Plan was originally adopted in 1997 and amended in 2001, 2003, 2012, and 2015. In 2019 and 2024, the Township adopted master plan reexamination reports. In 2017, the Township adopted a Neighborhood Plan for South Seaside Park, a direct result of Superstorm Sandy.

1. **The 2024 Reexamination Report** makes one (1) recommendation for South Seaside Park- consider revising standards to permit additional building heights within the BR Beachfront Residential Zone; review and analyze architectural standards, area and bulk standards, and off-street parking requirements.³¹
2. **The 2019 Reexamination Report** makes two (2) recommendations for South Seaside Park: 1) Investigate additional recreation/community space in South Seaside Park with consideration

²⁹ Seaside Park May 2025 Prior Round, Third Round & Fourth Round Housing Element and Fair Share Plan, p. 9.

³⁰ Berkeley Township Housing Element and Fair Share Plan Fourth Round: 2025-2035, pp. 16-22.

³¹ General Amendment of the Master Plan, Berkeley Township, Ocean County, New Jersey, July 8, 2024, p. 6.

given to the appropriateness of locating additional recreation facilities or a satellite municipal office on the island;³² and 2) Investigate whether marina uses should be permitted in Residential and HB zones and in any South Seaside Park zoning district.³³

3. **The 2017 South Seaside Park Neighborhood Plan** was prepared in response to Superstorm Sandy where South Seaside Park experienced moderate damage from flood waters compromising evacuation and recovery efforts. The Plan made recommendations to preserve and reinforce the neighborhood’s existing core residential characteristics, while making the neighborhood more resilient to future storm events and ensuring the health, safety, and general welfare of residents and businesses. The Plan includes a Strategic Action Plan that identifies the specific strategies designed to mitigate, reduce or prevent impacts.³⁴

D. Consistency with Ocean County Plans

Ocean County adopted a master plan in 2011, with amendments in 2018. In 2015, the County adopted a Long-Term Community Recovery Plan, and a Multi-Jurisdictional All-Hazard Mitigation Plan. Annexation is not addressed in county plans however the annexation of South Seaside Park is beneficial, explained below:

1. **Ocean County Master Plan:** The Ocean County 2011 Comprehensive Master Plan serves as a guide to the County’s municipalities and incorporates recommendations based on state, county, and regional programs and initiatives; it contains information regarding economic development, transportation, and environmental protection. The 2011 Plan was amended in 2018 to address roadways, right-of-way widths, and the Ocean County Transportation Model 2017 Update. The County Master Plan makes no statement regarding future land use planning or annexation within Seaside Park Borough. **Table 6.10** lists recommendations in the Ocean County Comprehensive Master Plan that promotes sustainability and resiliency in Seaside Park and evaluates the impact of annexation on those recommendations:

Table 6.10: Ocean County Master Plan

Ocean County Master Plan Recommendations for Sustainability and Resiliency³⁵
<p>1. Encourage the modernization and upgrading state highways.</p> <p>Impact of Annexation: Annexation would consolidate jurisdictional advocacy for improvements to NJ Route 35, the main corridor through both Seaside Park and South Seaside Park. Currently, Route 35 is split between two municipalities (Seaside Park and Berkeley Township), which can complicate project coordination with NJDOT. Annexation simplifies intergovernmental coordination, allowing Seaside Park to represent the full stretch of Route 35 south of the bay bridge, potentially accelerating safety, drainage, and resilience upgrades.</p>

³² General Reexamination of the Master Plan, Berkeley Township, Ocean County, New Jersey, March 20, 2019, p. 20.

³³ General Reexamination of the Master Plan, Berkeley Township, Ocean County, New Jersey, March 20, 2019, p. 21.

³⁴ 2017 South Seaside Park Neighborhood Plan, p. 1.

³⁵ 2021 Seaside Park Master Plan Reexamination Report, Changes at the County/Regional Level, pp. 11-13.

2. Encourage the retention of established residential neighborhoods and the rehabilitation of the county’s older housing stock. Facilitate participation in home rehabilitation and historic preservation grant programs.

Impact of Annexation: South Seaside Park’s existing low-density, single-family residential character is directly compatible with Seaside Park’s zoning and land use goals. Annexation integrates another stable, homeowner-driven neighborhood, reinforcing Seaside Park’s preservation-oriented approach. The Midway Beach Historic District offers an opportunity to access state and federal historic preservation grants, enhancing both the community’s character and potential tourism appeal.

3. Encourage low-impact design techniques to minimize the disturbance of natural areas and maximize the recharge of stormwater on-site.

Impact of Annexation: Annexation enables Seaside Park to extend its low-impact design standards, such as permeable paving, vegetated swales, and coastal buffers, into South Seaside Park. This unified approach reduces fragmentation in stormwater management and promotes better groundwater recharge and flood mitigation—critical issues in barrier island environments.

4. Support the tourism amenities and needs of shore towns and continue to facilitate the protection and replenishment of the county’s beaches and shoreline areas.

Impact of Annexation: Annexation unifies two adjacent, tourism-reliant beach communities under one government, improving coordination of beach maintenance, dune replenishment, and bayfront management. South Seaside Park’s access points, beachfront homes, and seasonal visitors would strengthen Seaside Park’s tourism base, while shared infrastructure planning could improve overall beach protection and visitor experience.

5. Maintain an ongoing evaluation of the recreational needs of Ocean County residents and assist in identifying new park and open space areas.

Impact of Annexation: South Seaside Park’s existing open space—including bayfront areas, beach access points, and conservation lands adjacent to Island Beach State Park—would expand Seaside Park’s recreation and open space inventory. This integration enhances the Borough’s eligibility for Open Space Trust Fund and Green Acres funding.

6. Continue to work with all federal, state, local, and non-profit partners to acquire open space and maximize financial resources available for preservation.

Impact of Annexation: Annexation provides Seaside Park with a broader footprint and a stronger case for regional preservation funding. A single governing body representing the area south of 14th Avenue could better coordinate with Ocean County Natural Lands Trust, NJDEP, and nonprofits such as the American Littoral Society, ensuring consistent coastal conservation policies.

7. Encourage land use planning strategies, such as low-impact design to preserve open space and maximize the natural infiltration of stormwater. Explore and assess best management practices used by other areas in the country to address stormwater management.

Impact of Annexation: Unified planning across the annexed area enables consistent implementation of Best Management Practices for stormwater management. Seaside Park’s planning standards could extend southward, encouraging bioswales, rain gardens, and vegetated dunes that help protect infrastructure and preserve open space in flood-prone zones.

8. Continue to assess structural and nonstructural options for stormwater management to increase infiltration, remove debris and reduce nutrient and pollution loads.

Impact of Annexation: Regional stormwater management assessments by Ocean County or NJDEP would remain unaffected, but annexation allows Seaside Park to take a more proactive role in local drainage improvements. Shared resources could lead to more efficient catch basin cleaning, dune maintenance, and floodplain management.

9. Encourage compliance with new legislation that requires New Jersey Department of Transportation to address stormwater management issues on state highways.

Impact of Annexation: By consolidating municipal boundaries, Seaside Park becomes the sole municipal stakeholder for Route 35 south of the bridge, simplifying compliance and advocacy with NJDOT. This would improve coordination on stormwater retrofits, roadway drainage, and compliance with NJDEP stormwater permits.

Summary of Annexation Impacts and the Ocean County Master Plan

- **Governance Efficiency:** Annexation simplifies coordination between Seaside Park and state agencies by removing Berkeley Township from Route 35, beach management, and stormwater discussions.
 - **Environmental Stewardship:** A unified municipality can implement consistent low-impact design and stormwater strategies across the barrier island, improving coastal resilience.
 - **Historic and Cultural Value:** The inclusion of the Midway Beach Historic District aligns with Ocean County’s goal to preserve historic resources and offers new grant opportunities.
 - **Tourism & Recreation:** Combining recreational and tourism assets strengthens Seaside Park’s position as a destination and may improve eligibility for regional tourism funding.
 - **Economic & Funding Opportunities:** Annexation expands Seaside Park’s base for state preservation grants, coastal resilience funds, and transportation improvement projects.
- 2. Ocean County 2015 Long-Term Community Recovery Plan:** The 2015 Ocean County Long-Term Community Recovery Plan (“LTCR Plan”) made efforts to charter a course for the community to move beyond Superstorm Sandy. The vision of the LTCR Plan was to build a year-round resilient community that is environmentally, economically, socially, and culturally stronger, working in union with the natural environment.³⁶ The LTCR Plan focused on six (6) areas of long-term recovery: Community Planning and Capacity Building; Economic Recovery; Health and Social Services; Housing; Infrastructure Systems; and Natural and Cultural Resources.³⁷ The LTCR Plan makes no reference of annexation, however the Plan creates

³⁶ 2015 Ocean County Long-Term Community Recovery Plan, pp. 3, 4.

³⁷ 2015 Ocean County Long-Term Community Recovery Plan, p. 17.

opportunities where annexation would benefit the residents of Seaside Park. **Table 6.11** lists relevant strengths, weaknesses, threats, and special projects in the Long-Term Recovery Plan and evaluates the impact of annexation:

Table 6.11: Ocean County Long-Term Recovery Plan

Ocean County Long-Term Recovery Plan	Impact of Annexation
<p>Opportunities & Constraints for Recovery- Strengths: Internal conditions Ocean County can build upon to make a stronger, more resilient community. The County’s important strength is its Iconic Sense of Place, conjuring images of sun, sand, and surf in close-knit communities (p. 23).</p>	<p>Annexation reinforces this “sense of place” by unifying the southern barrier island’s identity under one municipality. It integrates South Seaside Park’s cohesive, family-oriented neighborhood with Seaside Park’s historic seaside character, creating a stronger and more recognizable community brand. This consolidation supports heritage tourism, community pride, and marketing efforts tied to Ocean County’s coastal image.</p>
<p>Opportunities & Constraints for Recovery- Weakness: Internal conditions Ocean County needs to improve upon to become a stronger, more resilient community (p. 24).</p>	<p>By eliminating the jurisdictional split between Berkeley Township (which currently governs South Seaside Park) and Seaside Park, annexation would simplify recovery planning, zoning, permitting, and emergency management. This results in streamlined decision-making and more effective application of post-disaster recovery funds and infrastructure investments. It also ensures uniform building codes, floodplain regulations, and resiliency standards across the entire peninsula segment.</p>
<p>Opportunities & Constraints for Recovery-Threat: External conditions and trends Ocean County faces that may hinder long-term recovery.” Limited funding means communities must become increasingly more creative in order to finance rebuilding and implement recovery initiatives (p. 26).</p>	<p>Annexation increases Seaside Park’s population base, land area, and tax ratables, strengthening eligibility for state and federal grant programs. It also improves the Borough’s competitiveness for resilience funding under FEMA, HUD, and NJDEP programs by creating a larger, more cohesive planning area. Shared service efficiencies—such as unified emergency response, infrastructure maintenance, and grant administration—can help offset financial constraints.</p>

<p>Ten (10) Recovery Projects:</p> <ol style="list-style-type: none"> 1) Compile Countywide Infrastructure Assessment Report; 2) Develop Grant Advisor Program; 3) Improve Resiliency of Residential Structures for All Income Groups; 4) Improve County Evacuation Plan; 5) Improve County Shelter Management Plan; 6) Protect and Restore Shorelines; 7) A Risk-Preparedness Marketing Campaign; 8) Develop Countywide Tools to Support CRS Participation; 9) Develop an All-County Advertising Campaign; and 10) Water Taxi/Ferry System (p. 29-41). 	<ol style="list-style-type: none"> 1) Annexation gives Seaside Park a broader dataset and clearer infrastructure inventory across both communities, aiding in accurate assessment and prioritization. 2) A unified municipality increases capacity to coordinate and pursue grants for recovery, flood mitigation, and infrastructure upgrades. 3) South Seaside Park’s housing stock—largely elevated and newer post-Sandy—would strengthen Seaside Park’s overall resilience profile and improve CRS (Community Rating System) scores. 4) Consolidation improves clarity in evacuation routes and emergency coordination along Route 35 and Ocean Avenue, enhancing public safety. 5) Unified jurisdiction simplifies shelter management and communication with County OEM during coastal storm events. 6) Annexation extends Seaside Park’s stewardship to South Seaside Park’s beach and bayfront areas, supporting integrated dune, beach replenishment, and shoreline protection projects. 7) A unified Seaside Park–South Seaside Park entity can deliver consistent public education and preparedness messaging. 8) Annexation creates a larger, single CRS-participating community, potentially improving point accumulation and lowering flood insurance premiums for residents. 9) A unified Seaside Park can market a more continuous tourism and recreation destination, supporting county tourism objectives. 10) Annexation supports inclusion of southern Seaside Park’s bayfront as a potential node or stop for regional ferry or water taxi service, improving regional connectivity.
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Annexation of South Seaside Park would enhance Ocean County’s long-term recovery framework by:

- Reducing municipal fragmentation,
- Strengthening unified coastal management,
- Expanding eligibility for funding and CRS credits, and
- Reinforcing the county’s coastal identity and resiliency goals.

Annexation transforms Seaside Park into a more capable partner in countywide recovery, resilience, and sustainability initiatives—fully aligned with the LTCRP’s vision for coordinated, long-term coastal recovery.

- 3. Ocean County 2015 Multi-Jurisdictional All Hazard Mitigation Plan:** Ocean County adopted its first Multi-Jurisdictional All Hazard Mitigation Plan (HMP) in 2014, and updated the Plan in 2018 and 2025. The HMP identifies risks and vulnerabilities associated with natural disasters and develops long-term strategies for protecting people and property from future hazard events; the plan is required by state & federal agencies in order for communities to be eligible for certain state & federal disaster relief funds after a disaster occurs.
- The Borough of Seaside Park affirms and incorporates the Ocean County HMP municipal mitigation measures as part of its 2021 Master Plan Reexamination Report.³⁸ Annexation, resulting in the elimination of one municipal jurisdiction, will help coordinate and streamline municipal mitigation measures on barrier island.

E. Consistency with New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (State Plan) is a state planning document that provides a coordinated, integrated, and comprehensive plan for the growth, development, renewal, and conservation of the State and its regions, and identifies areas for growth, agriculture, open space conservation, and other appropriate designations

The New Jersey State Planning Commission approved the Draft Final New Jersey State Development and Redevelopment Plan on September 15, 2025, and conducted public hearings in October 2025. The State Plan does not address annexation, however the annexation of South Seaside Park into Seaside Park is consistent with the State Plan in the following manner:

- 1. Goals of the New Jersey State Development & Redevelopment Plan:** South Seaside Park and Seaside Park share many of the same Goals of the State Plan. Planning documents for both Berkeley Township and Seaside Park Borough incorporate State Plan Goals that address economic growth and opportunity, housing supply, global climate change, and protection of the environment and cultural resources. **Table 6.12** lists the goals of the State Plan and evaluates the impact of annexation on those goals:

Table 6.12: New Jersey State Plan Goals

Goals of the New Jersey State Development and Redevelopment Plan
<p>1. Promote economic growth that benefits all residents of New Jersey.</p> <p>Impact of Annexation: Annexation expands Seaside Park’s jurisdiction and property tax base, allowing the Borough to capture additional commercial and residential revenue from South Seaside Park. The integration also allows more coordinated economic development along Route 35, supports local businesses, and strengthens the seasonal tourism economy. Effect: Positive – promotes economic growth by consolidating resources and expanding opportunities for local investment.</p>

³⁸ 2021 Seaside Park Master Plan Reexamination Report, p. 13.

<p>2. Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.</p> <p>Impact of Annexation: South Seaside Park’s housing stock consists largely of single-family and seasonal homes, which aligns with Seaside Park’s character. Annexation allows the Borough to apply consistent zoning and housing policies, potentially incorporating incentives for affordable or workforce housing where appropriate. It also ensures coordinated provision of services, utilities, and emergency access. Effect: Moderately positive – consolidates housing policy and service delivery, though options for high-density or affordable units are limited due to barrier island constraints.</p>
<p>3. Economic opportunity through nation-leading infrastructure.</p> <p>Impact of Annexation: Annexation gives Seaside Park sole municipal oversight of infrastructure improvements along Route 35, Ocean Avenue, and the southern peninsula, enhancing the ability to leverage state or federal funds for transportation, utilities, and coastal protection projects. Unified infrastructure planning also improves resilience and service delivery. Effect: Positive – strengthens local and regional infrastructure planning, improving economic opportunity and resilience.</p>
<p>4. Revitalize and recenter the state’s underutilized developed areas.</p> <p>Impact of Annexation: While South Seaside Park is mostly developed, some small parcels along the Route 35 corridor and bayfront are underutilized. Annexation allows Seaside Park to implement consistent zoning and redevelopment strategies, such as small-scale mixed-use or live-work opportunities, creating a more cohesive, revitalized corridor. Effect: Moderately positive – provides opportunities for localized revitalization along strategic sites.</p>
<p>5. Effectively address the adverse impacts of global climate change.</p> <p>Impact of Annexation: Annexation allows for coordinated coastal resilience planning, including stormwater management, dune and beach restoration, flood mitigation, and emergency preparedness for the entire southern peninsula. Unified jurisdiction simplifies application of climate-adaptive standards to new development and infrastructure. Effect: Strongly positive – enhances climate resilience for barrier island communities.</p>
<p>6. Protect, maintain, and restore the state’s natural and water resources and ecosystems.</p> <p>Impact of Annexation: South Seaside Park includes bayfront and beach areas adjacent to critical coastal ecosystems. Annexation allows Seaside Park to apply unified environmental protections, extend open space initiatives, and coordinate with NJDEP, Ocean County, and non-profits for ecosystem management. Effect: Strongly positive – strengthens environmental protection and restoration across a contiguous coastal zone.</p>
<p>7. Protect the environment; prevent and clean up pollution.</p> <p>Impact of Annexation: Annexation allows consistent application of pollution prevention and solid waste regulations, including recycling, stormwater runoff management, and water quality monitoring, across both communities. Effect: Positive – ensures consistent environmental protection standards across the barrier island.</p>
<p>8. Protect, enhance, improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.</p> <p>Impact of Annexation: Annexation brings the Midway Beach Historic District and additional recreational bayfront/open space under Seaside Park’s jurisdiction. This allows for unified preservation</p>

strategies, improved public access, and better eligibility for historic and open space grants. Effect: Strongly positive – improves protection and access to culturally and recreationally significant areas.
<p>9. Implement equitable planning practices to promote thriving communities for all New Jerseyans.</p> <p>Impact of Annexation: Annexation standardizes zoning, permitting, and service delivery across the southern peninsula, ensuring residents of South Seaside Park benefit from the same planning policies, emergency services, and infrastructure improvements as Seaside Park residents. Effect: Positive – fosters equitable governance and consistent service delivery.</p>
<p>10. Foster sound and integrated planning and implementation at all levels statewide.</p> <p>Impact of Annexation: Annexation simplifies coordination with county and state agencies, reducing jurisdictional fragmentation along the barrier island. This unified municipal approach improves alignment with state planning goals, enhances grant eligibility, and streamlines implementation of long-term projects. Effect: Strongly positive – supports integrated, multi-level planning and project execution.</p>

Annexation of South Seaside Park directly advances New Jersey State Plan goals by consolidating governance, enhancing environmental protection, promoting climate resilience, improving economic and infrastructure planning, and fostering equitable and integrated municipal services. While housing diversification opportunities are limited due to physical constraints, the annexation strengthens Seaside Park’s alignment with the State Plan across nearly all other objectives.

2. **Berkeley Township & Seaside Park Borough Response to the State Plan:** On May 21, 2025, the Ocean County Board of Commissioners approved Resolution #2025000677 authorizing the transmittal of the Ocean County Cross Acceptance Response Template to the SPC; this transmission included cross-acceptance responses from Berkeley Township and Seaside Park Borough, their responses being:
 - a. **Berkeley Township Cross-Acceptance Response:** South Seaside Park is located within the Environmentally Sensitive/Barrier Islands Planning Area (Planning Area 5B). The Cross-Acceptance Response was completed by the township planner and submitted along with Township Resolution 2025-236-R, May 19, 2025. The response did not mention South Seaside Park or deannexation, nor did it cite any of the challenges and concerns of South Seaside Park as a bayfront and oceanfront neighborhood.
 - b. **Seaside Park Cross-Acceptance Response:** Seaside Park is located within the Environmentally Sensitive/Barrier Islands Planning Area (Planning Area 5B). The Cross-Acceptance Response was completed by the planning board chairman and dated April 26, 2025. Annexation was not specifically mentioned, but the following responses are consistent with many of South Seaside Park’s challenges and concerns:

- 1) **Cross-Acceptance Question 2:** Review the 10 goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Seaside Park Response: Zoning has been updated to permit single-family residences in previously zoned mixed/multifamily units, in order to decrease density to protect natural resources and lessen climate change impacts, and to prevent further overdevelopment on the environmentally sensitive Barrier Island. Since Superstorm Sandy, construction of new homes, infrastructure, and public recreational areas has provided economic growth, increased tax base, and increased and improved recreational options. The beaches, boardwalk, and public open spaces are maintained regularly. Handicap mats have been added to improve beach accessibility.

- 2) **Cross-Acceptance Question 3:** If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Seaside Park Response: The Borough of Seaside Park is designated almost entirely as an environmentally sensitive Barrier Island. There are few vacant areas remaining for development; however, recently acquired properties are being considered for a new well location and/or for EV charging stations.

- 3) **Cross-Acceptance Question 5:** Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Seaside Park Response: The beachfront and bayfront areas need to be protected. Since Superstorm Sandy, the US Army Corps of Engineers (USACE) constructed protective sand dunes to preserve the infrastructure landward of the dunes. We have developed a plan to preserve infrastructure along the bayfront which has been approved by the NJDEP pending approval from the USACE.

- 4) **Cross-Acceptance Question 8:** Please indicate your community's three most important local and regional land use planning goals and priorities.

Seaside Park Response: (1) Maintenance of the dune line along the oceanfront; (2) Implement the NJDEP approved Bayfront Improvement Plan; (3) Seaside Park has reduced allowable impervious coverage via more restrictive criteria in our development ordinance.

c. Annexation and the State Plan

In October 2025, the SPC conducted public hearings on the draft Final New Jersey State Development and Redevelopment Plan, the process is called cross-acceptance; the State Plan is the result of the cross-acceptance process that ensures that the Plan belongs to the citizens of New Jersey.

South Seaside Park and Seaside Park Borough share many of the same Goals of the State Plan. Planning documents for both Berkeley Township and Seaside Park Borough incorporate State Plan Goals that address economic growth and opportunity, housing supply, global climate change, and protection of the environment and cultural resources. There is no evidence to suggest that annexation will conflict with the statewide planning goals.

South Seaside Park and Seaside Park Borough share the same State Plan Planning Area- the Environmentally Sensitive/Barrier Islands Planning Area. The intent of the Planning Area is to accommodate growth in centers; protect and enhance the existing character of barrier island communities; minimize the risks from natural hazards; provide access to coastal resources for public use and enjoyment; maintain and improve coastal resource quality; and, revitalize cities and towns.³⁹ The intent of the Environmentally Sensitive Barrier Islands Planning Area are consistent with the character of both South Seaside Park, and Seaside Park Borough.

The Seaside Park Borough responses are more consistent and in context with the challenges and concerns of South Seaside Park neighborhood residents as a bayfront and oceanfront community. Beachfront and bayfront protection, stormwater pollution prevention, beach management, and decreased density are objectives Seaside Park and South Seaside Park have in common.

Annexation of South Seaside Park will help strengthen the physical relationship with Seaside Park when planning with state agencies. Less bureaucracy working with one municipality rather than two.

F. Consistency with Coastal Area Facility Review Act (CAFRA)

CAFRA is a state law enacted in 1973, enforced by the New Jersey Department of Environment Protection that regulates construction, relocation, enlargement of structures, excavation, grading, shore-protection, site preparation, and other work in coastal zones.⁴⁰

- Because South Seaside Park is on the barrier peninsula and Seaside Park Borough is a barrier peninsula borough with both ocean-facing and bay-facing sides and has dunes, beaches, boardwalks, and shoreline infrastructure, CAFRA regulations are equally relevant to both. Annexation of South Seaside Park from Berkeley Township to Seaside Park Borough would not have any negative or positive impact on CAFRA.

³⁹ South Seaside Park Neighborhood Plan, 2017, p. 56.

⁴⁰ https://nj.gov/njoem/programs/pdf/mitigation2011/mit2011_update_section5.pdf (accessed 10/20/25).

VII. INFRASTRUCTURE AND UTILITIES

With exception to solid waste and recycling collection, the remaining utility arrangements (water, electric, natural gas) would not change and there would be no significant social or economic impact to the residents of South Seaside Park or Seaside Park.

Key Takeaways

1. **Roadways:** Annexation of South Seaside Park would unify roadway management and maintenance under Seaside Park Borough, improving consistency in roadway conditions, signage, and public works services. Annexation would enable Seaside Park to pursue joint infrastructure grants and capital improvement projects for roadway resurfacing, drainage, and pedestrian safety enhancements.
2. **Public Transportation:** Annexation would not immediately improve public transportation availability, since both areas lack direct service.
3. **Water and Infrastructure:** Annexation of South Seaside Park would create opportunities for improved coordination of water services and infrastructure management between the Seaside Park Water and Sewer Utility and the privately operated Shore Water Company.
4. **Sewerage and Wastewater Treatment:** Annexation would likely enhance system reliability, environmental protection, and public health outcomes by placing all sewerage and wastewater infrastructure under a single, locally managed authority with a unified coastal resilience strategy.
5. **Electricity and Infrastructure:** Annexation of South Seaside Park in Berkeley Township into Seaside Park will have no impact on the provision of electrical power to both municipalities.
6. **Natural Gas and Infrastructure:** Annexation of South Seaside Park in Berkeley Township into Seaside Park Borough will have no impact on the provision of natural gas to both municipalities.
7. **Stormwater Management:** Annexation would transition South Seaside Park's stormwater system from a county-documented but township-managed network into an actively maintained and strategically upgraded part of Seaside Park's broader flood resilience and infrastructure program.
8. **Street Lighting and Fire Hydrants:** Annexation would lead to a more cohesive, better-coordinated public safety infrastructure, enhancing the reliability of fire response and nighttime visibility throughout the entire island community.

A. Roadways

1. **South Seaside Park:** There are 6.4 miles of roadway within South Seaside Park.⁴¹
 - a. **State Roadway:** Central Avenue (Route 35). The main north-south roadway for South Seaside Park is State Highway Route 35, which runs through the eastern third of the neighborhood and is also a Coastal Evacuation Route. This is also the sole point of access to the entrance of Island Beach State Park. For most of its length, the roadway is a two-lane, two-way road without sidewalks and minimal shoulder area. Parking occurs off the shoulder but within the right-of-way. South of 20th Avenue, the roadway becomes a divided boulevard with two southbound lanes and one north bound lane. Parking occurs within that area that divides the roadway
 - b. **County Roadways:** Ocean County owns and maintains the following roadway segments that serve South Seaside Park:
 - County Route 6 – Bayview Avenue/14th Street along the northern border between South Seaside Park and Seaside Park.
 - County Route 49 – the entire length of Barnegat Avenue and the portion of Barnegat Avenue, which runs down the middle third of the neighborhood and is a two-way, two-lane that has no sidewalks but is wide enough to accommodate on-street parking outside of the travel-way.
 - A segment of 24th Avenue between Barnegat Avenue and State Route 35.
 - c. **Municipal Roadways:** The remaining roads in South Seaside Park are owned and maintained by Berkeley Township.⁴²
2. **Seaside Park Borough:** There are 19.62 miles of road within Seaside Park. Most streets are residential in nature and their width reflects this. The main north-south roadway for Seaside Park is State Highway Route 35. Route 35 is used as the Emergency Evacuation Route from Seaside Park and South Seaside Park. There are signs along Central Avenue, Bayview Avenue and Barnegat Avenue to direct traffic to Route 35 and along Route 35 northbound to then direct traffic to cross the Route 37 Bridge to the mainland.⁴³

Ocean Avenue (Ocean County Route 513) also runs in a north-south direction and parallels the beach and boardwalk areas. Bayview Avenue and the northern end of Barnegat Avenue provide a scenic view of Barnegat Bay beginning at the Borough's southern border with South Seaside

⁴¹ Moore, Kenneth, CPA, RMA, *South Seaside Park Financial Impact*, 2013, p. 20.

⁴² South Seaside Park Neighborhood Plan, 2017, p. 15.

⁴³ 2008 Seaside Park Master Plan, Circulation Element, p. 55.

Park neighborhood and ending at the Marina at J Street.⁴⁴ There is a paper street (Ocean Avenue) from 14th to 24th avenues.

The Department of Public Works performs road repair, trench paving, pot hole patching, and maintenance of Borough owned streets. Public Works sweeps Borough owned streets; including sand moving and transport, and snow plowing of Borough owned roads.⁴⁵

Impact of Annexation on Roadways: Annexation of South Seaside Park would unify roadway management and maintenance under Seaside Park Borough, improving consistency in roadway conditions, signage, and public works services. Currently, roads in South Seaside Park are divided among State, County, and Berkeley Township jurisdictions, creating fragmented maintenance responsibilities and inconsistent design standards. With annexation, Seaside Park’s Department of Public Works could assume responsibility for local roadways, providing coordinated services such as snow removal, pothole repair, and sand clearing—important for a barrier island environment.

Unifying jurisdiction would also streamline coastal evacuation planning, since Route 35 serves as the sole evacuation corridor for both communities and the entrance to Island Beach State Park. A single municipal authority managing both Seaside Park and South Seaside Park would strengthen emergency response coordination and signage consistency along this critical route.

Additionally, annexation would enable Seaside Park to pursue joint infrastructure grants and capital improvement projects for roadway resurfacing, drainage, and pedestrian safety enhancements. Opportunities would emerge to extend sidewalks and bike paths, and to implement uniform parking and traffic-calming measures along Barnegat, Bayview, and Central avenues—creating safer and more cohesive circulation across the entire barrier island segment.

B. Public Transportation

1. **New Jersey Transit:** South Seaside Park and Seaside Park Borough are not served by State operated bus or rail services. The nearest NJ Transit bus stations are located in Toms River and Point Pleasant. The nearest NJ Transit rail station is located in Bay Head. New Jersey Transit Bus Route 137 serves Toms River all year and operates seasonal summer service to Seaside Park and Island Beach State Park, which passes through Seaside Park and South Seaside Park.
2. **Ocean County Bus Service:** Ocean County’s bus service called *Ocean Ride* provides residents with rides but the routes mostly benefit those who live on the mainland. The closest *Ocean Ride* connection on the barrier island is the Toms River Connection located in Lavallette at President

⁴⁴ 2008 Seaside Park Master Plan, Circulation Element, p. 54.

⁴⁵ https://www.seasideparknj.org/departments/public_works/index.php (accessed 9/15/25).

Avenue and Route 35; this connection is 5 miles north of South Seaside Park, and 4 miles north of Seaside Park.

Impact of Annexation on Public Transportation: Annexation would not immediately improve public transportation availability, since both areas lack direct NJ Transit or Ocean Ride service. Residents of South Seaside Park would continue to rely primarily on private vehicles for commuting, shopping, and other mobility needs, just as Seaside Park residents do.

C. Water & Infrastructure

1. **South Seaside Park:** Shore Water Company (PWSID # 1505003), located at 105 23rd Avenue, South Seaside Park, is a public community water system that has served the South Seaside Park community since 1952; their water source is three wells that draw groundwater from the Kirkwood-Cohansey and Piney Pointe aquifer systems.⁴⁶ This system purchases water from Seaside Park Water Department if needed.⁴⁷ There are no lead service lines within the service territory; 1,252 service lines exist in the water system.⁴⁸ Shore Water Company provides water to over 1,000 residential customers, billed annually on a flat rate basis. Shore Water provides metered service to commercial establishments and condominium associations. Shore Water Company also provides fire hydrant service to the community. Shore Water also provides water and fire hydrant service to Island Beach State Park. Long time residents can testify that the first well on 23rd Avenue was installed in the early 1950s, and water pipes in the old section of town would have been installed in the early 1960s. The newer section pipes would have been installed around 1965 or later (Sprague, Katherine, Anchor, Beach, Midway, Surf, Gerard, Roberts avenues).⁴⁹
2. **Seaside Park:** The Seaside Park Water and Sewer Utility (PWSID # 1527001), located at 6th and Central Avenue, Seaside Park, serves 15,000 customers with drinking water collected from 4 wells that draw water from the Piney Point Aquifer, over 500 feet deep.⁵⁰ The system can also purchase water from the Berkeley Municipal Utility Authority, Shore Water Company, and Seaside Heights Water Department if needed. The NJDEP requires the Borough to maintain a material inventory of all its service lines in its water system. The 2025 Lead Service Line Inventory lists water service materials used in water lines as: copper, plastic, galvanized, and unknown.⁵¹ The Borough is concerned with the aging infrastructure for both the water delivery

⁴⁶ <https://www.shorewaterco.com/> (accessed 9/15/25).

⁴⁷ The Shore Water Company, Annual Drinking Water Quality Report for 2025, Results from 2024 (2025), p. 4.

⁴⁸ The Shore Water Company, 2025 Lead Service Line Inventory Report (July 24, 2025).

⁴⁹ Don Whiteman, email message to Scott Bauman, September 12, 2025.

⁵⁰ Seaside Park Water Department, Annual Drinking Water Quality Report for 2025, Results from 2024 (2025), p. 4. <https://waterzen.com/water-providers/seaside-park-water-department/> accessed September 2025.

⁵¹ https://www.seasideparknj.org/departments/water_sewer_operations_and_repairs.php (accessed 9/15/25)

system and the wastewater refuse system. Many parts of these systems are almost 100 years old and a comprehensive replacement and upgrade of both systems is needed.⁵²

Impact of Annexation on Water Supply and Infrastructure:

- **Service Integration and Management:** The two systems are already interconnected, with the Shore Water Company occasionally purchasing water from Seaside Park. Annexation could lead to administrative and operational consolidation, simplifying emergency supply coordination and long-term maintenance planning. However, because Shore Water is privately owned, annexation alone does not automatically transfer ownership or management to Seaside Park Borough. Formal agreements or acquisitions would be required to unify service.
- **Infrastructure Age and Condition:** Both systems face aging infrastructure, though Shore Water's is newer (1950s–1960s) compared to some sections of Seaside Park's (up to 100 years old). Annexation would expand Seaside Park's responsibility to include oversight, coordination, or partnership with Shore Water's infrastructure — which could increase the Borough's planning complexity but also create opportunities for joint upgrades or shared funding under a unified capital improvement plan.
- **Water Quality and Reliability:** Both systems rely on deep, high-quality aquifers (Piney Point and Kirkwood-Cohansey) and have interconnection redundancy. Annexation could enhance system resiliency, as shared management or emergency interties could improve redundancy in case of contamination, drought, or well maintenance needs.
- **Financial and Regulatory Implications:** Seaside Park's utility is subject to NJDEP oversight and reporting, while Shore Water operates as a regulated private community water system. Annexation could lead to regulatory alignment under Seaside Park's jurisdiction, requiring negotiation with the NJDEP and possibly the NJ Board of Public Utilities. Over time, unified service could achieve economies of scale, though initial administrative and infrastructure integration costs may be substantial.
- **Fire Protection and Public Safety:** Both systems provide fire hydrant service. Annexation could improve coordination for fire flow capacity, hydrant maintenance, and emergency response, especially given shared infrastructure along the barrier island.

D. Sewerage & Wastewater Collection

1. **South Seaside Park:** The Berkeley Township Sewerage Authority (BTSA) provides sanitary sewer and wastewater collection to South Seaside Park. The BTSA has a service agreement with

⁵² 2008 Seaside Park Master Plan, p. 84.

the Ocean County Utilities Authority for the treatment of sewerage. In addition, the BTSA has a contract with the Toms River Municipal Utilities Authority to provide for the disposal of sewerage. On December 31, 2023 and 2022, there were approximately 24,000 sewer users.⁵³

Long-time residents can testify that sewage pipes were installed in the late 1960s in the older sections of South Seaside Park- 20th Avenue to 24th Avenue, Midway Beach ocean side. Sewerage pipes along Roberts and Gerard avenues were installed later.⁵⁴

2. **Seaside Park:** The Seaside Park Water and Sewer Billing and Collections Office is located at Borough Hall, 1701 N Ocean Ave. Online payment service is available. Water and Sewer Operations and Repairs is located at the Department of Public Works, 1201 Barnegat Ave. Based on published materials, the functions and priorities suggest that the department’s mission revolves around 1) producing reliable and safe drinking water, service and maintaining the water infrastructure; 2) ensure effective sewer operations and repair, including maintenance of sewers and storm water management; 3) supporting public health, environmental protection, and infrastructure resilience.

Impact of Annexation on Sanitary Sewer & Wastewater Collection: Annexation of South Seaside Park by Seaside Park would have implications for sewerage and wastewater collection, primarily by consolidating oversight and improving operational efficiency across the barrier island.

Currently, South Seaside Park’s wastewater system is managed by the Berkeley Township Sewerage Authority (BTSA) under multiple inter-municipal contracts—with the Ocean County Utilities Authority for treatment and the Toms River Municipal Utilities Authority for disposal. This multi-layered structure can create administrative complexity, slower response times, and limited coordination with Seaside Park’s neighboring infrastructure.

If annexation occurred, South Seaside Park’s sewerage responsibilities could transition from BTSA to the Seaside Park Water and Sewer Department, creating a single, unified utility system. This would simplify billing, maintenance, and emergency response, while allowing for coordinated infrastructure planning and upgrades. Seaside Park already maintains its own sewer operations and repair division, focused on system reliability, stormwater management, and resilience—areas that would directly benefit South Seaside Park’s aging sewer network, especially lines installed in the 1960s.

⁵³ Berkeley Township Sewerage Authority Financial Statements December 31, 2023 and 2022, page 5, <https://www.berkeley-sewerage-authority.com/audit.php> (accessed 9/15/25).

⁵⁴ Don Whiteman, email message to author, September 12, 2025.

In the long term, annexation could facilitate joint capital projects to replace or rehabilitate older pipelines, modernize pump stations, and integrate stormwater management improvements across both communities. It would also eliminate the need for multiple contracts and administrative fees currently paid to external authorities, improving fiscal efficiency and accountability.

Overall, annexation would likely enhance system reliability, environmental protection, and public health outcomes by placing all sewerage and wastewater infrastructure under a single, locally managed authority with a unified coastal resilience strategy.

E. Electricity and Infrastructure

Jersey Central Power and Light provide electric power for a region which includes both South Seaside Park and Seaside Park. The deregulated energy market results in twelve (12) electricity suppliers presently offering electricity for sale in the region.⁵⁵

Impact of Annexation on Electrical Power Supply and Infrastructure: Annexation of South Seaside Park in Berkeley Township into Seaside Park will have no impact on the provision of electrical power to both municipalities.

F. Natural Gas and Infrastructure

New Jersey Natural Gas provides natural gas for a region which includes both South Seaside Park and Seaside Park Borough.

Impact of Annexation on Natural Gas and Infrastructure: Annexation of South Seaside Park in Berkeley Township into Seaside Park will have no impact on the provision of natural gas to both municipalities.

G. Stormwater Management

- 1. South Seaside Park:** The Berkeley Township website Stormwater Assets Viewer, can be seen **Figure 7.1**, illustrating Ocean County stormwater pipes, cleanouts, connections, endwalls, headwalls, and Berkeley Township inlets.
- 2. Seaside Park:** The Borough seeks to maintain and improve the municipal drainage system pipelines and catch basins in order to reduce flood damage, minimize runoff and protect public safety.⁵⁶ The Department of Public Works cleans, inspects, and maintains Borough owned storm drains.

⁵⁵ <https://findenergy.com/nj/seaside-park-electricity/> (accessed 9/15/25).

⁵⁶ 2008 Seaside Park Master Plan, p. 86.

In 2025, new water mains were installed along I Street and new piping and repaving of Ocean Avenue from Porter Avenue to 14th Avenue. Additionally, along the bayfront, a multi-phase project tackling stormwater and flooding issues on Bayview Avenue in the southern portion of the Borough- centering on a well-known trouble spot for flooding between 11th and 14th avenues. The first phase includes the installation of new storm drains and stormwater pipes in the southern portion of Bayview Avenue; the pipes will be equipped with an electric pump system that will actively pump water into Barnegat Bay rather than onto the streets.⁵⁷

Impact of Annexation on Stormwater Management: Annexation of South Seaside Park by Seaside Park would create a more unified and efficient approach to stormwater management across the southern barrier island. Currently, South Seaside Park’s drainage infrastructure is managed by Berkeley Township and documented in the countywide Stormwater Assets Viewer, but there is limited local oversight or active stormwater improvement planning specific to the community. In contrast, Seaside Park has a more proactive municipal program—maintaining, inspecting, and upgrading drainage systems to reduce flooding and runoff impacts, with recent investments in stormwater pumping infrastructure along Bayview Avenue.

If annexation occurred, Seaside Park’s Department of Public Works would assume responsibility for South Seaside Park’s stormwater assets. This would allow the Borough to extend its maintenance and inspection protocols southward, ensuring regular cleanouts, debris removal, and system upgrades to improve drainage performance. The integration would also enable a consistent engineering strategy along Route 35 and the bayfront, two areas where stormwater and tidal flooding intersect.

Annexation would also make South Seaside Park eligible for inclusion in Seaside Park’s ongoing and planned resiliency projects, such as the Bayview Avenue pump system and drainage upgrades. These shared investments could significantly reduce localized flooding that affects both communities. Furthermore, with unified stormwater management under one municipality, Seaside Park would be in a stronger position to seek state and federal grants for coastal resilience, green infrastructure, and flood mitigation—funding that is often more competitive for larger, cohesive jurisdictions.

Overall, annexation would transition South Seaside Park’s stormwater system from a county-documented but township-managed network into an actively maintained and strategically upgraded part of Seaside Park’s broader flood resilience and infrastructure program.

⁵⁷ Nee, Daniel. “Seaside Park Plans Underground Pumps, Sewer Vacuum for Flood Control.”, February 11, 2025, *Lavallette-Seaside Shorebeat*, <https://www.shorebeat.com/lavallette-seaside/2025/02/seaside-park-plans-underground-pumps-sewer-vacuum-for-flood-control> (accessed 9/15/25).

H. Street Lighting & Fire Hydrants

1. **South Seaside Park:** Approximately \$14,000 per year for street lighting, and \$7,064 was paid for fire hydrants in 2016.⁵⁸ Current numbers subject to verification and analysis will be provided by a separate expert.
2. **Seaside Park:** The Department of Public Works cleans, inspects, and maintains Borough owned storm drains. Current street lighting and fire hydrants subject to verification and analysis will be provided by a separate expert.

Impact of Annexation on Street Lighting & Fire Hydrants: Annexation of South Seaside Park by Seaside Park would consolidate oversight and maintenance of street lighting and fire hydrant systems under a single municipal authority, improving coordination, efficiency, and public safety. Currently, South Seaside Park’s infrastructure expenses for lighting and hydrants are administered through Berkeley Township, while fire hydrant service is physically provided by the Shore Water Company. Seaside Park, by contrast, manages these systems directly through its Department of Public Works, ensuring regular inspection, repair, and coordination with emergency services.

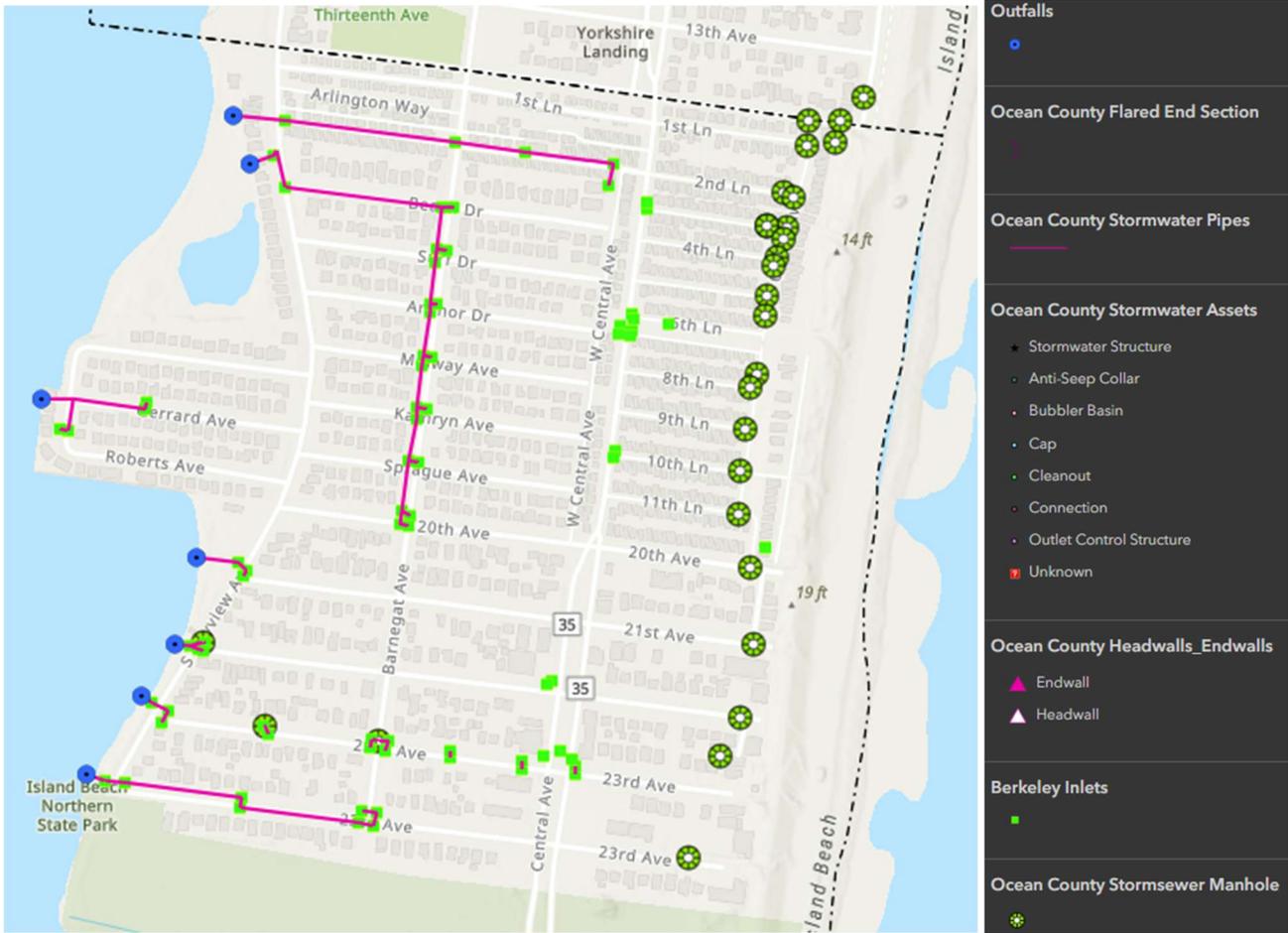
If annexation occurred, Seaside Park would assume responsibility for South Seaside Park’s lighting and hydrant infrastructure. This transition would allow for consistent maintenance standards, potentially improved service reliability, and unified budgeting for public safety and utility infrastructure. Fire protection would also benefit, as Seaside Park’s existing collaboration with the Tri-Boro First Aid Squad and local fire services could extend seamlessly to South Seaside Park, eliminating jurisdictional boundaries during emergency response.

In the long term, Seaside Park could evaluate opportunities to modernize South Seaside Park’s lighting network (e.g., LED conversion or smart lighting systems) and ensure hydrant coverage meets uniform fire safety standards. Centralized management would also streamline capital planning, enabling shared investment in lighting upgrades, emergency power resilience, and hydrant pressure improvements.

Overall, annexation would lead to a more cohesive, better-coordinated public safety infrastructure, enhancing the reliability of fire response and nighttime visibility throughout the entire island community.

⁵⁸ Ebenau, Frederick C., “Township of Berkeley, South Seaside Park Financial Impact Analysis as it Relates to the De-Annexation from the Township of Berkeley.”, 2017.

Figure 7A: South Seaside Park Stormwater Assets Viewer



<https://berkeleytwp.maps.arcgis.com> (accessed 10/30/25).

VIII. MUNICIPAL FACILITIES AND SERVICES

This chapter lists and describes the municipal facilities and services provided by Berkeley Township and Seaside Park, and concludes that annexing South Seaside Park provides the opportunity for improved facilities and services. The municipal services described in this Chapter below are: animal control; code enforcement; construction office, municipal court, planning & community development; public works; solid waste & recycling collection; and zoning office.

Public safety services- emergency management, emergency services squad, volunteer fire company, and police department- are addressed in Chapter IX of this Study. Parks, recreation, and open space are addressed in Chapter XI.

A. Municipal Facilities

1. **South Seaside Park:** The current Facility Use Permit applications cites four (4) Township facilities: Veteran's Park Bandstand/Event Area; Athletic Field; and Picnic Permit/Pavilion; Recreation Building.⁵⁹
2. **Seaside Park:** The current "Use of Borough Facilities Application" cites eleven (11) Borough facilities: Borough Hall; Borough Council Meeting Room/Courtroom; Marina Lawn; 5th Avenue Pier; 14th Avenue Pier; Parking Lot (1, 2, 3, 4); Ocean Beach; Bay Beach; Boardwalk; Field/Court; and Streets.
3. **Impact of Annexation on Municipal Facilities:** Annexation of South Seaside Park by Seaside Park would expand the Borough's portfolio of public facilities, adding South Seaside Park's parks, recreation building, and picnic areas to Seaside Park's already diverse list of eleven managed properties. This consolidation would bring all local facility use permits under a single administrative system, improving scheduling, maintenance, and event coordination across the island. The Borough's stronger recreation infrastructure and experience in facility management could lead to better upkeep and expanded programming at South Seaside Park's amenities, while providing residents with access to a broader range of venues for community events, recreation, and tourism-related activities.

B. Animal Control

1. **South Seaside Park:** The Berkeley Township Animal Control coordinates dog and cat licensing, animal census taking, and rabies clinics. Animal Control works in conjunction with the Office of Emergency Management in the event of natural disasters or emergencies to help residents and their animals maintain safety and comfort. Dog licenses are \$10-\$13, cat licenses are \$5-\$7.⁶⁰

⁵⁹ <https://www.berkeleystownship.org/258/Facility-Use-Permits> (accessed 9/15/25).

⁶⁰ <https://www.berkeleystownship.org/327/Animal-Control> (accessed 9/15/25).

2. **Seaside Park:** The Berkeley Township Animal Control serves as the point of contact for Seaside Park Borough. Dog licenses are \$11.20 unneutered and \$8.20 for neutered.
3. **Impact of Annexation on Animal Control:** Since Seaside Park already contracts with Berkeley Township for animal control services, annexation would not create immediate operational changes. However, annexation would enable Seaside Park to either continue the regional contract for consistency or assume direct oversight of animal control services in the future. Centralized licensing and enforcement could simplify administration, ensure fee uniformity, and improve responsiveness during emergencies through unified coordination with Seaside Park’s Office of Emergency Management.

C. Code Enforcement

1. **South Seaside Park.** The Berkeley Township Code Enforcement office’s objective is maintaining a safe and clean environment for the township through landlord registration, lead-based paint inspections, property registration following foreclosure action, and rental/resale inspections.⁶¹
2. **Seaside Park:** There are three (3) code enforcement officials, and the Code Enforcement Office is located at the Seaside Park Elementary School, 313 SW Central Avenue. Code Enforcement administers: 4x4 permits, “as is” letters, garage sale permits, mercantile licenses, rental permits, title transfers, and vacant property registration.⁶²
3. **South Seaside Park & Seaside Park Permit Fees:** The permit fees for Berkeley Township and Seaside Park Borough Code Enforcement are shown in **Table 8.1** below:

Table 8.1: Berkeley Township & Seaside Park Code Enforcement Fees

	South Seaside Park	Seaside Park Borough
Certificate of occupancy	\$150	\$50 per dwelling unit
Transfer of title	\$100	\$100 per unit
Reinspection fee	\$50	\$25 + \$5 per unit
Flood elevation certificate	\$100	
Landlord registration	\$25 annually	
Property registration after foreclosure	\$500 \$2,000 if vacant	\$750, 1 st renewal: \$1,500; 2 nd renewal: \$3,999; 3 rd & subsequent: \$5,000
4x4 permit	permit available	\$50
Garage sale permit	\$5 second sale of year	\$10/sale day
Mercantile license	\$25	\$125 + \$25 / vending machine \$15 / units and efficiencies, rooms

⁶¹ <https://www.berkeleynj.org/184/Code-Enforcement> (accessed 9/15/25).

⁶² https://www.seasideparknj.org/departments/code_enforcement.php#outer-14 (accessed 9/15/25).

4. **Annexation Impact on Code Enforcement:** Annexation would have the most direct and measurable impact in this area. Currently, South Seaside Park’s code enforcement is managed by Berkeley Township, which maintains a broader, less localized enforcement framework and higher fees for several permits. Seaside Park’s Code Enforcement Office, located locally and with three active officers, would assume responsibility for South Seaside Park properties. This would likely result in lower fees for property owners, more responsive service, and enforcement better tailored to the island’s unique land use, rental, and seasonal dynamics.

D. Construction Office

1. **South Seaside Park:** The Berkeley Township Building Department, located at 627 Pinewald Keswick Road, Bayville (15 miles from South Seaside Park), offers an online citizen portal to make inspection appointments, check permit status, follow inspection results, and get live property permit information. All inspections are scheduled through the Portal. On January 22, 2024, the Township adopted Ordinance No 24-05-OA, amending fees for Building, Plumbing, Fire, and Electrical subcodes.⁶³
2. **Seaside Park:** The Construction Office is located at the Seaside Park Elementary School, 313 SW Central Avenue- 1 mile from South Seaside Park. On December 28, 2023, Seaside Park Borough adopted Ordinance No 2023-19, amending fees for Building, Fire, Electrical, Plumbing, Mechanical subcodes.⁶⁴
3. **Annexation Impact on Construction Office:** South Seaside Park residents would gain significantly easier access to permitting and inspections. Processing times could shorten due to proximity and local familiarity with floodplain and CAFRA regulations. Construction fee schedules would shift to Seaside Park’s rates, which differ in structure (may be slightly higher or lower depending on project type).

E. Municipal Court

1. **South Seaside Park:** The Berkeley Township Municipal Court is located at 631 Pinewald Keswick Road, Bayville- 15 miles from South Seaside Park. Traffic violations and criminal complaint payments can be paid online. Court dates are held 2.5 days per month- two (2) full days, and one (1) half-day. Court sessions can be attended via Zoom.⁶⁵
2. **Seaside Park:** The Municipal Court of Seaside Park and Violations Bureau is located at 1 Municipal Plaza, Seaside Park- 1 mile from South Seaside Park. Court dates are once per month

⁶³ <https://www.berkeleystownship.org/190/Construction-Inspections> (accessed 9/15/25).

⁶⁴ https://www.seasideparknj.org/departments/construction_office.php (accessed 9/15/25).

⁶⁵ <https://www.berkeleystownship.org/224/Municipal-Court> (accessed 9/15/25).

with exception of June and August. Court sessions can be attended via Zoom. Traffic violations and criminal complaint payments can be paid online.⁶⁶

3. **Annexation Impact on Municipal Court:** Local access to court proceedings and Violations Bureau would greatly improve. Reduced travel time for residents and police, and potential for more consistent enforcement of local ordinances. Case load in Seaside Park could increase slightly, requiring administrative adjustment or increased session frequency.

F. Planning & Community Development

1. **South Seaside Park:** The Berkeley Township Planning Board is made up of 4 members, 2 alternates, the Mayor, a Council member, and one Township Official. Meetings are held once each month at the Town Hall Meeting Room, 627 Pinewald Keswick Road.⁶⁷ The Zoning Board of Adjustment consists of 7 regular members and 4 alternate members. Meetings are held once each month at the Town Hall Meeting Room.⁶⁸
2. **Seaside Park:** Seaside Park Borough has its own Planning Board; the Zoning Board of Adjustment was dissolved on December 27, 2012, (Ordinance 1613) and the Planning Board exercises the same powers formerly exercised by the Zoning Board of Adjustment. The Planning Board is made up of 6 members, 2 alternates, the Mayor, a Council member, and one Borough Official. Meetings are held once each month at the Borough Council Meeting Room at 1 Municipal Plaza.
3. **Annexation Impact on Planning and Community Development:** South Seaside Park development applications would transition to Seaside Park's unified Planning Board, streamlining review. Policies and zoning interpretations would align with Seaside Park's smaller-scale, coastal development model, possibly reducing bureaucratic complexity but also tightening local control. Potential for more locally responsive land-use decisions, consistent with Seaside Park's planning goals.

G. Public Works

1. **South Seaside Park:** The Berkeley Township Public Works Department consists of the Division of Streets & Roads, and the Division of Equipment Maintenance. The Division of Streets and Roads maintain and repairs public roads, sidewalks, curbs, gutters, and encroachments controlled by the Township; snow removal and sanding/salting public township roads; plan and implement public capital improvements, maintain all signage and storm drainage systems, and inspect street

⁶⁶ https://www.seasideparknj.org/departments/municipal_court.php (accessed 9/15/25).

⁶⁷ <https://www.berkeleynj.org/289/Planning-Board> (accessed 9/15/25).

⁶⁸ <https://www.berkeleynj.org/290/Zoning-Board-of-Adjustment> (accessed 9/15/25).

openings by utility companies. The Division of Equipment and Maintenance maintains and repairs vehicles within township departments.⁶⁹

2. **Seaside Park:** The Department of Public Works, located at 1201 Barnegat Avenue, is responsible for the maintenance and repair of all public buildings, beaches, parks, boardwalks, piers, Borough owned roadways, vehicles and equipment, and perform street sweeping, snow removal, solid waste and recycling collection.⁷⁰
3. **Annexation Impact on Public Works:** South Seaside Park would likely experience improved responsiveness and quicker turnaround on road and beach maintenance due to proximity. Seaside Park would assume responsibility for additional mileage of streets and infrastructure, requiring modest staff or equipment expansion. Coordination of stormwater management and coastal infrastructure could become more unified along the barrier island.

H. Recreation

1. **South Seaside Park:** Berkeley Township recreation programs are administered by the Division of Recreation, Bureau of Parks and Beaches. The recreation center is located at 630 Atlantic City Blvd in Bayville- 14 miles from South Seaside Park. Currently, there are no township-sponsored recreation/social events held in South Seaside Park. In the past, the Township sponsored a summer beach party event at the Keith Pinto Memorial Beach at White Sands. Twice-monthly summer concert series, festivals and events throughout the year are routinely held on the mainland. All sports programs in Berkeley Township are funded by the individual groups, not the Township.⁷¹
2. **Seaside Park:** Seaside Park maintains three (3) playgrounds, two (2) parks with piers and boat ramps, 66 public access locations, and 59.2 acres of preserved open space. Chapter 11 lists and describes recreation and open space amenities in the Borough. The marina contains 188 slips and offers dockage for boats up to fifty (50) feet in length.⁷²
3. **Annexation Impact on Recreation:** South Seaside Park residents would gain access to Seaside Park's active recreational and marina system, and likely participate more in local events. Seaside Park's recreation department would serve a slightly larger population with minimal added cost, given shared facilities. The annexed area could benefit from new or expanded beach and bayfront recreation programming.

⁶⁹ <https://www.berkeleystownship.org/245/Public-Works-Department> (accessed 9/15/25).

⁷⁰ https://www.seasideparknj.org/departments/public_works/index.php (accessed 9/15/25).

⁷¹ <https://www.berkeleystownship.org/260/Sports-Groups> (accessed 9/15/25).

⁷² Borough of Seaside Park. Municipal Access Plan, 2021, page 9.

I. Senior Programs and Outreach Services

1. **South Seaside Park:** Berkeley Township senior programs are administered through the Division of Recreation; the programs consist of weekly bus trips with a \$15 registration fee per person annually. The bus picks up seniors at retirement community clubhouses only- there are no bus pickups in South Seaside Park.⁷³ There are no senior programs or providers positioned or stationed in South Seaside Park. Senior outreach and benefits counseling is available via St. Francis Senior Services located at Town Hall; the program provides trained outreach workers to visit homebound residents to determine their needs and to provide them with information about benefits and services.⁷⁴
2. **Seaside Park:** The Borough website provides a thorough resource page, listing senior services available, including: year-round programs, continuing education, senior luncheons, and outreach services.⁷⁵
3. **Annexation Impact on Senior Programs and Outreach Services:** Seniors in South Seaside Park would gain immediate access to Seaside Park's established local network of senior activities and services. Local pickup points and outreach could be expanded southward with modest administrative adjustment. Quality of life for older residents would notably improve.

J. Solid Waste and Recycling Collection

1. **South Seaside Park:** The Berkeley Township Sanitation / Recycling Division performs solid waste and recycling collection for South Seaside Park. Solid waste is picked up once per week with twice a week collection in July and August only. Bulk pickup for all residents is on an as-needed basis. Recycling collection is every other week with twice a week collection in July and August only.⁷⁶
2. **Seaside Park:** The Department of Public Works performs solid waste and recycling collection. Solid waste is picked up once per week during the winter collection schedule November through March, with twice a week collection resuming April through October. Bulk pickup is offered once weekly. Since 2010, Seaside Park has been operating a single stream recycling system as part of the Ocean County recycling program. Residents, renters, visitors, contractors and businesses are required to recycle. Recyclables are separated from solid waste for curbside collection.⁷⁷

⁷³ <https://www.berkeleystownship.org/262/Senior-Programs> (accessed 9/15/25).

⁷⁴ <https://www.berkeleystownship.org/339/Senior-Outreach-Services> (accessed 9/15/25).

⁷⁵ https://www.seasideparknj.org/resources/senior_services.php (accessed 10/24/25).

⁷⁶ <https://www.berkeleystownship.org/266/Sanitation> (accessed 9/15/25).

⁷⁷ https://www.seasideparknj.org/departments/publicworks/garbagerecycling_collection_information_calendar.php (accessed 9/15/25).

3. **Annexation Impact on Solid Waste and Recycling Collection:** South Seaside Park residents would benefit from more frequent and flexible pickup schedules. Transition to Seaside Park’s single-stream recycling system would simplify resident participation and align with Ocean County’s approach. Seaside Park would need to scale collection routes slightly, but efficiencies could offset added costs.

K. Zoning

1. **South Seaside Park.** The Zoning Office is located at 627 Pinewald Keswick Road, Bayville-15 miles from South Seaside Park. The Zoning Officer receives, reviews, and decides zoning permit applications. The Zoning Office administers the receipt and distribution of Engineer’s Certificate, Grading Exception Certificate, and Pool Grading Exception Certificate. The Zoning fees are: Residential (\$30); Commercial (\$60).⁷⁸
2. **Seaside Park:** The Zoning Department is located at the Seaside Park Elementary School, 313 SW Central Avenue- one (1) mile from South Seaside Park. The zoning fees are: Bulkhead (\$250); New construction (\$200); House elevations or addition (\$150); Interior remodeling (\$100); Shed, Pavers, Fence, Roofing, Siding and Windows (\$25); and Curbing/Sidewalks., Demolitions (\$50).⁷⁹
3. **Annexation Impact on Zoning:** South Seaside Park residents would gain faster, more localized permit review and zoning support. Seaside Park’s zoning fees are higher in some cases but more transparent and tailored to coastal projects. Annexation yields greater regulatory consistency across the entire island south of the bridge, reducing cross-jurisdictional confusion for property owners.

L. Impact of Annexation on Municipal Facilities & Services

Annexation would unify administrative processes, reduce duplicative oversight, and improve service delivery across municipal facilities, animal control, and code enforcement. Residents of South Seaside Park would likely experience lower costs, faster response times, and stronger local representation in how public spaces and property standards are managed, while Seaside Park would benefit from expanded jurisdictional coherence and enhanced revenue potential through consistent fee collection and enforcement efficiency. If Seaside Park annexed South Seaside Park:

- Service accessibility would improve dramatically across all departments due to proximity.
- Administrative efficiency would increase as South Seaside Park functions shift from Berkeley’s large mainland government to Seaside Park’s smaller coastal borough.

⁷⁸ <https://www.berkeleynj.org/208/Zoning> (accessed 9/15/25).

⁷⁹ https://www.seasideparknj.org/departments/zoning_department.php (accessed 9/15/25).

- Resident experience would improve in convenience, responsiveness, and community integration.
- Operational impacts on Seaside Park would include moderate increases in workload for Public Works, Construction, and Planning, but without major infrastructure expansion needs.

IX. PUBLIC SAFETY SERVICES

This chapter lists and describes the public safety services provided by Berkeley Township, Seaside Park, and others, and concludes that annexing South Seaside Park provides the opportunity for improved public safety services. The public safety services described in this chapter are: emergency management, emergency services squad, volunteer fire company, and police department.

A. Emergency Management

1. **South Seaside Park:** The Berkeley Township Office of Emergency Management is staffed with a Coordinator and two Deputy Coordinators. The focus of the OEM is to protect the lives of its citizens and their property through preparation in response to natural and man-made disasters. When disaster strikes, the OEM is the central location for coordinating resources and response operations.⁸⁰
2. **Seaside Park:** Route 35 is used as the Emergency Evacuation Route from Seaside Park. There are signs along Ocean Avenue, Bayview Avenue and Barnegat Avenue to direct traffic to Route 35 and along Route 35 northbound to then direct traffic to cross the Route 37 Bridge to the mainland. A traffic control plan has been prepared for emergency services.⁸¹

B. Emergency Services Squad

The Triboro First Aid Squad (TFAS), located on J Street in Seaside Park, serves the South Seaside Park neighborhood, Seaside Park Borough, Seaside Heights, and Island Beach State Park. The TFAS is experiencing financial crisis; poor reimbursement rates from Medicaid and Medicare, delays in unpaid bills, and a declining volunteer base are cited as reasons for the squad's financial troubles. State statute caps the maximum amount municipalities can donate at \$125,000.⁸²

In response to the fiscal uncertainty, in 2024, Ocean County performed a Study, concluding that a county-run emergency medical squad service would provide an “undeniable” benefit to areas where ambulance response times are the longest. The Study opined that any county-run service would not replace services that are already established, but would act as a support agency to help areas in need. The Study suggests the year-one cost would be \$1.1 million operationally, with an initial capital investment of \$9.5 million to cover the cost of 15 ambulances, 8 command vehicles, radios and medical equipment. EMTs would likely be paid between \$51,000 and \$80,000, with 8 supervisory employees.⁸³

⁸⁰ <https://www.berkeleystownship.org/227/Office-of-Emergency-Management> (accessed 9/15/25).

⁸¹ 2008 Seaside Park Master Plan, Circulation Plan, page 55

⁸² NJ Rev Stat § 40:5-2 (2024).

⁸³ Nee, Daniel. “Study: County-Run EMS Squad Would Provide ‘Undeniable’ Benefit to Barrier Island.” *Lavallette-Seaside Shorebeat*, December 16, 2024, <https://shorebeat.com/lavallette-seaside/2024/12/study-county-run-ems-squad-would-provide-undeniable-benefit-to-barrier-island> (accessed 9/15/25).

In August 2025, the TFAS was temporarily spared from closing with the help of emergency funding. The squad is preparing to bid to continue providing service to the three communities after Seaside Heights issued a request for proposals for emergency medical service on August 26. The service contract would begin on January 1, 2026.⁸⁴ Seaside Heights service call volume is approximately 70 percent of TFAS over annual call volume.⁸⁵ In 2024, the TFAS reports that they responded to over 1,100 calls in 2024.

C. Volunteer Fire Company

The Seaside Park Volunteer Fire Company Number 1, located at 1 Municipal Plaza, Seaside Park, provides fire protection and water rescue services to South Seaside Park, Seaside Park Borough, and Island Beach State Park. The Company has 1 station, 30 volunteer firefighters, and 4 non-firefighting volunteers.⁸⁶ The apparatus roster for the Company is as follows:⁸⁷

Chief 4500 - 2022 Chevrolet Tahoe
Engine 4501 - 2023 HME-Ahrens Fox 1871-SFO (1500/1000)
Water Rescue 4506- 2013 Ford F-250 4x4
Asst. Chief 4510 - 2019 Ram
Rescue Boat 4516 - Zodiac Milpro w/motor & trailer
Brush 4519 - 2013 Ford F-250 (125/80)
Engine 4521 - 2006 Seagrave Concorde (1750/1000)
Water Rescue 4526 - 2023 Jeep Gladiator
Ladder 4545 - 1992 HME / Grumman (1500/500/65' TeleSquirt)
Ordered May 2025: E-One Typhoon HR100 (1500/470/100' rear mount)

D. Police Department

1. **South Seaside Park:** The Berkeley Township Police Department, located at 631 Pinewald-Keswick Road, Bayville (14 miles from South Seaside Park), currently has 74 full time sworn officers, 22 full time civilians, and 16 part time civilian staff members.⁸⁸

⁸⁴ Conklin, Eric. "This N.J. Ambulance Squad Could Shut Down Without More Funding." *NJ Advance Media*, September 11, 2025, <https://www.nj.com/ocean/2025/09/this-nj-ambulance-squad-could-shut-down-without-more-funding.html> (accessed 9/15/25).

⁸⁵ Nee, Daniel. "Seaside Heights May Lead New EMS Squad, Or Privatize, Amidst Tri-Boro Troubles." *Lavallette-Seaside Shorebeat*, August 8, 2025, <https://shorebeat.com/lavallette-seaside/2025/08/seaside-heights-may-lead-new-ems-squad-or-privatize-amidst-tri-boro-troubles> (accessed 9/15/25).

⁸⁶ <https://usfiredept.com/seaside-park-volunteer-fire-company-1-20613.html> (accessed 9/15/25).

⁸⁷ https://fire.fandom.com/wiki/Seaside_Park_Volunteer_Fire_Company_No._1 (accessed 9/15/25).

⁸⁸ <https://www.countyoffice.org/berkeley-township-police-department-berkeley-nj-7be/> (accessed 9/15/25).

2. **Seaside Park:** The Seaside Park Department of Police, located at 1 Municipal Plaza and established in 1898, currently has a Chief of Police, 14 sworn officers, 23 Special I and II Officers, and 2 civilian staff members.⁸⁹

E. Impact of Annexation on Public Safety Services

A qualified, expert will provide testimony to include but not limited to public safety service staffing, an analysis of the conditions and types of complaints from the South Seaside Park neighborhood, and the cost of providing public safety services to South Seaside Park.

Being dependent on volunteer services requires monitoring the rates of volunteers and attrition, and balancing that with the required need of providing public safety services. Since South Seaside Park through Berkeley Township already participates in contribution of shared public safety services, the impact of annexation will not result in a decrease of services, but rather a shift in financial contribution from Berkeley Township to Seaside Park.

Seaside Park would gain a significant number of residents who are currently active volunteers, assisting both the Volunteer Fire Company and the Tri-Boro First Aid Squad, and many of whom participate in yearly fundraising and social events. Annexation is likely to increase the number of civically minded volunteers participating in all community services within the Borough.⁹⁰

⁸⁹ https://www.seasideparknj.org/departments/policeabout_us.php (accessed 9/15/25).

⁹⁰ Micheline, Joseph Micheline, Esq. to Seaside Park Borough Mayor and Members of the Council, July 16, 2025.

X. SCHOOLS

There are no schools in South Seaside Park; currently the eight (8) students between 12 and 17 years living in South Seaside Park. Annexation of South Seaside Park from Berkeley Township to Seaside Park Borough would result in the increase of eight (8) school age children between 12 and 17 years- a 5% increase from 161 to 169 children. Regional school taxes would be recalculated based on the new equalized valuation for Seaside Park Borough and due to the minimal number of students in South Seaside Park, annexation should have a minimal impact the operating budget of the Seaside Park School District.

A. School Age Population

Based on Census data, there are eight (8) children between 12 to 17 years of age living in South Seaside Park, and 161 children living in Seaside Park. **Table 10.1**, compares school age population in South Seaside Park and Seaside Park, both before and after potential annexation. Annexation of South Seaside Park from Berkeley Township to Seaside Park Borough increases the school-age population of Seaside Park by 5% from 161 to 169 children.

Table 10.1: Population Under 18 Years by Age

	South Seaside Park		Seaside Park Before Annex		Seaside Park After Annex		% Change After Annex
Total:	8	100%	161	100%	169	100%	5%
Under 3 years	0		56	35%	56	33%	
3 and 4 years	0		0		0		
5 years	0		12	7%	12	7%	
6 to 8 years	0		31	19%	31	18%	
9 to 11 years	0		22	14%	22	24%	
12 to 17 years	8	100%	40	25%	48	28%	17%
In group quarters	0		0		0		

Source: Census Bureau, 2019-2023 5-Year American Community Survey (B09001, B09002)

B. Elementary School & Central Regional Schools

1. **South Seaside Park:** There are no schools in South Seaside Park. South Seaside Park families attend H&M Potter Elementary School through grade 4, then go to Berkeley Township Elementary for grades 5 and 6. For grades 7 and 8, students attend Central Regional Middle School, and for high school students go to Central Regional High School- both part of the Central Regional School District which serves Seaside Park along with Berkeley Township, Seaside Park, Ocean Gate, and Island Heights.⁹¹
2. **Seaside Park:** Seaside Park Borough no longer operates its own elementary school- the school at Fourth and Central avenues was built in 1969 and closed in 2010. Seaside Park families have the

⁹¹ https://en.wikipedia.org/wiki/Berkeley_Township_School_District (accessed 9/15/25).

option to send their K-6 children to Toms River Regional Schools or to Lavallette Elementary (K-6) under a dual sending/receiving agreement.⁹² For grades 7 and 8, students attend Central Regional Middle School, and for high school students go to Central Regional High School- both part of the Central Regional School District which serves Seaside Park along with Berkeley Township, Seaside Park, Ocean Gate, and Island Heights.⁹³

C. Impact of Annexation on School Services

Annexation of South Seaside Park from Berkeley Township to Seaside Park would result in the increase of eight (8) school age children between 12 and 17 years- a five (5) percent increase from 161 to 169 children.

Elementary school-age children have the choice of Lavallette or Toms River Elementary school. Both the high school and middle school students will go to Central Regional schools regardless of where they reside. There is no change as to them as both Berkeley Township (South Seaside Park) and Seaside Park Borough are part of the Central Regional School District.

The number of students living in South Seaside Park is minimal, and should have a minimal impact the operating budget of the Seaside Park School District; regional school taxes would be recalculated based on the new equalized valuation for Seaside Park.

⁹² *In the Matter of the Petition for Authorization to Enter into a Sending-Receiving Relationship with the Board of Education of the Borough of Lavallette, Ocean County*, Superior Court of New Jersey, Appellate Division, decided May 4, 2017.

⁹³ <https://www.centralreg.k12.nj.us/page/about-district> (accessed 9/15/25).

XI. PARKS, PUBLIC ACCESS, OPEN SPACE, HISTORIC SITES

Seaside Park offers recreation and open space such as beaches, playgrounds, boat ramps, scenic and views of the ocean and bay. Parking is provided all along the coast, including a significant amount of street spots in the median of Central Avenue. Public bathrooms are provided at the Ocean Avenue Beach Headquarters at N Street, K-Street marina (bayside), the police station (Central Avenue and 6th Avenue), the public works building (13th and Barnegat Ave), and at Borough Hall 1701 North Ocean Avenue. ⁹⁴

Table 11.1 compares open space, parks, and historic sites in South Seaside Park and Seaside Park, both before and after annexation.

Table 11.1: South Seaside Park and Seaside Park- Parks, Open Space, and Historic Sites

Description	South Seaside Park	Seaside Park	Seaside Park after Annexation	% Change
Green Acres Parcels (acres)	14.72 ac	59.2 ac	73.92 ac	25%
Ocean Frontage (feet, miles)	2,900 ft 0.55 mi	8,712 ft 1.65 mi	11,612 ft 2.2 mi	33%
Bay Frontage (feet, miles)	5,000 ft 0.95 mi	8,450 ft 1.6 mi	13,450 ft 2.55 mi	59%
Municipal Parks	4	5	8	60%
Historic Resources	1	1	2	100%

A. South Seaside Park

1. **Parks:** There are four (4) parks in South Seaside Park, Berkeley Township owns two (2), Ocean County Land Trust owns one (1), and the remaining is a private-owned beach:
 - a. The Roberts Avenue Marsh properties are at the corner of Roberts and South Bayview avenues. The Roberts Avenue Marsh combined is 7.1 acres, owned by the Ocean County Natural Lands Trust Fund, and has been dedicated open space since 1999.
 - b. The Keith Pinto Memorial Beach at White Sands is municipal-owned, 6.76 acres with approximately 1,000 linear feet of oceanfront and is located between 20th and 23rd avenues-the border with Island Beach State Park. Beach badges are required for access Memorial Day Weekend to Labor Day. When the beach is open there are Berkeley Township lifeguards on duty. Restrooms and an outside shower are the only facilities. Chef Mike’s Atlantic Bar & Grill and the Island Beach Motor Lodge is scheduled to be demolished and replaced with 16 homes beginning late 2025. The beachfront will be deeded over to Berkeley making White Sands beach size increase by 300 feet.

⁹⁴ Borough of Seaside Park. Municipal Access Plan, 2021, pp. 8-10.

- c. The Sgt. John A. Lyons Memorial Recreation Area is a municipal-owned, 8,250 square foot park located at the intersection of Barnegat and 24th avenues, bordering Island Beach State Park to the south. The park is paved with asphalt to accommodate a well-maintained basketball and pickle ball court with a picnic table and flowering garden.⁹⁵
- d. Midway Beach, located between 3rd and 20th avenues is a private beach and a separate beach badge is required. The property consists of approximately 70 acres of land, 10 acres of beach, and 390 condominiums.⁹⁶ Homeowners live in small beach bungalows that date from the mid twentieth century. The property is privately run by the Midway Beach Condominium Association (the “Association”).

Over the years, the Association built large dunes to impact storms. After Superstorm Sandy, New Jersey began rebuilding dunes along Barnegat Island including Midway Beach via easement as part of a shore protection system, known as the Manasquan Inlet to Barnegat Inlet Hurricane and Storm Damage Reduction Project. Experts for the Association and the State argued in court over the merits of the existing and proposed shore protection systems, as well as the State’s \$500 appraisal value (suggesting that the property would increase in value due to the storm protection system). In 2017, the Appellate Division of the Superior Court of New Jersey decided that the State was permitted to acquire the dunes through eminent domain and as a result, new dunes were created but no existing dunes were shortened. Regarding just compensation, a final judgement was entered in July 2025 confirming a jury verdict in the amount of \$4,707,631 in contrast to the amount of \$500 offered by the State.⁹⁷

- 2. **Open Space:** South Seaside Park’s most recent Recreation and Open Space Inventory (ROSI) database maintained by the New Jersey Green Acres Program indicates there are seven (7) Green Acres parcels totaling 14.72 acres (**see Table 11.2**); three (3) parcels are municipal owned (*shown in italics*) totaling total 7.92 acres.⁹⁸

Table 11.2: South Seaside Park Green Acres Parcels

Block	Lot	Facility Name	Type	Size (sq ft)
1698	1.01	Roberts Avenue Marsh	County	292,723
1689	1.02	Roberts Avenue Marsh	County	See 1.01
1689	1.03	Roberts Avenue Marsh	County	See 1.01
<i>1689.03</i>	<i>22</i>	<i>Barnegat Pier</i>	<i>Municipal</i>	<i>51,401</i>
1689.03	23	Roberts Avenue Marsh	County	3,220

⁹⁵ The Sergeant John A. Lyons Memorial Recreation Area (KIA 26 October 2011, Ghazni Province, Afghanistan) was dedicated by Berkeley Township on June 2, 2012.

⁹⁶ New Jersey Environmental Protection, Office of Flood Hazard Risk Reduction Measures v. Midway Beach Condominium Association, Inc. (A-2071-17T4).

⁹⁷ New Jersey Environmental Protection v. Midway Beach Condominium Association, Inc. (OCN-L-2653-17).

⁹⁸ <https://dep.nj.gov/otpla/rosi/> (accessed 10/12/25).

1699	1.01	White Sands Beach	Municipal	8,250
1720	3	White Sands Beach	Municipal	285,754
				Total: 641,348 sq ft 14.72 acres

Source: <https://dep.nj.gov/otpla/rosl/> (accessed 9/15/25).

3. **Historic Sites:** The Midway Camps Historic District, bounded by Central Avenue to the west, 13th Avenue to the north, Ocean Avenue to the east, and 20th Avenue to the south is “certified eligible” to be listed in the State and National Registers of Historic Places by the State Historic Preservation Office (SHPO Opinion October 15, 2001).⁹⁹ “Certified eligible” means that a property has been formally determined to meet the criteria for historic listing, even though it has not yet been officially listed on the registers- it has been evaluated by qualified professionals and found to have historical, architectural, archeological, or cultural significance comparable to that of officially listed properties.¹⁰⁰

Midway Beach is a community of about 400 one-story houses on average 20’ wide x 40’ deep lots. Generations of central New Jersey families have made vacationing at Midway Beach part of their summer tradition.¹⁰¹ **Figure 11.B** depicts the Midway Camps Historic District in South Seaside Park. The district is considered to have historic character, likely for its architecture, layout, or age of development (i.e. mid-20th century beach camping / bungalow-camp community).

B. Seaside Park

1. **Parks:** Seaside Park maintains three (3) public playgrounds: ¹⁰²
 - a. **Lake Avenue Playground/Beach:** (O Street and Lake Avenue at the Bay) has a beach area, kayak launch, basketball court, handicap parking, street parking, benches, playground, gazebo, trash and recycling cans.
 - b. **5th and Bayview Avenue Playground and Pier:** Contains a pier, benches, trash/recycling cans, parking, handicap access, playground, shower, and has bay beach access.
 - c. **13th and 14th Ave Recreation Park (and Bayview):** Contains a baseball/softball field, tennis courts, pickleball courts, basketball court, playground, benches, street parking, trash and recycling cans.
2. **Boating:** Seaside Park maintains two (2) parks with piers and boat ramps:

⁹⁹ Township of Berkeley, Environmental Resource Inventory, 2012, p. 150.

¹⁰⁰ NJDEP- Historic Preservation; New Jersey and National Registers of Historic Places, last updated 6/24/2025

¹⁰¹ http://blog.nj.com/njv_mark_dionno/2010/07/midway_beach_provide_the_shore.html (accessed 9/15/25).

¹⁰² Borough of Seaside Park. Municipal Access Plan, 2021, p. 9.

- a. **Seaside Park Marina:** (J Street and Central Ave) is a large, open field with benches, street parking, trash/recycling cans, and an emergency landing area. A Borough-owned marina with 188 slips for boats up to 50 feet while providing limited amenities.¹⁰³
 - b. **14th Ave Recreation Park:** (14th Ave and Bayview Ave) Contains a pier and boat ramp, parking lot, gazebo, showers, benches, handicap access, street parking, trash and recycling cans.
3. **Fishing:** Fishing is allowed everywhere in the Borough as long as the location is appropriate, and it does not interfere with the enjoyment and safety of others. The Borough offers several locations to fish from, including Sections of K Street, the M-Street horseshoe, the 5th Avenue Pier and Beach, the 14th Avenue Pier, and in between O and N Street. All of the piers in Seaside Park are open for fishing and crabbing from 5am – 12am, and all of the wharfs are open from 9am – 9 pm.¹⁰⁴
 4. **Public Access:** There are sixty-six (66) public access locations in Seaside Park consisting of boat ramps, beach walkways, bathroom facilities, and lifeguarded beaches. Seven (7) points are unutilized by the public.¹⁰⁵ The Municipal Public Access Plan opines that there is a small number of public restrooms, increased reserved handicap parking is needed, and some access points are difficult to access due to vegetation growth.¹⁰⁶
 5. **Open Space:** Seaside Park’s most recent Recreation and Open Space Inventory (ROSI) database maintained by the New Jersey Green Acres Program indicates there are fifty-eight (58) municipal-owned parcels totaling 59.2 acres that were encumbered using Green Acres funding.¹⁰⁷ Three (3) borough-owned parcels border South Seaside Park (**shown in Figure 11.C**): Moe Levine Field & Park (Block 1, Lot 13), 13th Ave Pier & Boat Ramp (Block 92, Lot 1), and Seaside Park Beach and Boardwalk (Block 97, Lot 1).
 6. **Historic Sites:** No properties in Seaside Park are listed in the National and State Registers of Historic Places. One (1) property is “certified eligible” to be listed in the State and National Registers of Historic Places- U.S. Life Saving Station No. 13 (Certification of Eligibility 9/17/2012)- a New England coastal-style building located at the corner of North Ocean and Decatur avenues. The building, previously known as “Toms River Life Saving Station No. 13” was built in 1872. The Borough bought the building in 1966 and in the 1990’s the building was restored to operate as Borough Hall, which continues to this day. A Certificate of Eligibility is a

¹⁰³ Borough of Seaside Park. Municipal Access Plan, 2021, p. 9.

¹⁰⁴ Borough of Seaside Park. Municipal Access Plan, 2021, p. 9.

¹⁰⁵ Borough of Seaside Park. Municipal Access Plan, 2021, pp. 10-14.

¹⁰⁶ Borough of Seaside Park. Municipal Access Plan, 2021, pp. 14-15.

¹⁰⁷ <https://dep.nj.gov/otpla/rosi/> (accessed 10/12/25).

written determination issued by the State Historic Preservation Office stating that a property meets the criteria for listing in the New Jersey and National Registers of Historic Places.

C. Impact of Annexation on Parks, Public Access, Open Space, Historic Sites

1. Annexation of South Seaside Park from Berkeley Township to Seaside Park Borough would result in a 25% increase in acreage of Green Acres properties from about 60 acres to 74 acres, a 60% increase in parks from 5 to 8; historic sites double from 1 to 2; bay frontage increases nearly 60% from 1.6 miles to 2.55 miles, and ocean frontage increases 33% from 1.65 miles to 2.2 miles. The increases of protected, natural resources, parks, historic sites, bay- and ocean-frontage benefits Seaside Park by allowing more substantive protection in a jurisdiction that is congruous to the natural environment. Increased natural resource inventories allows further-reaching protections and provides additional facilities to Seaside Park residents.
2. Three (3) Seaside Park Green Acres parcels border South Seaside Park to the north: Moe Levine Field & Park (Block 1, Lot 13), 13th Ave Pier and Boat Ramp (Block 92, Lot 1), and the Seaside Park Beach and Boardwalk (Block 97, Lot 1). Annexation would eliminate any future issues pertaining to land use, zoning, property maintenance complaints, and the provision of municipal services.
3. South Seaside Park will contribute 345,405 sq ft (7.92 acres) of municipal-owned Green Acres parcels to Seaside Park's ROSI inventory; the remaining ROSI properties are not municipal-owned.
4. The 7.1-acre Roberts Avenue Marsh properties at the corner of Roberts and South Bayview avenues- a dedicated open space natural habitat for wildlife maintained and owned by the Ocean County Natural Lands Trust Fund- would be an asset to Seaside Park.
5. Twenty-third (23rd) Avenue contains a small Municipal dock which would become an additional asset for the residents of Seaside Park.
6. Twenty-fourth (24th) Avenue contains a small area for fishing and crabbing from the bulkhead and seating is available for sunset viewing which is one of the most popular events along the barrier island.
7. Seaside Park Borough will acquire the additional public beach, White Sands Beach located between 20th and 24th avenues, a significant enhancement to the well-maintained public beaches within Seaside Park Borough.
8. There is an unimproved bay beach between 20th and 24th avenues that could be enhanced and developed, similar to the bay beaches that currently exist in Seaside Park.

9. Seaside Park is gaining a historic resource with the Midway Camps Historic District. Listing a property on the state and national register officially recognizes the district's contribution to New Jersey and the nation's heritage. Historic rehabilitation tax credits are available- 20% federal income tax credit for the certified rehabilitation of income-producing historic buildings, and up to 40% of state income tax credit for homeowners and commercial owners for the certified rehabilitation of income-producing and owner-occupied properties listed on the New Jersey Register.

While annexation is not a precursor or required to list the Midway Camps Historic District or the Seaside Park Borough Hall, formal recognition of these two historic sites that are within close proximity to each other could benefit Seaside Park in the form of individual property improvements and increased aesthetics, and recognition of the Borough's historic identity.

11. The dune system that currently exists, particularly in Midway Beach area, is known for its excellent construction and gained national recognition after Super Storm Sandy resulting in minimal damage to the cottage community.
12. Seaside Park has an Environmental Advisory Committee- a volunteer resident group appointed yearly by the Mayor and Council. The Committee is committed to working with Borough Officials to promote environmental sustainability and to support green projects, which will make Seaside Park a greener place to live, work and play.¹⁰⁸ South Seaside Park residents would welcome the opportunity to volunteer on this Committee, strengthening its mission and increasing the Borough's volunteer base.

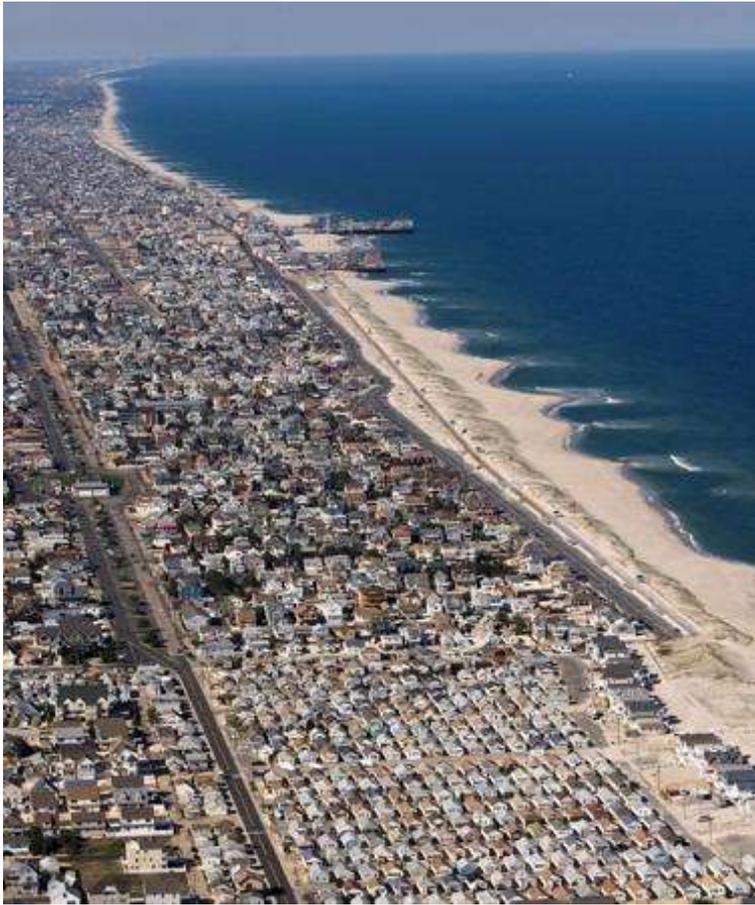
¹⁰⁸ https://www.seasideparknj.org/community/sp_environmental_advisory_committee/index.php (accessed 9/15/25).

Figure 11.A: South Seaside Park Green Acres Parcels (shown in blue)



Source: <https://gisdata-njdep.opendata.arcgis.com> (accessed 10/12/25).

Figure 11.B: Midway Beach



Midway Beach in foreground, looking north towards Seaside Park



Source: https://www.nj.com/njv_mark_diionno/2010/07/midway_beach_provide_the_shore.html

Figure 11.C: Seaside Park Green Acres Parcels Bordering South Seaside Park (see arrows)



Source: Borough of Seaside Park. Municipal Access Plan, 2021, p. 30.

Figure 11.C depicts three (3) municipal-owned parcels that border South Seaside Park: Arrows shown left to right:

1. 13th Ave Pier & Boat Ramp (Block 92, Lot 1);
2. Moe Levine Field & Park (Block 1, Lot 13); and
3. Seaside Park Beach and Boardwalk (Block 97, Lot 1).

XII. ECONOMIC DEVELOPMENT

South Seaside Park is active primarily through residential real estate (including vacation/seasonal homes), tourism (beach, bay, recreation), and the supporting retail/hospitality/service sectors. The key economic driver is a strong real-estate/second-home market. The local economy is largely driven by summer beach-goers and the tourist trade. The economy also has its challenges associated with seasonality and infrastructure demands

Much of the economic power of Seaside Park comes in the summer months, with many visitor-based businesses slowing down or closing. Similar to South Seaside Park, the high real estate values and vacation-home market are the key economic driver.

Annexation impacts tax collection, revenue generators, and other benefits from economic activity; South Seaside Park is economically meaningful to Seaside Park.

A. South Seaside Park

Berkeley Township has an Economic Development Commission, but the township website has meeting minutes from 2014-2017 only with no other information available.¹⁰⁹ **Table 12.1** shows eleven (11) eating / drinking establishments, lodging, and retail stores in South Seaside Park.

Table 12.1: South Seaside Park Businesses

Name of Business	Street Address	Description
Beach and Bean	39 11 th Lane	Coffee shop
Berkeley Cut Steakhouse	2204 Central Ave	Restaurant
Bum Rogers Crab House & Tavern	2207 Central Ave	Restaurant and tavern
Ebby's Ristorante and Lounge	2013 SE Central Ave	Restaurant and tavern
Island Beach Fish Company	2102 Central Ave	Restaurant
Jerry's Pizza & Subs	2001 Central Ave South	Restaurant
Red Top Boats	20 th Ave & S Bayview Ave	Marine supply store
Stromberg's	39 11 th Ln	Ice cream shop
Sweet Sunny's Coffee	Central & 21 st Ave	Coffee shop

Source: Google Map, Site Inspection September 30, 2025

B. Seaside Park

The 2008 Master Plan Economic Plan Element provides a current status of year-round and seasonal business; it recognizes that the Borough's financial strength is in its high valued residential properties, many of which are single-family dwellings.¹¹⁰

The 2008 Master Plan Economic Plan Element discusses revenue streams, including: business and residential property tax, tourism revenue consisting of beach revenues and parking meter

¹⁰⁹ <https://www.berkeleypark.org/189/Advisory-Committees> (accessed 9/15/25).

¹¹⁰ 2008 Seaside Park Master Plan, p. 4.

revenues. Additional costs incurred by the Borough are briefly discussed including added solid waste land fill fees, added fuel costs, and sand removal.¹¹¹

The 2008 Master Plan recommended that the Borough provide for the beneficial economic development of the Borough. The Borough's boardwalk sustained significant damage from Superstorm Sandy, and the local and regional tourism industry was adversely impacted. It was a continuing recommendation in the 2016 Reexamination Report that the Borough evaluate and improve its economic development policies in order to recover from the damages of Superstorm Sandy and provide for year-round economic opportunities.¹¹²

The 2008 Master Plan and 2016 Reexamination Report identified the following goal with objectives to guide the future growth and development of the Borough concerning economic development:¹¹³

Provide for the beneficial economic development of the Borough by: a) encouraging a pedestrian friendly shopping area along Route 35; b) promoting improvements of building façades in the business areas; c) encourage desirable visual design of new and upgraded businesses; and d) attract economic development appropriate to the Borough vision.

The 2021 Reexamination Report cites the following goals from the 2016 Reexamination Report as remaining valid:¹¹⁴

1. To maintain and enhance a local economy that encourages the provision of more cost-effective public services in order to improve the quality of life for Seaside Park residents.
2. Recognize the need to adapt to the changing dynamics and demands of a diverse and increasingly globalized economy.
3. Encourage those public and private actions necessary to develop and sustain the long-term vitality of the key commercial/retail areas. This can be achieved by improving streetscapes through unified signage, facades, public walkways and landscaping, and improving vehicular and pedestrian circulation and a unified wayfinding program.
4. Evaluate the potential for economic and rehabilitation plans in strategic locations within the Borough, where appropriate, to encourage sound land use development that can

¹¹¹ 2008 Seaside Park Master Plan, pp. 104-109.

¹¹² 2016 Master Plan Reexamination, adopted July 26, 2016, p. 11.

¹¹³ 2008 Seaside Park Master Plan, p. 17. 2016 Master Plan Reexamination, p. 7.

¹¹⁴ Master Plan Reexamination Report, Borough of Seaside Park, Adopted October 4, 2021, p. 8.

provide economic development opportunities, while at the same time balancing the preservation of neighborhood character as well and the protection of environmental resources.

C. Impact of Annexation & Economic Development Park

Annexation will add to the residential and business property tax revenue, and tourism-related revenue streams will increase. The annexation of South Seaside Park from Berkeley Township to Seaside Park will add an additional a commercial node to Seaside Park, enhancing the variety of commercial offerings available within the Borough.

Annexation would help contribute to maximize the value of any underdeveloped properties along Route 35 with the potential of creating a new more diverse land use zone that encourages an integrated approach along that corridor that could offer a less restrictive approach to develop expanded mixed use (commercial and residential) options.

Since annexation would extend Seaside Park's jurisdiction to the southern portion of the Route 35 corridor, currently under Berkeley Township's zoning and regulation, Seaside Park can plan comprehensively for corridor aesthetics, land use, and traffic circulation.

As a focus for economic development, Seaside Park can apply uniform zoning and design standards along the entirety of the Route 35 corridor, potentially improving its visual character and economic performance. However, since South Seaside Park's commercial activity is limited and primarily neighborhood-serving, large-scale mixed-use redevelopment potential remains modest. Positive economic development would improve the corridor's cohesion and branding potential, though large redevelopment is limited by geography and environmental constraints.

XIII. COMMUNITY IDENTITY AND QUALITY OF LIFE

Seaside Park has a quieter more relaxed beachfront compared to other more commercial boardwalk towns nearby- South Seaside Park shares that same attribute. There are dunes, natural beach grasses, bay shores, and access to fishing and crabbing- all similar to South Seaside Park.

Seaside Park has are more permanent residents than many of the other barrier-island shore communities, with community events being held year-round and active community clubs and organizations. Sidewalks exist throughout much of the town with bike lanes on key roads, connecting South Seaside Park to Seaside Park in environmentally sensitive manner using alternative means of transportation.

There are local shops in Seaside Park along Central Avenue, restaurants, and basic services, but no commercial centers- the same atmosphere desired by South Seaside Park residents. Community cohesion is preserved throughout the year in Seaside Park. Both communities are familiar with and endure the summer season crowds, traffic, congestion, noise, and parking difficulties

Storms, erosion, and beach maintenance are real concerns and bring communities together. Because of their geographic separation from the mainland part of Berkeley, many residents feel they have been “forgotten” or underserved. Residents believe that joining Seaside Park could better align with their community needs in terms of services, identity, and proximity to natural resources.

This chapter evaluates what contributes to the identity of South Seaside Park and Seaside Park, including available recreation programs, senior programs and outreach services, sports groups, social interaction and commercial activity, libraries, houses of worship, and community clubs and organizations.

A. Recreation Programs

1. **South Seaside Park:** Berkeley Township recreation programs are administered by the Division of Recreation, Bureau of Parks and Beaches. The recreation center is located at 630 Atlantic City Blvd in Bayville- fourteen (14) miles from South Seaside Park. Currently, there are no township-sponsored recreation/social events held in South Seaside Park. In the past, the Township sponsored a summer beach party event at the Keith Pinto Memorial Beach at White Sands. Twice-monthly summer concert series, festivals and events throughout the year are routinely held on the mainland.
2. **Seaside Park:** The Borough offers a junior lifeguard program, adult fitness classes, children’s summer programs. The Borough’s ordinance sets fee ranges for recreation activities.¹¹⁵

¹¹⁵ https://www.seasideparknj.org/departments/recreation/recreation_events.php (accessed 10/25/25).

B. Senior Programs and Outreach Services

1. **South Seaside Park:** Berkeley Township senior programs are administered through the Division of Recreation; the programs consist of weekly bus trips. The bus picks up seniors at retirement community clubhouses only- there are no bus pickups in South Seaside Park.¹¹⁶ There are no senior programs or providers positioned or stationed in South Seaside Park. Senior outreach and benefits counseling is available via St. Francis Senior Services located at Town Hall; the program provides trained outreach workers to visit homebound residents to determine their needs and to provide them with information about benefits and services.¹¹⁷ The township website shows a Senior Advisory Commission with minutes from 2013 to 2017.
2. **Seaside Park:** The Borough website provides a thorough resource page, listing senior services available, including: year-round programs, continuing education, senior luncheons, and outreach services.¹¹⁸

C. Sports Groups

1. **South Seaside Park:** All sports programs in Berkeley Township are funded by the individual groups, not the Township.¹¹⁹ The township website lists sports groups as a courtesy to the residents; the sports groups include: men's basketball, men's slo-pitch softball, senior slow pitch softball, men's soccer, little league baseball, basketball autistic/recreation/travel programs, summer basketball, youth football and cheer, youth soccer, girls' softball, summer swim, and wrestling.
2. **Seaside Park:** The 13th Avenue Recreation Complex has a baseball field, multiple tennis courts, and a basketball court. The Borough runs a junior lifeguard program for ages 8-15. Past youth sports offerings included basketball, t-ball, and tennis. External providers offer year-round sports classes and camps.

D. Social Interaction & Commercial Activity

1. **South Seaside Park:** There are at least eleven (11) eating and drinking establishments, lodging, and retail supply stores located in South Seaside Park (see **Table 13.1**):

¹¹⁶ <https://www.berkeleyparknj.org/262/Senior-Programs> (accessed 9/15/25).

¹¹⁷ <https://www.berkeleyparknj.org/339/Senior-Outreach-Services> (accessed 9/15/25).

¹¹⁸ https://www.seasideparknj.org/resources/senior_services.php (accessed 10/24/25).

¹¹⁹ <https://www.berkeleyparknj.org/260/Sports-Groups> (accessed 9/15/25).

Table 13.1: South Seaside Park Businesses

Name of Business	Street Address	Description
Beach and Bean	39 11 th Lane	Coffee shop
Berkeley Cut Steakhouse	2204 Central Ave	Restaurant
Bum Rogers Crab House & Tavern	2207 Central Ave	Restaurant and tavern
Ebby's Ristorante and Lounge	2013 SE Central Ave	Restaurant and tavern
Island Beach Fish Company	2102 Central Ave	Restaurant
Jerry's Pizza & Subs	2001 Central Ave South	Restaurant
Red Top Boats	20 th Ave & S Bayview Ave	Marine supply store
Stromberg's	39 11 th Ln	Ice cream shop
Sweet Sunny's Coffee	Central & 21 st Ave	Coffee shop

Source: Google Map, Site Inspection September 30, 2025

- Seaside Park:** The Borough offers a farmer's market, flea market, Boots on the Bay Food Truck and Music Festival, summer concert series, Labor Day Weekend Art Show, towns-wide garage sale.¹²⁰

E. Libraries

Berkely Township and Seaside Park participate in the Ocean County library system. The closest library from South Seaside Park and Seaside Park is the Upper Shores / Lavallette Branch, located at 112 Jersey City Avenue, Lavallette- four (4) miles from South Seaside Park. The Upper Shores Branch opened in 1995 and since then has continued to grow and become the community center for northern barrier island residents and visitors.¹²¹ Including the Upper Shores / Lavallette Branch, there are five (5) library branches within fifteen (15) miles of South Seaside Park and Seaside Park (see **Table 13.2**):

Table 13.2: Ocean County Branch Libraries Near South Seaside Park and Seaside Park

Ocean County Library Branch	Street Address	Distance from South Seaside Park
Upper Shores Branch	112 Jersey City Ave., Lavallette	4 miles
Island Heights Branch	121 Central Ave., Island Heights	7 miles
Toms River Branch	101 Washington St., Toms River	8.5 miles
Beachwood Branch	126 Beachwood Blvd., Beachwood	10 miles
Berkeley Branch	30 Station Rd., Bayville	14 miles

Source: Google Maps accessed 9/15/25

Since there is no local library system in either South Seaside Park or Seaside Park Borough, annexation of South Seaside Park from Berkeley Township will not change the availability or proximity of public libraries or their resources.

¹²⁰ https://www.seasideparknj.org/departments/recreation/recreation_events.php (accessed 10/25/25).

¹²¹ <https://theoceancountylibrary.org/Branches/UP/up.htm> (accessed 9/15/25).

F. Houses of Worship

There are no houses of worship in South Seaside Park. The closest houses of worship on the barrier island within five (5) miles of South Seaside Park are shown in **Table 13.3**:

Table 13.3: Houses of Worship on the Barrier Island

House of Worship	Street Address	Distance from South Seaside Park
Union Church of Seaside Park	47 4 th Ave, Seaside Park	0.7 miles
St. Catharine of Siena & Parish of Saint Junipero Serra	50 E St, Seaside Park	1.1 miles
Our Lady of Perpetual Help & Parish of Saint Junipero Serra	100 Grant Ave, Seaside Heights	2.4 miles
Redeemer Orthodox Presbyterian	1600 Central Ave, Seaside Heights	2.7 miles
Faith Lutheran Church	1801 Grand Central Ave, Lavallette	3.9 miles
St. Elisabeth Chapel	5 3 rd Ave, Ortley Beach	4 miles
St. Pio of Pietrelcina	103 Washington Ave, Lavallette	4.2 miles
Union Church of Lavallette	1107 Grand Central Ave, Lavallette	4.2 miles

Source: Google Maps accessed 9/15/25

Since there are no houses of worship in South Seaside Park, annexation of South Seaside Park from Berkeley Township will not change the availability or proximity of houses of worship.

G. Community Clubs & Organizations

1. **South Seaside Park:** The Berkeley Shores Civic Association (BSCA) is a civic organization that sponsors events to generate a sense of friendship and neighborliness in the Berkeley Shores neighborhood- not South Seaside Park.¹²² The Senior Coalition of Berkeley Township is a coalition of senior-focused communities in Berkeley Township (such as Holiday City, Silver Ridge Park, etc.). The Berkeley Township Clean Communities Program is a municipal-run environmental volunteer program, part of the statewide “Clean Communities” effort. In the past, the township has hosted community events such as the “Sounds of Summer Concert Series” at Veterans Park in South Seaside Park.
2. **Seaside Park:** Seaside Park Borough has the following community clubs and organizations:
 - a. **The Seaside Park Democratic Club** meets on the second Wednesday of the month at the J Street Community Center.
 - b. **Seaside Park Municipal Alliance:** The Vision for the Seaside Park Municipal Alliance is to assist our community in becoming a model resort town by reducing the abuse of alcohol, drugs, and prescriptions.¹²³

¹²² <https://berkeleyshores.org/index.html> (accessed 10/24/25).

¹²³ https://www.seasideparknj.org/community/municipal_alliance.php (accessed 9/15/25).

- c. **The Seaside Park Republican Club** meets on the 3rd Tuesday of the month at 1 Municipal Plaza.
- d. **The Sand Dollar Garden Club** mission statement is “The stimulation of an intelligent and artistic interest in gardening and its allied activities. The encouragement of civic beauty of Seaside Park. To support the protection of our natural resources and environment. Participation in special services relating to Garden Club work. Raising funds for the above purposes.”¹²⁴
- e. **Taxpayer Association of Seaside Park:** The association is organized for the purpose of securing and disseminating accurate information regarding civic, environmental, developmental and financial matters concerning the quality of life within the Borough.¹²⁵

H. Impact of Annexation on Community Identity & Quality of Life

Seaside Park would gain a significant number of residents who are currently active as volunteers in emergency services, many of whom participate in yearly fundraising and social events. Annexation is likely to increase the number of civically minded volunteers participating in all community services within the Borough.

¹²⁴ https://www.seasideparknj.org/community/sand_dollar_garden_club.php (accessed 9/15/25).

¹²⁵ https://www.seasideparknj.org/community/taxpayers_association_ofseaside_park.php (accessed 9/15/25).

XIV. POLICY CONSIDERATIONS AND CONCLUSION

A. Policy Considerations

The primary concern should be whether the proposed annexation would be in the best interest of Seaside Park and its residents. Growth by annexation is generally a net positive because it expands services, expands the tax base, increases population and involves more people in the political processes that determine the level of services they receive.

Seaside Park should weigh all the relevant factors and make an informed decision on the proposed annexation, while considering the following policy factors:

1. **Feasibility Study:** Seaside Park Mayor, Council, and Planning Board should analyze and consider the costs, benefits, and estimated revenues of the proposed annexation before acting on the petition. The Feasibility Study review should include the following for consideration:
 - a. An inventory of existing outside services and the provider of each service. Contractual obligations, including availability of the service if desired after annexation;
 - b. An identification of services to be assumed or provided by Seaside Park;
 - c. A determination of the level of additional services needed, the most cost-effective way to provide services, a projected timetable for provision of services, the revenues needed to support those services, and the projected level of any new or additional taxes and fees required;
 - d. A comparison of costs to property owners of Seaside Park property owners before and after the annexation; and,
 - e. An identification of the burdens and benefits of annexation.
2. **Potential Benefits of Annexation:** Benefits to annexed property owners in South Seaside Park may experience the following:
 - a. Improved services,
 - b. Lower service charges
 - c. Improved planning, zoning, and land use regulation, and
 - d. Participation in a responsive municipal government.

Benefits to Seaside Park may include these points:

- a. More individuals participating in municipal government,

- b. Economy of scale in providing services,
 - c. Increased revenue sharing and revenue base to support services (see below #3);
 - d. Better planning, and
 - e. Stronger community of individuals with similar interests and needs.
3. **Analysis of Revenue:** Annexation may expand the local tax base and increase local tax revenue. However, in some cases the costs to provide services may exceed the increase in tax revenue generated by the annexed area. As a result, it is important to conduct a fiscal analysis of the annexation proposal. This involves comparing the likely property taxes, sales taxes from commercial establishments, business taxes, license fees, and any other sources of revenue associated with land use and development in the annexation area to the projected service costs. This fiscal analysis may also address how the jurisdiction now governing the area to be annexed will lose revenue due to the annexation.
 4. **Public Relations:** The word “annexation” produces different reactions from property owners- from those who want a renewed community identity and need municipal government and services, to those who are opposed to change for traditional, financial, or personal reasons. Cons of annexation that Seaside Park should consider are strain on municipal resources, and cultural and social integration challenges, if any.
 5. **Tax Relief and Incentives:** Commercial and residential property owners may request property tax relief, exemption from business license taxes and permit fees, or direct aid, grants or loans, or donation of municipal property. An annexation policy could address these matters within legal limitations on the incentives that the Borough can offer.

By weighing policy considerations, policymakers and residents can make informed decisions about whether annexation aligns with their long-term goals and values. Transparent communication, equitable resource allocation, and inclusive planning are crucial to ensuring that annexation benefits all parties involved while addressing potential drawbacks.

B. Conclusion

Annexation is a multifaceted process with far-reaching implications for both South Seaside Park and Seaside Park. On the positive side, it can drive improve infrastructure and unify regions under streamlined governance. However, annexation also presents challenges.

There are multiple reasons that Seaside Park may decide to annex South Seaside Park; frequent reasons include expanding the local tax base and to extend regulatory authority, including planning and zoning authority. Expanded regulatory authority can result in more logical patterns of land development and preservation. Should Seaside Park decide in favor of annexation, there should be a clear explanation of the policies and the Borough’s role in providing services to South Seaside Park

property owners. Official signage and waypoints should be updated to reflect the newly annexed area.

In some cases, annexation can lead to more efficient service delivery, potentially reducing costs for certain services. Annexation can attract new businesses and development, further boosting the Borough's tax base. Annexation can lead to higher property tax revenues due to increased property values and new development within the annexed area.

Non-financial benefits for property owners of both South Seaside Park and Seaside Park include:

1. **Improved Infrastructure:** Annexation can facilitate the upgrading of infrastructure, such as roads, sidewalks, and utilities, to Borough standards.
2. **Enhanced Public Safety:** Police protection in South Seaside Park can formally be provided by Seaside Park, improving public safety and emergency response time.
3. **Access to Borough Services and Amenities:** Residents of South Seaside Park gain access to Borough services like recreational programs, senior citizen outreach, and community organizations./
4. **Unified Planning and Development:** Annexation allows for more coordinated and strategic planning and development, potentially leading to better zoning and land use decisions.
5. **Increased Property Values:** The improvements and access to Borough services that come with annexation can lead to increased property values in South Seaside Park.
6. **Participation in Borough Government:** Residents of South Seaside Park gain the right to vote in Borough elections and participate in borough governance.
7. **Unified Community Identity:** Annexation can foster a sense of unity and shared identity. By integrating adjacent areas, boundaries are eliminated that sometimes create divisions between communities. Annexation encourages collaboration, mutual support, and a shared vision for the future. A unified community also enhances economic and cultural initiatives, as stakeholders work collectively to promote their area. Festivals, public art projects, and community programs often benefit from the shared resources and participation made possible through annexation. In the long term, the sense of unity can lead to stronger social bonds and a more vibrant local culture.

XV. APPENDIX

Appendix	Title/Description
Appendix A	Representative photographs of South Seaside Park
Appendix B	Sample Resolution for the Seaside Park Planning Board in Support of Annexation of South Seaside Park from Berkeley Township
Appendix C	Summary of South Seaside Park Parcels by Block List of South Seaside Park Parcels
Appendix D	Berkeley Township Tax Map Sheets 137, 138, 140

XV. APPENDIX

Summary of Appendix Items:

Appendix	Title/Description
Appendix A	Representative photographs of South Seaside Park
Appendix B	Sample Resolution for the Seaside Park Planning Board in Support of Annexation of South Seaside Park from Berkeley Township
Appendix C	Summary of South Seaside Park Parcels by Block List of South Seaside Park Parcels
Appendix D	Berkeley Township Tax Map Sheets 137, 138, 140

**APPENDIX A:
REPRESENTATIVE PHOTOGRAPHS OF SOUTH SEASIDE PARK**



Central Avenue at Island Beach State Park looking north (Google Streetview, Sept. 2025)



Corner of 24th Avenue and S Bayview Avenue looking northeast (Google Streetview, Sept. 2025)



Intersection of 20th Avenue and Central Avenue looking northwest (Google Streetview, Sept. 2025)



Anchor Drive at Barnegat Ave looking east to Central Avenue (Google Streetview, September 2025)



Shore Villas. Intersection of W. Central Ave. and 15th Ave. looking west (Google Streetview, Mar. 2022)



Midway Beach. 2nd Lane looking east (Google Streetview, Mar. 2022)



Intersection of 14th Ave and Barnegat Ave looking south (Google Streetview, Sept. 2025)



Intersection of Miller's Ln and S Bayview Ave looking southeast (Google Streetview, Sept. 2025)



Intersection of 21st Ave and NJ-35 looking north (Google Streetview, Sept. 2025)



Island Dune Dr looking southwest (Google Streetview, July. 2019)

APPENDIX B:
SAMPLE PLANNING BOARD RESOLUTION IN SUPPORT OF
ANNECATION OF SOUTH SEASIDE PARK FROM BERKELEY
TOWNSHIP

RESOLUTION OF THE BOROUGH OF SEASIDE PARK
PLANNING BOARD SUPPORTING THE ANNEXATION OF
SOUTH SEASIDE PARK INTO THE BOROUGH OF SEASIDE
PARK

WHEREAS, the area commonly known as *South Seaside Park*, consisting of approximately 250 acres of land located at the southern end of the Barnegat Peninsula, is presently part of the Township of Berkeley, County of Ocean, State of New Jersey; and

WHEREAS, the said area is geographically contiguous with and functionally integrated into the Borough of Seaside Park, sharing the same barrier island, roadway access, dune system, shoreline, and community infrastructure; and

WHEREAS, residents of South Seaside Park rely substantially on the Borough of Seaside Park for public amenities, including beaches, emergency response, road access, and municipal services, due to the impractical distance—approximately fifteen (15) miles by roadway—between South Seaside Park and the governmental and administrative offices of the Township of Berkeley; and

WHEREAS, on July 17, 2025, the Supreme Court of New Jersey, in *In re Petition for Deannexation of South Seaside Park from the Township of Berkeley* (Docket No. A-40-24), determined that South Seaside Park satisfied the statutory criteria for deannexation under N.J.S.A. 40A:7-12, finding that (1) retention within Berkeley Township imposes substantial detriment to the social and economic well-being of residents, (2) the requested deannexation will not cause significant injury to Berkeley Township, and (3) annexation by Seaside Park would serve the public interest; and

WHEREAS, the Court’s ruling authorizes the residents of South Seaside Park to pursue annexation by the Borough of Seaside Park, contingent upon the Borough’s consent and completion of an annexation impact analysis; and

WHEREAS, the Borough of Seaside Park has initiated such analysis through engagement of a professional consulting firm to study fiscal, service, and planning implications of annexation; and

WHEREAS, the Planning Board of the Borough of Seaside Park finds that annexation would align municipal boundaries with geographic and social realities, improve efficiency in service delivery, enhance emergency response coordination, and promote unified planning for coastal resilience, environmental management, and zoning; and

WHEREAS, the Board further finds that annexation would strengthen the shared sense of community identity among residents of the barrier island, providing equitable representation and local governance responsive to the needs of all island residents.

NOW, THEREFORE, be it resolved, by the Planning Board of the Borough of Seaside Park, County of Ocean, State of New Jersey, as follows:

1. The Planning Board formally supports the annexation of South Seaside Park into the Borough of Seaside Park, as consistent with the public interest, sound land use planning, and equitable governance.
2. The Board recommends that the Mayor and Borough Council continue to pursue and complete the Annexation Impact Study, and upon its completion, proceed to take all necessary legislative and procedural actions to effectuate annexation in accordance with New Jersey law.
3. The Board encourages public participation and consultation throughout the annexation process to ensure transparency, community consensus, and the equitable integration of services, ordinances, and planning policies.
4. A certified copy of this Resolution shall be forwarded to the Mayor and Borough Council of the Borough of Seaside Park, the Ocean County Planning Department, and the New Jersey Department of Community Affairs upon adoption.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption in accordance with law.

Moved by:

Seconded by:

ROLL CALL

Those in Favor:

Those Opposed:

Those Abstaining:

CERTIFICATION

I, Alexa Palmieri, secretary of the Borough of Seaside Park Planning Board, hereby certify the above Resolution to be true and correct copy of a Resolution adopted by the Borough of Seaside Park Planning Board on

ALEXA PALMIERI, SECRETARY

SUMMARY PARAGRAPH

The Seaside Park Planning Board supports the proposed annexation of South Seaside Park from Berkeley Township into the Borough of Seaside Park. The Board finds that annexation would better align municipal boundaries with the community's geographic, social, and service realities; improve the efficiency of local governance and emergency response; and promote unified planning for the barrier island's environmental and coastal needs. The Board recommends that the Mayor and Borough Council proceed with the annexation impact study and pursue all necessary actions to implement annexation consistent with New Jersey law.

**Appendix C:
Summary of South Seaside Park Parcels by Block
List of South Seaside Park Parcels**

Block	Land (sq ft)	Residential Units	Floor Area (sq ft)	Bedrooms	Density (units/acre)
1687.01	76,019	13	23,449	44	7.4
1687.02	68,428	18	25,017	55	11.5
1687.03	60,545	18	23,150	53	13.0
1687.04	52,507	11	15,761	32	9.1
1688.01	77,000	20	27,234	59	11.3
1688.02	77,000	16	31,804	59	9.1
1688.03	77,000	22	33,744	72	12.4
1688.04	76,930	21	27,627	60	11.9
1689	354,851	16	42,113	51	2.0
1689.01	397,137	-	2,640	-	0.0
1689.02	8,575	2	5,436	10	10.2
1689.03	166,951	18	42,786	65	4.7
1689.04	105,910	30	46,616	103	12.3
1689.05	107,940	32	46,102	116	12.9
1689.06	42,700	12	20,563	47	12.2
1690.01	47,180	14	18,078	40	12.9
1690.02	47,320	14	19,740	46	12.9
1690.03	42,800	12	16,938	42	12.2
1691.01	77,140	21	32,657	72	11.9
1691.02	77,000	22	33,623	73	12.4
1691.03	77,000	21	25,108	60	11.9
1692	50,530	29	177,763	57	25.0
1693	31,020	22	11,773	41	30.9
1694	760,122	378	268,217	800	21.7
1699	8,250	-	-	-	0.0
1705	135,300	31	61,915	91	10.0
1706	115,000	29	44,368	81	11.0
1707	93,484	20	31,784	64	9.3
1708	78,300	14	31,772	49	7.8
1708.211	20,038	24	30,256	49	52.2
1708.212	13,504	10	12,080	24	32.3
1708.215	14,810	10	12,754	24	29.4
1709	94,000	24	51,685	109	11.1
1709.215	16,000	12	14,844	24	32.7
1710	118,267	22	41,297	82	8.1
1711	110,000	23	55,174	91	9.1
1711.221	10,019	10	12,754	21	43.5
1711.222	14,375	12	12,578	27	36.4
1712	111,534	21	32,924	51	8.2
1713	142,045	35	50,837	95	10.7
1714	126,900	7	25,243	19	2.4
1715	75,000	13	23,447	39	7.6
1715.231	14,810	12	11,712	30	35.3
Block	Land (sq ft)	Residential Units	Floor Area (sq ft)	Bedrooms	Density (units/acre)
1715.235	21,418	16	7,888	16	32.5
1716	146,624	34	65,296	114	10.1
1717	52,200	8	15,256	26	6.7
1717.241	14,810	18	20,066	33	52.9
1718	55,000	9	27,245	31	7.1
1719	93,600	14	33,518	56	6.5
1720	440,397	-	-	-	0.0
1721	165,964	105	47,502	159	27.6
1722	158,558	100	47,696	81	27.5
1724	99,363	7	6,204	5	3.1
TOTAL:	5,519,175	1,422	1,846,034	3,548	11.2
	126.7 acres	Residential Units	Floor Area (sq ft)	Bedrooms	Density units/acre

Block	Lot	Location	Property Class	Zone	Land (sq ft)	Res. Units	Floor Area (sq ft)	Bed-rooms	Year Built	Density units/acre
BLOCK 1687.01										
1687.01	1	1425 Bayview Ave	Residential	R-4F	5,467	1	1,832	3	2022	8.0
1687.01	2	1433 Bayview Ave	Residential	R-4F	4,752	1	1,832	3	2022	9.2
1687.01	3	218 Beach Dr	Residential	R-4F	6,300	1	1,809	3	2000	6.9
1687.01	4	216 Beach Dr	Residential	R-4F	6,300	1	1,768	3	2000	6.9
1687.01	5	214 Beach Dr	Residential	R-4F	6,300	1	1,920	4	2000	6.9
1687.01	6	212 Beach Dr	Residential	R-4F	6,300	1	1,920	5	2000	6.9
1687.01	7	210 Beach Dr	Residential	R-4F	6,300	1	1,768	3	2000	6.9
1687.01	8	208 Beach Dr	Residential	R-4F	6,300	1	1,768	3	2000	6.9
1687.01	9	206 Beach Dr	Residential	R-4F	6,300	1	1,920	4	2000	6.9
1687.01	10	204 Beach Dr	Residential	R-4F	6,300	1	1,920	4	2000	6.9
1687.01	11	202 Beach Dr	Residential	R-4F	6,300	1	2,284	3	2000	6.9
1687.01	12	1434 Barnegat Ave	Residential	R-4F	4,225	1	1,343	3	2000	10.3
1687.01	13	1428 Barnegat Ave	Residential	R-4F	4,875	1	1,365	3	2000	8.9
BLOCK 1687.01:					76,019	13	23,449	44		7.4
BLOCK 1687.02										
1687.02	1	1441 Bay View Ave	Residential	R-31.5	5,256	1	4,301	6	2021	8.3
1687.02	2	217 Beach Dr	Residential	R-31.5	3,150	1	1,260	3	1998	13.8
1687.02	3	215 Beach Dr	Residential	R-31.5	3,150	1	1,463	3	2012	13.8
1687.02	4	Beach Dr	Vacant	R-31.5	3,150					
1687.02	5	211 Beach Dr	Residential	R-31.5	3,150	1	800	3	1955	13.8
1687.02	6	209 Beach Dr	Residential	R-31.5	3,150	1	720	2	1955	13.8
1687.02	7	207 Beach Dr	Residential	R-31.5	3,150	1	955	2	1955	13.8
1687.02	8	205 Beach Dr	Residential	R-31.5	3,150	1	1,835	4	1965	13.8
1687.02	9	203 Beach Dr	Residential	R-31.5	3,150	1	1,440	3	1963	13.8
1687.02	10	1442 Barnegat Ave	Residential	R-31.5	4,550	1	3,012	4	1965	9.6
1687.02	11	1452 Barnegat Ave	Residential	R-31.5	4,550	1	1,440	3	1965	9.6
1687.02	12	202 Surf Dr	Residential	R-31.5	3,150	1	764	3	1964	13.8

1687.02	13	204 Surf Dr	Residential	R-31.5	3,150	1	1,716	4	1954	13.8
1687.02	14	206 Surf Dr	Residential	R-31.5	3,150	1	683	2	1964	13.8
1687.02	15	208 Surf Dr	Residential	R-31.5	3,150	1	748	2	1967	13.8
1687.02	16	210 Surf Dr	Residential	R-31.5	3,150	1	1,065	2	1967	13.8
1687.02	17	212 Surf Dr	Residential	R-31.5	3,150	1	720	2	1967	13.8
1687.02	18	214 Surf Dr	Residential	R-31.5	3,150	1	780	3	1970	13.8
1687.02	19	216 Surf Dr	Residential	R-31.5	3,150	1	1,315	4	1986	13.8
1687.02	20	Surf Dr	Vacant	R-31.5	3,672					

BLOCK 1687.02:		68,428	18	25,017	55	11.5
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BLOCK 1687.03

1687.03	1	1461 Bay View Ave	Residential	R-31.5	4,176	1	1,410	3	1976	10.4
1687.03	2	215 Surf Dr	Residential	R-31.5	3,150	1	1,872	4	1971	13.8
1687.03	3	213 Surf Dr	Residential	R-31.5	3,150	1	1,536	3	1995	13.8
1687.03	4	211 Surf Dr	Residential	R-31.5	3,150	1	780	2	1964	13.8
1687.03	5	209 Surf Dr	Residential	R-31.5	3,150	1	2,941	3	2006	13.8
1687.03	6	207 Surf Dr	Residential	R-31.5	3,150	1	1,002	3	1964	13.8
1687.03	7	205 Surf Dr	Residential	R-31.5	3,150	1	1,511	3	1964	13.8
1687.03	8	203 Surf Dr	Residential	R-31.5	3,150	1	895	4	2016	13.8
1687.03	9	1458 Barnegat Ave	Residential	R-31.5	4,550	1	1,065	2	1968	9.6
1687.03	10	200 Anchor Dr	Residential	R-31.5	4,550	1	1,170	4	1966	9.6
1687.03	11	202 Anchor Dr	Residential	R-31.5	3,150	1	780	2	1967	13.8
1687.03	12	204 Anchor Dr	Residential	R-31.5	3,150	1	1,584	3	2009	13.8
1687.03	13	206 Anchor Dr	Residential	R-31.5	3,150	1	1,692	4	1962	13.8
1687.03	14	208 Anchor Dr	Residential	R-31.5	3,150	1	1,315	4	1990	13.8
1687.03	15	210 Anchor Dr	Residential	R-31.5	3,150	1	800	2	1960	13.8
1687.03	16	212 Anchor Dr	Residential	R-31.5	3,150	1	1,315	4	1987	13.8
1687.03	17	1467 Bay View Ave	Residential	R-31.5	6,319	1	1,482	3	1999	6.9

BLOCK 1687.03:		60,545	17	23,150	53	12.2
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BLOCK 1687.04

1687.04	1	215 Anchor Dr	Residential	R-31.5	7,980	1	1,332	3	1962	5.5
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1687.04	3	209 Anchor Dr	Residential	R-31.5	4,760	1	2,570	3	1965	9.2
1687.04	4	207 Anchor Dr	Residential	R-31.5	3,150	1	940	3	1965	13.8
1687.04	5	205 Anchor Dr	Residential	R-31.5	3,150	1	2,262	4	2001	13.8
1687.04	6	203 Anchor Dr	Residential	R-31.5	3,150	1	780	2	1967	13.8
1687.04	7	1474 Barnegat Ave	Residential	R-31.5	4,550	1	1,232	3	1972	9.6
1687.04	8	1482 Barnegat Ave	Commercial	R-31.5	4,550		768	0	1970	0.0
1687.04	9	202 Midway Ave	Residential	R-31.5	3,150	1	1,043	2	1960	13.8
1687.04	10	204 Midway Ave	Vacant	R-31.5	3,150					
1687.04	11	206 Midway Ave	Residential	R-31.5	3,150	1	748	2	1964	13.8
1687.04	12	208 Midway Ave	Residential	R-31.5	3,150	1	636	2	1966	13.8
1687.04	13	210 Midway Ave	Residential	R-31.5	3,150	1	1,740	4	1971	13.8
1687.04	14	1483 Bay View Ave	Residential	R-31.5	5,467	1	1,710	4	1972	8.0
BLOCK 1687.04:					52,507	11	15,761	32		9.1

BLOCK 1688.01

1688.01	1	121 Beach Dr	Residential	R-31.5	4,550	1	1,092	2	1964	9.6
1688.01	2	119 Beach Dr	Residential	R-31.5	3,150	1	960	3	1970	13.8
1688.01	3	117 Beach Dr	Residential	R-31.5	3,150	1	1,050	2	1966	13.8
1688.01	4	115 Beach Dr	Residential	R-31.5	3,150	1	1,468	3	1967	13.8
1688.01	5	113 Beach Dr	Residential	R-31.5	3,150	1	720	2	1965	13.8
1688.01	6	111 Beach Dr	Residential	R-31.5	3,150	1	1,080	2	1966	13.8
1688.01	7	109 Beach Dr	Residential	R-31.5	3,150	1	720	2	1966	13.8
1688.01	8	107 Beach Dr	Residential	R-31.5	6,300	1	1,540	3	1967	6.9
1688.01	10.01	103 Beach Dr	Residential	R-4F	3,850	1	1,497	3	2000	11.3
1688.01	10.02	101 Beach Dr	Residential	R-4F	4,900	1	2,216	4	1999	8.9
1688.01	11.01	102 Surf Dr	Residential	R-4F	3,850	1	2,363	4	2000	11.3
1688.01	11.02	100 Surf Dr	Residential	R-4F	4,900	1	2,216	4	2000	8.9
1688.01	12	106 Surf Dr	Residential	R-4F	6,300	1	1,060	2	1966	6.9
1688.01	14	108 Surf Dr	Residential	R-31.5	3,150	1	1,998	4	2004	13.8
1688.01	15	110 Surf Dr	Residential	R-31.5	3,150	1	1,520	3	1955	13.8
1688.01	16	112 Surf Dr	Residential	R-31.5	3,150	1	720	2	1966	13.8

1688.01	17	114 Surf Dr	Residential	R-31.5	3,150	1	1,060	3	1966	13.8
1688.01	18	116 Surf Dr	Residential	R-31.5	3,150	1	1,440	4	1966	13.8
1688.01	19	118 Surf Dr	Residential	R-31.5	3,150	1	1,200	4	1970	13.8
1688.01	20	1453 Barnegat Ave	Residential	R-31.5	4,550	1	1,314	3	1967	9.6

BLOCK 1688.01:					77,000	20	27,234	59		11.3
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BLOCK 1688.02

1688.02	1	1429 Barnegat Ave	Residential	R-4F	4,225	1	1,556	3	2000	10.3
1688.02	2	1435 Barnegat Ave	Residential	R-4F	4,875	1	1,287	3	2000	8.9
1688.02	3	118 Beach Dr	Residential	R-4F	6,300	1	1,651	3	2000	6.9
1688.02	4	116 Beach Dr	Residential	R-4F	6,300	1	2,368	4	1999	6.9
1688.02	5	114 Beach Dr	Residential	R-4F	6,300	1	2,320	7	1999	6.9
1688.02	6	112 Beach Dr	Residential	R-4F	6,300	1	1,651	3	2000	6.9
1688.02	7	110 Beach Dr	Residential	R-4F	6,300	1	1,651	3	2000	6.9
1688.02	8	108 Beach Dr	Residential	R-4F	6,300	1	2,814	5	2000	6.9
1688.02	9	106 Beach Dr	Residential	R-4F	6,300	1	1,908	4	2000	6.9
1688.02	10	104 Beach Dr	Residential	R-4F	6,300	1	2,016	3	2000	6.9
1688.02	11.01	96 Beach Dr	Res/Condo	R-4F	2,917	1	2,097	3	2003	14.9
1688.02	11.01	94 Beach Dr	Res/Condo	R-4F	2,917	1	2,097	4	2003	14.9
1688.02	11.01	92 Beach Dr	Res/Condo	R-4F	2,917	1	2,097	3	2003	14.9
1688.02	11.01	102 Beach Dr	Res/Condo	R-4F	2,917	1	2,097	3	2003	14.9
1688.02	11.01	100 Beach Dr	Res/Condo	R-4F	2,917	1	2,097	4	2003	14.9
1688.02	11.01	98 Beach Dr	Res/Condo	R-4F	2,917	1	2,097	4	2003	14.9

BLOCK 1688.02:					77,000	16	31,804	59		9.1
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BLOCK 1688.03

1688.03	1	1459 Barnegat Ave	Residential	R-31.5	3,850	1	2,204	3	1965	11.3
1688.03	2	119 Surf Dr	Residential	R-31.5	3,150	1	768	4	2023	13.8
1688.03	3	117 Surf Dr	Residential	R-31.5	3,150	1	916	3	1950	13.8
1688.03	4	115 Surf Dr	Residential	R-31.5	3,850	1	1,764	4	2016	11.3
1688.03	5	113 Surf Dr	Residential	R-31.5	3,150	1	816	3	1964	13.8
1688.03	6	111 Surf Dr	Residential	R-31.5	3,150	1	1,486	3	1957	13.8

1688.03	7	109 Surf Dr	Residential	R-31.5	3,150	1	2,446	4	2006	13.8
1688.03	8	107 Surf Dr	Residential	R-31.5	3,150	1	990	2	1958	13.8
1688.03	9	105 Surf Dr	Residential	R-31.5	3,150	1	816	3	1966	13.8
1688.03	10.01	103 Surf Dr	Residential	R-31.5	3,850	1	2,174	4	2006	11.3
1688.03	10.02	101 Surf Dr	Residential	R-31.5	4,900	1	2,414	4	2006	8.9
1688.03	11.01	102 Anchor Dr	Residential	R-31.5	3,850	1	2,174	4	2006	11.3
1688.03	11.02	100 Anchor Dr	Residential	R-31.5	4,900	1	3,566	4	2006	8.9
1688.03	12	104 Anchor Dr	Residential	R-31.5	3,150	1	1,964	4	2018	13.8
1688.03	13	106 Anchor Dr	Residential	R-31.5	3,150	1	754	2	1966	13.8
1688.03	14	108 Anchor Dr	Residential	R-31.5	3,150	1	1,440	4	1966	13.8
1688.03	15	110 Anchor Dr	Residential	R-31.5	3,150	1	1,768	3	1966	13.8
1688.03	16	112 Anchor Dr	Residential	R-31.5	3,150	1	752	2	1964	13.8
1688.03	17	114 Anchor Dr	Residential	R-31.5	3,850	1	1,040	3	1965	11.3
1688.03	18	116 Anchor Dr	Residential	R-31.5	3,150	1	1,602	3	1960	13.8
1688.03	19	118 Anchor Dr	Residential	R-31.5	3,150	1	720	2	1966	13.8
1688.03	20	1465 Barnegat Ave	Residential	R-31.5	3,850	1	1,170	4	1965	11.3

BLOCK 1688.03:		77,000	22	33,744	72	12.4
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BLOCK 1688.04

1688.04	1	121 Anchor Dr	Residential	R-31.5	6,090	1	2,298	4	2000	7.2
1688.04	3	117 Anchor Dr	Residential	R-31.5	4,690	1	1,876	3	1966	9.3
1688.04	4	115 Anchor Dr	Residential	R-31.5	3,150	1	748	2	1965	13.8
1688.04	5	113 Anchor Dr	Residential	R-31.5	3,150	1	748	2	1965	13.8
1688.04	6	111 Anchor Dr	Residential	R-31.5	3,150	1	720	2	1965	13.8
1688.04	7	109 Anchor Dr	Residential	R-31.5	3,150	1	1,800	3	1967	13.8
1688.04	8	107 Anchor Dr	Residential	R-31.5	3,150	1	1,788	4	2007	13.8
1688.04	9	105 Anchor Dr	Residential	R-4F	3,150	1	1,525	3	2003	13.8
1688.04	10.01	103 Anchor Dr	Residential	R-4F	3,850	1	1,988	3	2003	11.3
1688.04	10.02	101 Anchor Dr	Residential	R-4F	4,900	1	2,108	4	2001	8.9
1688.04	11.01	102 Midway Ave	Residential	R-4F	3,850	1	2,228	4	2003	11.3
1688.04	11.02	100 Midway Ave	Residential	R-4F	4,900	1	1,934	3	2003	8.9

1688.04	12	104 Midway Ave	Residential	R-4F	3,150	1	1,260	3	2000	13.8
1688.04	13	106 Midway Ave	Residential	R-31.5	3,150	1	640	2	1966	13.8
1688.04	14	108 Midway Ave	Residential	R-31.5	3,150	1	720	2	1967	13.8
1688.04	15	110 Midway Ave	Residential	R-31.5	3,150	1	640	2	1965	13.8
1688.04	16	112 Midway Ave	Residential	R-31.5	3,150	1	740	2	1966	13.8
1688.04	17	114 Midway Ave	Residential	R-31.5	3,150	1	800	2	1964	13.8
1688.04	18	116 Midway Ave	Residential	R-31.5	3,150	1	720	2	1966	13.8
1688.04	19	118 Midway Ave	Residential	R-31.5	3,150	1	1,470	5	1965	13.8
1688.04	20	1481 Barnegat Ave	Residential	R-31.5	4,550	1	876	3	1965	9.6

BLOCK 1688.04:		76,930	21	27,627	60					11.9
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BLOCK 1689

1689	1.01	Roberts Ave (ROSI- county)	Public	R-31.5	292,723					
1689	1.04	1490 Bay View Ave	Residential	R-31.5	4,368	1	3,042	3	2011	10.0
1689	3	1476 Bay View Ave	Residential	R-31.5	3,600	1	2,584	3	1990	12.1
1689	4	1472 Bay View Ave	Residential	R-31.5	3,600	1	2,640	4	1990	12.1
1689	5	1468 Bay View Ave	Residential	R-31.5	3,600	1	2,640	3	1992	12.1
1689	6	1470 Bay View Ave	Residential	R-31.5	3,600	1	2,850	3	1988	12.1
1689	7	1460 Bay View Ave	Residential	R-31.5	3,600	1	2,640	3	1992	12.1
1689	8	1456 Bay View Ave	Residential	R-31.5	3,600	1	2,584	3	1992	12.1
1689	9	1452 Bay View Ave	Residential	R-31.5	3,600	1	2,584	3	1989	12.1
1689	10	1448 Bay View Ave	Residential	R-31.5	3,600	1	2,640	3	1991	12.1
1689	11	1444 Bay View Ave	Residential	R-31.5	3,600	1	2,685	4	1992	12.1
1689	12	1440 Bay View Ave	Residential	R-31.5	3,600	1	2,584	3	1990	12.1
1689	13	1436 Bay View Ave	Residential	R-31.5	4,000	1	2,192	3	1993	10.9
1689	14	1432 Bay View Ave	Residential	R-4F	4,000	1	2,640	3	1992	10.9
1689	15	1428 Bay View Ave	Residential	R-4F	4,800	1	2,584	3	1990	9.1
1689	16	1424 Bay View Ave	Residential	R-4F	4,000	1	2,584	3	1993	10.9
1689	17	1420 Bay View Ave	Residential	R-4F	4,960	1	2,640	4	1990	8.8

BLOCK 1689:		354,851	16	42,113	51					2.0
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BLOCK 1689.01

1689.01	1	2000 Bay View Ave	Commercial	R-31.5	19,602		2,640		1965	
1689.01	204.01	Riparian Grant	Vacant	R50	106,286					
1689.01	206.01	Riparian Grant	Vacant	R50	37,331					
1689.01	208.02	Riparian Grant	Vacant	R50	118,483					
1689.01	214.01	Riparian Grant	Vacant	R50	63,598					
1689.01	224.01	Riparian Grant	Vacant	R50	51,836					
BLOCK 1689.01:					397,137		2,640			

BLOCK 1689.02

1689.02	3	212 Terntieth Ave	Residential	R-31.5	4,750	1	3,000	4	1974	9.2
1689.02	3.01	1539 Bay View Ave	Residential	R-31.5	3,825	1	2,436	6	2015	11.4
BLOCK 1689.02:					8,575	2	5,436	10		10.2

BLOCK 1689.03

1689.03	1	384 Roberts Ave	Residential	R-31.5	4,830	1	1,260	3	1978	9.0
1689.03	2	382 Roberts Ave	Residential	R-31.5	3,150	1	1,980	0	2011	13.8
1689.03	3	380 Roberts Ave	Residential	R-31.5	3,150	1	1,260	3	1978	13.8
1689.03	4	378 Roberts Ave	Residential	R-31.5	3,150	1	1,170	3	1978	13.8
1689.03	5	376 Roberts Ave	Residential	R-31.5	3,150	1	1,294	3	1982	13.8
1689.03	6	374 Roberts Ave	Residential	R-31.5	3,150	1	2,400	5	2018	13.8
1689.03	7	372 Roberts Ave	Residential	R-31.5	3,150	1	1,260	4	1978	13.8
1689.03	8	370 Roberts Ave	Residential	R-31.5	3,150	1	1,344	3	1980	13.8
1689.03	9	366 Roberts Ave	Residential	R-31.5	6,300	1	4,557	5	1996	6.9
1689.03	11	364 Roberts Ave	Vacant	R-31.5	3,150					
1689.03	12	362 Roberts Ave	Residential	R-31.5	6,300	1	4,456	5	2001	
1689.03	14	358 Roberts Ave	Residential	R-31.5	3,150	1	1,888	4	1997	13.8
1689.03	15	356 Roberts Ave	Residential	R-31.5	3,220	1	1,888	3	1997	13.5
1689.03	16	354 Roberts Ave	Residential	R-31.5	7,380	1	4,880	5	2008	5.9
1689.03	17	352 Roberts Ave	Residential	R-31.5	7,875	1	3,769	5	1998	5.5
1689.03	18	350 Roberts Ave	Residential	R-31.5	3,975	1	2,513	4	1999	11.0
1689.03	19	348 Roberts Ave	Residential	R-31.5	3,150	1	2,346	4	1999	13.8
1689.03	20	346 Roberts Ave	Residential	R-31.5	3,150	1	2,736	3	2000	13.8

1689.03	21	344 Roberts Ave	Residential	R-31.5	3,150	1	1,785	3	1996	13.8
1689.03	22	Roberts Ave (ROSI- municipal)	Public/Vac.	R-31.5	51,401					
1689.03	23	Roberts Ave (ROSI- county)	Public/Vac.	R-31.5	3,220					
1689.03	24	Roberts Ave	Public/Vac.	R-31.5	34,650					

BLOCK 1689.03:		166,951	18	42,786	65					4.7
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BLOCK 1689.04

1689.04	1	345 Roberts Ave	Residential	R-31.5	4,970	1	3,079	3	1990	8.8
1689.04	2	329 Gerard Ave	Residential	R-31.5	3,150	1	1,425	3	1976	13.8
1689.04	3	327 Gerard Ave	Residential	R-31.5	3,150	1	960	3	1971	13.8
1689.04	4	325 Gerard Ave	Residential	R-31.5	3,150	1	1,260	4	1971	13.8
1689.04	5	323 Gerard Ave	Residential	R-31.5	3,150	1	840	2	1974	13.8
1689.04	6	321 Gerard Ave	Residential	R-31.5	3,150	1	1,260	3	1974	13.8
1689.04	7	319 Gerard Ave	Residential	R-31.5	3,150	1	1,536	3	1974	13.8
1689.04	8	317 Gerard Ave	Residential	R-31.5	3,150	1	1,260	3	1974	13.8
1689.04	9	315 Gerard Ave	Residential	R-31.5	3,150	1	1,800	2	1995	13.8
1689.04	10	313 Gerard Ave	Residential	R-31.5	3,150	1	840	2	1974	13.8
1689.04	11	311 Gerard Ave	Residential	R-31.5	3,150	1	1,040	3	1979	13.8
1689.04	12	309 Gerard Ave	Residential	R-31.5	3,150	1	1,140	3	1974	13.8
1689.04	13	307 Gerard Ave	Residential	R-31.5	3,150	1	1,680	5	1974	13.8
1689.04	14	305 Gerard Ave	Residential	R-31.5	3,150	1	1,872	5	1974	13.8
1689.04	15	303 Gerard Ave	Residential	R-31.5	3,150	1	1,940	4	1977	13.8
1689.04	16	301 Gerard Ave	Residential	R-31.5	4,340	1	3,299	6	1974	10.0
1689.04	17	1530 Bay View Ave	Residential	R-31.5	6,510	1	1,344	5	1974	6.7
1689.04	18	381 Roberts Ave	Residential	R-31.5	4,760	1	2,570	3	1971	9.2
1689.04	20	377 Roberts Ave	Residential	R-31.5	4,760	1	1,464	4	1970	9.2
1689.04	21	375 Roberts Ave	Residential	R-31.5	3,150	1	1,260	4	1974	13.8
1689.04	22	373 Roberts Ave	Residential	R-31.5	3,150	1	980	3	1970	13.8
1689.04	23	371 Roberts Ave	Residential	R-31.5	3,150	1	1,260	4	1974	13.8
1689.04	24	369 Roberts Ave	Residential	R-31.5	3,150	1	1,872	6	1973	13.8
1689.04	25	367 Roberts Ave	Residential	R-31.5	3,150	1	1,595	2	1970	13.8

1689.04	26	365 Roberts Ave	Residential	R-31.5	3,150	1	1,196	3	1970	13.8
1689.04	27	363 Roberts Ave	Residential	R-31.5	3,150	1	1,260	3	1970	13.8
1689.04	28	361 Roberts Ave	Residential	R-31.5	3,150	1	1,680	4	1974	13.8
1689.04	29	359 Roberts Ave	Residential	R-31.5	3,150	1	2,281	2	1972	13.8
1689.04	30	357 Roberts Ave	Residential	R-31.5	3,150	1	1,308	3	1971	13.8
1689.04	31	355 Roberts Ave	Residential	R-31.5	4,970	1	1,315	3	1982	8.8

BLOCK 1689.04:		105,910	30	46,616	103	12.3
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BLOCK 1689.05

1689.05	1	331 Roberts Ave	Residential	R-31.5	4,970	1	1,680	5	1974	8.8
1689.05	2	329 Roberts Ave	Residential	R-31.5	3,150	1	1,260	5	1974	13.8
1689.05	3	327 Roberts Ave	Residential	R-31.5	3,150	1	1,920	4	1974	13.8
1689.05	4	325 Roberts Ave	Residential	R-31.5	3,150	1	1,260	4	1974	13.8
1689.05	5	323 Roberts Ave	Residential	R-31.5	3,150	1	1,884	4	1974	13.8
1689.05	6	321 Roberts Ave	Residential	R-31.5	3,150	1	1,886	4	1974	13.8
1689.05	7	319 Roberts Ave	Residential	R-31.5	3,150	1	1,170	4	1974	13.8
1689.05	8	317 Roberts Ave	Residential	R-31.5	3,150	1	936	3	1974	13.8
1689.05	9	315 Roberts Ave	Vacant	R-31.5	3,150	1	1,974	4	1974	13.8
1689.05	10	313 Roberts Ave	Residential	R-31.5	3,150	1	1,974	4	1974	13.8
1689.05	11	311 Roberts Ave	Residential	R-31.5	3,150	1	1,260	5	1974	13.8
1689.05	12	309 Roberts Ave	Residential	R-31.5	3,150	1	936	3	1972	13.8
1689.05	13	307 Roberts Ave	Residential	R-31.5	3,150	1	1,109	2	1974	13.8
1689.05	14	305 Roberts Ave	Residential	R-31.5	3,150	1	936	3	1974	13.8
1689.05	15	303 Roberts Ave	Residential	R-31.5	3,150	1	1,860	5	1974	13.8
1689.05	16	1504 Bay View Ave	Residential	R-31.5	4,900	1	2,815	4	2009	8.9
1689.05	17	1510 Bay View Ave	Residential	R-31.5	4,900	1	2,346	4	1972	8.9
1689.05	18	302 Gerard Ave	Residential	R-31.5	3,150	1	1,976	5	1974	13.8
1689.05	19	304 Gerard Ave	Residential	R-31.5	3,150	1	1,700	3	1974	13.8
1689.05	20	306 Gerard Ave	Residential	R-31.5	3,150	1	1,020	2	1974	13.8
1689.05	21	308 Gerard Ave	Residential	R-31.5	3,150	1	1,260	4	1974	13.8
1689.05	22	310 Gerard Ave	Residential	R-31.5	3,150	1	936	3	1974	13.8

1689.05	23	312 Gerard Ave	Residential	R-31.5	3,150	1	840	2	1974	13.8
1689.05	24	314 Gerard Ave	Residential	R-31.5	3,150	1	936	2	1974	13.8
1689.05	25	316 Gerard Ave	Residential	R-31.5	3,150	1	1,260	3	1974	13.8
1689.05	26	318 Gerard Ave	Residential	R-31.5	3,150	1	1,260	4	1974	13.8
1689.05	27	320 Gerard Ave	Residential	R-31.5	3,150	1	1,260	4	1974	13.8
1689.05	28	322 Gerard Ave	Residential	R-31.5	3,150	1	1,044	2	1974	13.8
1689.05	29	324 Gerard Ave	Residential	R-31.5	3,150	1	1,680	4	1974	13.8
1689.05	30	326 Gerard Ave	Residential	R-31.5	3,150	1	1,260	4	1974	13.8
1689.05	31	328 Gerard Ave	Residential	R-31.5	3,150	1	1,260	4	1974	13.8
1689.05	32	339 Roberts Ave	Residential	R-31.5	4,970	1	1,204	3	1974	8.8

BLOCK 1689.05:		107,940	32	46,102	116					12.9
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BLOCK 1689.06

1689.06	26	324 Roberts Ave	Residential	R-31.5	3,150	1	2,582	4	2022	13.8
1689.06	27	322 Roberts Ave	Residential	R-31.5	3,150	1	2,538	5	2016	13.8
1689.06	28	320 Roberts Ave	Residential	R-31.5	3,150	1	936	4	1974	13.8
1689.06	29	318 Roberts Ave	Residential	R-31.5	3,150	1	1,260	4	1974	13.8
1689.06	30	316 Roberts Ave	Residential	R-31.5	3,150	1	1,729	4	1974	13.8
1689.06	31	314 Roberts Ave	Residential	R-31.5	3,150	1	1,260	3	1974	13.8
1689.06	32	312 Roberts Ave	Residential	R-31.5	3,150	1	1,680	4	1977	13.8
1689.06	33	310 Roberts Ave	Residential	R-31.5	3,150	1	2,000	3	1976	13.8
1689.06	34	308 Roberts Ave	Residential	R-31.5	3,150	1	1,260	5	1974	13.8
1689.06	35	306 Roberts Ave	Residential	R-31.5	3,150	1	960	3	1974	13.8
1689.06	36	304 Roberts Ave	Residential	R-31.5	3,150	1	1,710	4	1979	13.8
1689.06	37	302 Roberts Ave	Residential	R-31.5	8,050	1	2,648	4	1974	5.4

BLOCK 1689.06:		42,700	12	20,563	47					12.2
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BLOCK 1690.01

1690.01	1	1495 Bay View Ave	Residential	R-31.5	3,850	1	2,414	4	1965	11.3
1690.01	2	211 Midway Ave	Residential	R-31.5	3,150	1	1,792	5	1985	13.8
1690.01	3	209 Midway Ave	Residential	R-31.5	3,150	1	1,339	2	1968	13.8
1690.01	4	207 Midway Ave	Residential	R-31.5	3,150	1	910	2	1966	13.8

1690.01	5	205 Midway Ave	Residential	R-31.5	3,150	1	1,560	5	1966	13.8
1690.01	6	203 Midway Ave	Residential	R-31.5	3,150	1	720	2	1967	13.8
1690.01	7	201 Midway Ave	Residential	R-31.5	3,990	1	2,076	2	1967	10.9
1690.01	8	200 Kathryn Ave	Residential	R-31.5	3,990	1	1,170	3	1968	10.9
1690.01	9	202 Kathryn Ave	Residential	R-31.5	3,150	1	720	2	1968	13.8
1690.01	10	204 Kathryn Ave	Residential	R-31.5	3,150	1	800	2	1969	13.8
1690.01	11	206 Kathryn Ave	Residential	R-31.5	3,150	1	1,040	2	1968	13.8
1690.01	12	208 Kathryn Ave	Residential	R-31.5	3,150	1	1,433	3	2021	13.8
1690.01	13	210 Kathryn Ave	Residential	R-31.5	3,150	1	780	2	1970	13.8
1690.01	14	1503 Bay View Ave	Residential	R-31.5	3,850	1	1,324	4	1966	11.3

BLOCK 1690.01: 47,180 14 18,078 40 12.9

BLOCK 1690.02

1690.02	1	1511 Bay View Ave	Residential	R-31.5	3,850	1	780	2	1966	11.3
1690.02	2	211 Kathryn Ave	Residential	R-31.5	3,150	1	1,560	5	1967	13.8
1690.02	3	209 Kathryn Ave	Residential	R-31.5	3,150	1	1,440	3	1967	13.8
1690.02	4	207 Kathryn Ave	Residential	R-31.5	3,150	1	1,632	4	1968	13.8
1690.02	5	205 Kathryn Ave	Residential	R-31.5	3,150	1	780	2	1959	13.8
1690.02	6	203 Kathryn Ave	Residential	R-31.5	3,150	1	1,984	3	2006	13.8
1690.02	7	201 Kathryn Ave	Residential	R-31.5	3,990	1	3,140	5	1969	10.9
1690.02	8	1518 Barnegat Ave	Residential	R-31.5	3,990	1	1,056	3	1975	10.9
1690.02	9	202 Sprague Ave	Residential	R-31.5	3,150	1	1,440	4	1968	13.8
1690.02	10	204 Sprague Ave	Residential	R-31.5	3,150	1	1,904	4	2005	13.8
1690.02	11	206 Sprague Ave	Residential	R-31.5	3,150	1	864	2	1966	13.8
1690.02	12	208 Sprague Ave	Residential	R-31.5	3,150	1	780	2	1969	13.8
1690.02	13	210 Sprague Ave	Residential	R-31.5	3,150	1	1,600	3	1965	13.8
1690.02	14	1519 Bay View Ave	Residential	R-31.5	3,990	1	780	4	1969	10.9

BLOCK 1690.02: 47,320 14 19,740 46 12.9

BLOCK 1690.03

1690.03	1	213 Sprague Ave	Residential	R-31.5	3,600	1	1,640	4	2015	12.1
1690.03	2	211 Sprague Ave	Residential	R-31.5	3,220	1	2,372	6	1969	13.5

1690.03	3	209 Sprague Ave	Residential	R-31.5	3,150	1	720	2	1969	13.8
1690.03	4	207 Sprague Ave	Residential	R-31.5	3,150	1	1,200	3	1969	13.8
1690.03	5	205 Sprague Ave	Vacant	R-31.5	3,150					
1690.03	6	203 Sprague Ave	Residential	R-31.5	3,150	1	800	3	1969	13.8
1690.03	7	1528 Barnegat Ave	Residential	R-31.5	3,710	1	1,170	4	1969	11.7
1690.03	8	1536 Barnegat Ave	Residential	R-31.5	3,710	1	1,170	4	1971	11.7
1690.03	9	202 Twentieth Ave	Residential	R-31.5	3,150	1	1,920	4	1969	13.8
1690.03	10	204 Twentieth Ave	Residential	R-31.5	3,150	1	1,888	3	1992	13.8
1690.03	11	206 Twentieth Ave	Residential	R-31.5	3,150	1	800	2	1966	13.8
1690.03	12	208 Twentieth Ave	Residential	R-31.5	3,150	1	1,530	2	1967	13.8
1690.03	13	210 Twentieth Ave	Residential	R-31.5	3,360	1	1,728	5	1972	13.0

BLOCK 1690.03:					42,800	12	16,938	42		12.2
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BLOCK 1691.01

1691.01	1	1529 Barnegat Ave	Residential	R-31.5	4,550	1	1,170	4	1966	9.6
1691.01	2	119 Sprague Ave	Residential	R-31.5	3,150	1	2,300	4	1961	13.8
1691.01	3	117 Sprague Ave	Vacant	R-31.5	3,150					
1691.01	4	115 Sprague Ave	Residential	R-31.5	3,150	1	720	2	1966	13.8
1691.01	5	113 Sprague Ave	Residential	R-31.5	3,150	1	2,178	4	2008	13.8
1691.01	6	111 Sprague Ave	Residential	R-31.5	3,150	1	1,023	3	1966	13.8
1691.01	7	109 Sprague Ave	Residential	R-31.5	3,150	1	720	2	1946	13.8
1691.01	8	107 Sprague Ave	Residential	R-31.5	3,150	1	576	2	1960	13.8
1691.01	9	105 Sprague Ave	Residential	R-4F	3,150	1	2,616	4	1967	13.8
1691.01	10.01	103 Sprague Ave	Residential	R-4F	4,410	1	3,152	4	2006	9.9
1691.01	10.02	101 Sprague Ave	Residential	R-4F	4,410	1	2,484	5	2004	9.9
1691.01	11.01	100 Twentieth Ave	Residential	R-4F	4,410	1	1,945	3	2016	9.9
1691.01	11.02	102 Twentieth Ave	Residential	R-4F	4,410	1	1,945	3	2016	9.9
1691.01	12	104 Twentieth Ave	Residential	R-4F	3,150	1	1,040	3	1986	13.8
1691.01	13	106 Twentieth Ave	Residential	R-31.5	3,150	1	1,315	4	1985	13.8
1691.01	14	108 Twentieth Ave	Residential	R-31.5	3,150	1	1,040	3	1986	13.8
1691.01	15	110 Twentieth Ave	Residential	R-31.5	3,150	1	1,315	4	1985	13.8

1691.01	16	112 Twentieth Ave	Residential	R-31.5	3,150	1	1,040	3	1985	13.8
1691.01	17	114 Twentieth Ave	Residential	R-31.5	3,150	1	1,315	4	1986	13.8
1691.01	18	116 Twentieth Ave	Residential	R-31.5	3,150	1	1,080	3	1985	13.8
1691.01	19	118 Twentieth Ave	Residential	R-31.5	3,150	1	2,040	4	2015	13.8
1691.01	20	1535 Barnegat Ave	Residential	R-31.5	4,550	1	1,643	4	1986	9.6
BLOCK 1691.01:					77,140	21	32,657	72	11.9	

BLOCK 1691.02

1691.02	1	121 Kathryn Ave	Residential	R-31.5	4,550	1	800	3	1968	9.6
1691.02	2	119 Kathryn Ave	Residential	R-31.5	3,150	1	776	3	1968	13.8
1691.02	3	117 Kathryn Ave	Residential	R-31.5	3,150	1	1,984	4	2005	13.8
1691.02	4	115 Kathryn Ave	Residential	R-31.5	3,150	1	988	3	1966	13.8
1691.02	5	113 Kathryn Ave	Residential	R-31.5	3,150	1	988	3	1966	13.8
1691.02	6	111 Kathryn Ave	Residential	R-31.5	3,150	1	1,592	4	2018	13.8
1691.02	7	109 Kathryn Ave	Residential	R-31.5	3,150	1	1,738	6	1967	13.8
1691.02	8	107 Kathryn Ave	Residential	R-4F	3,150	1	820	4	1965	13.8
1691.02	9	105 Kathryn Ave	Residential	R-4F	3,150	1	640	2	1960	13.8
1691.02	10.01	103 Kathryn Ave	Residential	R-4F	3,850	1	2,652	4	2015	11.3
1691.02	10.02	101 Kathryn Ave	Residential	R-4F	4,900	1	2,333	4	2001	8.9
1691.02	11.01	102 Sprague Ave	Residential	R-4F	3,850	1	2,474	4	2019	11.3
1691.02	11.02	100 Sprague Ave	Residential	R-4F	4,900	1	2,446	5	2018	8.9
1691.02	12	104 Sprague Ave	Residential	R-4F	3,150	1	2,330	3	2023	13.8
1691.02	13	106 Sprague Ave	Residential	R-4F	3,150	1	1,368	2	1960	13.8
1691.02	14	108 Sprague Ave	Residential	R-31.5	3,150	1	576	2	1960	13.8
1691.02	15	110 Sprague Ave	Residential	R-31.5	3,150	1	864	2	1964	13.8
1691.02	16	112 Sprague Ave	Residential	R-31.5	3,150	1	1,230	3	1964	13.8
1691.02	17	114 Sprague Ave	Residential	R-31.5	3,150	1	2,784	3	2011	13.8
1691.02	18	116 Sprague Ave	Residential	R-31.5	3,150	1	2,232	4	2018	13.8
1691.02	19	118 Sprague Ave	Residential	R-31.5	3,150	1	900	3	1964	13.8
1691.02	20	1517 Barnegat Ave	Residential	R-31.5	4,550	1	1,108	2	1962	9.6
BLOCK 1691.02:					77,000	22	33,623	73	12.4	

BLOCK 1691.03

1691.03	1	1493 Barnegat Ave	Residential	R-31.5	4,550	1	1,478	3	1966	9.6
1691.03	2	119 Midway Ave	Residential	R-31.5	3,150	1	1,040	2	1980	13.8
1691.03	3	117 Midway Ave	Residential	R-31.5	3,150	1	576	2	1964	13.8
1691.03	4	115 Midway Ave	Residential	R-31.5	3,150	1	576	2	1960	13.8
1691.03	5	113 Midway Ave	Residential	R-31.5	3,150	1	990	2	1965	13.8
1691.03	6	111 Midway Ave	Residential	R-31.5	3,150	1	576	2	1960	13.8
1691.03	7	109 Midway Ave	Residential	R-31.5	3,150	1	794	3	1966	13.8
1691.03	8	107 Midway Ave	Residential	R-4F	3,150	1	1,654	3	1966	13.8
1691.03	9	105 Midway Ave	Residential	R-4F	3,150	1	1,260	3	1999	13.8
1691.03	10.01	103 Midway Ave	Residential	R-4F	3,850	1	1,578	3	2001	11.3
1691.03	10.02	101 Midway Ave	Residential	R-4F	4,900	1	2,420	4	2002	8.9
1691.03	11.01	102 Kathryn Ave	Residential	R-4F	3,850	1	2,372	4	2018	11.3
1691.03	11.02	100 Kathryn Ave	Residential	R-4F	4,900	1	2,144	5	2018	8.9
1691.03	12	104 Kathryn Ave	Commercial	R-4F	3,150					
1691.03	13	106 Kathryn Ave	Residential	R-4F	3,150	1	748	2	1966	13.8
1691.03	14	108 Kathryn Ave	Residential	R-31.5	3,150	1	748	2	1966	13.8
1691.03	15	110 Kathryn Ave	Residential	R-31.5	3,150	1	1,952	3	1967	13.8
1691.03	16	112 Kathryn Ave	Residential	R-31.5	3,150	1	640	2	1966	13.8
1691.03	17	114 Kathryn Ave	Residential	R-31.5	3,150	1	640	3	1966	13.8
1691.03	18	116 Kathryn Ave	Residential	R-31.5	3,150	1	1,122	4	1967	13.8
1691.03	19	118 Kathryn Ave	Residential	R-31.5	3,150	1	1,032	3	1967	13.8
1691.03	20	1497 Barnegat Ave	Residential	R-31.5	4,550	1	768	3	1967	9.6

BLOCK 1691.03:	77,000	21	25,108	60	11.9
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BLOCK 1692

1692	1	152 Central Ave (C.152)	Residential	R-4F		1	1,617	4	1940	
1692	1	158A Central Ave (C.155)	Residential	R-4F		1	624	3	1940	
1692	1	156 Central Ave (C.156)	Residential	R-4F		1	2,472	3	2022	
1692	1	159B W Central Ave (C.157)	Residential	R-4F		1	462	2	1940	
1692	1	158 Central Ave (C.158)	Residential	R-4F		1	360	2	1940	

1692	1	159A W Central Ave (C.159)	Residential	R-4F	1	440	2	1940
1692	1	160 Central Ave (C.160)	Residential	R-4F	1	572	2	1940
1692	1	162 Central Ave (C.162)	Residential	R-4F	1	576	2	1945
1692	1	163 W Central Ave (C.163)	Residential	R-4F	1	476	2	1940
1692	1	164 Central Ave (C.164)	Residential	R-4F	1	680	2	1940
1692	1	165 W Central Ave (C.165)	Residential	R-4F	1	486	2	1945
1692	1	166 Central Ave (C.166)	Residential	R-4F	1	534	2	1940
1692	1	167 W Central Ave (C.167)	Residential	R-4F	1	504	2	1940
1692	1	168 Central Ave (C.168)	Residential	R-4F	1	328	2	1940
1692	1	169 W Central Ave (C.169)	Residential	R-4F	1	264	1	1942
1692	1	170 Central Ave (C.170)	Residential	R-4F	1	576	2	1940
1692	1	171 W Central Ave (C.171)	Residential	R-4F	1	456	2	1940
1692	1	172 Central Ave (C.172)	Residential	R-4F	1	511	2	1940
1692	1	173 W Central Ave (C.173)	Residential	R-4F	1	832	3	1940
1692	1	174 Central Ave (C.174)	Residential	R-4F	1	508	2	1940
1692	1	175 W Central Ave (C.175)	Residential	R-4F	1	496	2	1940
1692	1	176 Central Ave (C.176)	Residential	R-4F	1	560	3	1940
1692	1	177 W Central Ave (C.177)	Residential	R-4F	1	417	2	1940
1692	1	178 Central Ave (C.178)	Residential	R-4F	1	612	3	1940
1692	1	179 W Central Ave (C.179)	Residential	R-4F	1	432	3	1940
1692	1	81 Central Ave (C.81)	Residential	R-4F	1	492	0	1975
1692	1	82 Central Ave (C.82)	Residential	R-4F	1	492	0	1975
1692	1	83 Central Ave (C.83)	Residential	R-4F	1	492	0	1975
1692	1	84 Central Ave (C.84)	Residential	R-4F	1	492	0	1975

BLOCK 1692:	50,530	29	17,763	57	25.0
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BLOCK 1693

1693	1	180 Central Ave (C.180)	Residential	R-4F	1	612	2	1940
1693	1	181 W Central Ave (C.181)	Residential	R-4F	1	484	2	1940
1693	1	182 Central Ave (C.182)	Residential	R-4F	1	480	2	1940
1693	1	183 W Central Ave (C.183)	Residential	R-4F	1	368	2	1940

1693	1	184 Central Ave (C.184)	Residential	R-4F	1	524	2	1940
1693	1	185 W Central Ave (C.185)	Residential	R-4F	1	468	1	1940
1693	1	186 Central Ave (C.186)	Residential	R-4F	1	652	2	1940
1693	1	187 W Central Ave (C.187)	Residential	R-4F	1	484	2	1940
1693	1	188 Central Ave (C.188)	Residential	R-4F	1	484	2	1940
1693	1	189 W Central Ave (C.189)	Residential	R-4F	1	536	2	1940
1693	1	190 Central Ave (C.190)	Residential	R-4F	1	576	2	1940
1693	1	191 W Central Ave (C.191)	Residential	R-4F	1	560	2	1940
1693	1	192 Central Ave (C.192)	Residential	R-4F	1	1,335	2	1989
1693	1	193 W Central Ave (C.193)	Residential	R-4F	1	452	2	1940
1693	1	194 Central Ave (C.194)	Residential	R-4F	1	506	2	1940
1693	1	195 W Central Ave (C.195)	Residential	R-4F	1	416	1	1940
1693	1	196 Central Ave (C.197)	Residential	R-4F	1	400	1	1940
1693	1	198 Central Ave (C.198)	Residential	R-4F	1	638	2	1940
1693	1	188A Central Ave (C.199)	Residential	R-4F	1	404	2	1940
1693	1	189A W Central Ave (C.200)	Residential	R-4F	1	440	2	1940
1693	1	188B Central Ave (C.201)	Residential	R-4F	1	594	2	1940
1693	1	189B W Central Ave (C.202)	Residential	R-4F	1	360	2	1940

BLOCK 1693:	31,020	22	11,773	41	30.9
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BLOCK 1694

1694	1	Ocean Ave	Common Elements	BR	760,122			
1694	1	31 First Ln (C.01)	Residential	BR	1	723	0	1998
1694	2	29 First Ln (C.02)	Residential	BR	1	440	2	1925
1694	3	27 First Ln (C.03)	Residential	BR	1	516	0	2014
1694	4	25 First Ln (C.04)	Residential	BR	1	807	2	2016
1694	5	23 First Ln (C.05)	Residential	BR	1	442	3	1925
1694	6	21 First Ln (C.06)	Residential	BR	1	486	2	1925
1694	7	19 First Ln (C.07)	Residential	BR	1	720	2	2014
1694	8	17 First Ln (C.08)	Residential	BR	1	980	2	1925

1694	9	15 First Ln (C.09)	Residential	BR	1	844	3	2021
1694	10	13 First Ln (C.10)	Residential	BR	1	592	2	1925
1694	11	11 First Ln (C.11)	Residential	BR	1	387	3	1925
1694	12	9 First Ln (C.12)	Residential	BR	1	464	2	1925
1694	13	7 First Ln (C.13)	Residential	BR	1	594	3	1925
1694	14	5 First Ln (C.14)	Residential	BR	1	818	2	1925
1694	15	3 First Ln (C.15)	Residential	BR	1	432	1	1925
1694	16	1 First Ln (C.16)	Residential	BR	1	510	2	1925
1694	17	34 First Ln (C.17)	Residential	BR	1	560	2	1925
1694	18	34A First Ln (C.18)	Residential	BR	1	984	0	2023
1694	19	32A First Ln (C.19)	Residential	BR	1	645	1	2000
1694	20	30A First Ln (C.20)	Residential	BR	1	582	1	1925
1694	21	30 First Ln (C.21)	Residential	BR	1	420	2	1925
1694	22	28 First Ln (C.22)	Residential	BR	1	300	1	1925
1694	23	26 First Ln (C.23)	Residential	BR	1	833	1	1925
1694	24	24 First Ln (C.24)	Residential	BR	1	523	2	1925
1694	25	22 First Ln (C.25)	Residential	BR	1	594	2	1925
1694	26	20 First Ln (C.26)	Residential	BR	1	833	2	1925
1694	27	18 First Ln (C.27)	Residential	BR	1	512	2	1925
1694	28	16 First Ln (C.28)	Residential	BR	1	656	3	1925
1694	29	14 First Ln (C.29)	Residential	BR	1	652	2	1925
1694	30	12 First Ln (C.30)	Residential	BR	1	539	2	1925
1694	31	10 First Ln (C.31)	Residential	BR	1	558	3	1925
1694	32	8 First Ln (C.32)	Residential	BR	1	641	3	1925
1694	33	6 First Ln (C.33)	Residential	BR	1	378	2	1925
1694	34	4 First Ln (C.34)	Residential	BR	1	433	2	1925
1694	35	2 First Ln (C.35)	Residential	BR	1	342	2	1925
1694	36	11 Ocean Ave West (C.36)	Residential	BR	1	628	2	1925
1694	37	31 Second Ln (C.37)	Residential	BR	1	1,100	3	2022
1694	38	29 Second Ln (C.38)	Residential	BR	1	722	3	1999

1694	39	27 Second Ln (C.39)	Residential	BR	1	544	2	1925
1694	40	25 Second Ln (C.40)	Residential	BR	1	1,232	2	1925
1694	41	23 Second Ln (C.41)	Residential	BR	1	578	2	1925
1694	42	21 Second Ln (C.42)	Residential	BR	1	540	2	1925
1694	43	19 Second Ln (C.43)	Residential	BR	1	590	2	1925
1694	44	17 Second Ln (C.44)	Residential	BR	1	660	2	1925
1694	45	15 Second Ln (C.45)	Residential	BR	1	612	2	1925
1694	46	13 Second Ln (C.46)	Residential	BR	1	798	1	2003
1694	47	11 Second Ln (C.47)	Residential	BR	1	460	2	1925
1694	48	9 Second Ln (C.48)	Residential	BR	1	640	2	1925
1694	49	7 Second Ln (C.49)	Residential	BR	1	454	1	1925
1694	50	5 Second Ln (C.50)	Residential	BR	1	436	2	1925
1694	51	3 Second Ln (C.51)	Residential	BR	1	452	2	1925
1694	52	1B Second Ln (C.52)	Residential	BR	1	468	2	1925
1694	53	1A Second Ln (C.53)	Residential	BR	1	609	2	1925
1694	54	15 Ocean Ave West (C.54)	Residential	BR	1	686	2	1925
1694	55	34 Second Ln (C.55)	Residential	BR	1	611	3	1925
1694	56	32 Second Ln (C.56)	Residential	BR	1	530	2	1925
1694	57	30 Second Ln (C.57)	Residential	BR	1	702	2	2016
1694	58	28 Second Ln (C.58)	Residential	BR	1	546	2	1925
1694	59	26 Second Ln (C.59)	Residential	BR	1	564	2	1925
1694	60	24 Second Ln (C.60)	Residential	BR	1	588	2	1925
1694	61	22 Second Ln (C.61)	Residential	BR	1	1,270	2	2021
1694	62	20 Second Ln (C.62)	Residential	BR	1	722	2	1925
1694	63	18 Second Ln (C.63)	Residential	BR	1	444	1	1925
1694	64	16 Second Ln (C.64)	Residential	BR	1	432	3	1925
1694	65	14 Second Ln (C.65)	Residential	BR	1	432	2	1925
1694	66	12 Second Ln (C.66)	Residential	BR	1	720	2	1925
1694	67	10 Second Ln (C.67)	Residential	BR	1	570	2	1925
1694	68	8 Second Ln (C.68)	Residential	BR	1	629	2	1925

1694	69	6 Second Ln (C.69)	Residential	BR	1	432	2	1925
1694	70	4 Second Ln (C.70)	Residential	BR	1	672	2	1925
1694	71	2 Second Ln (C.71)	Residential	BR	1	466	2	1925
1694	72	33 Third Ln (C.72)	Residential	BR	1	450	2	1925
1694	73	31 Third Ln (C.73)	Residential	BR	1	450	2	1925
1694	74	29 Third Ln (C.74)	Residential	BR	1	432	2	1925
1694	75	27 Third Ln (C.75)	Residential	BR	1	444	2	1925
1694	76	25 Third Ln (C.76)	Residential	BR	1	656	2	1925
1694	77	23 Third Ln (C.77)	Residential	BR	1	432	2	1925
1694	78	21 Third Ln (C.78)	Residential	BR	1	564	2	1925
1694	79	19 Third Ln (C.79)	Residential	BR	1	648	2	1925
1694	80	17 Third Ln (C.80)	Residential	BR	1	543	2	1925
1694	81	15 Third Ln (C.81)	Residential	BR	1	648	2	1925
1694	82	13 Third Ln (C.82)	Residential	BR	1	860	2	2021
1694	83	11 Third Ln (C.83)	Residential	BR	1	476	2	1925
1694	84	9 Third Ln (C.84)	Residential	BR	1	576	2	1925
1694	85	7 Third Ln (C.85)	Residential	BR	1	622	2	2005
1694	86	5 Third Ln (C.86)	Residential	BR	1	560	2	1925
1694	87	3 Third Ln (C.87)	Residential	BR	1	522	2	1925
1694	88	1 Third Ln (C.88)	Residential	BR	1	522	2	1925
1694	89	34 Third Ln (C.89)	Residential	BR	1	780	2	1925
1694	90	32 Third Ln (C.90)	Residential	BR	1	696	2	1925
1694	91	30 Third Ln (C.91)	Residential	BR	1	769	3	1925
1694	92	28 Third Ln (C.92)	Residential	BR	1	664	2	1925
1694	93	26 Third Ln (C.93)	Residential	BR	1	604	2	1925
1694	94	24 Third Ln (C.94)	Residential	BR	1	774	1	2003
1694	95	22 Third Ln (C.95)	Residential	BR	1	420	2	1925
1694	96	20 Third Ln (C.96)	Residential	BR	1	572	2	1925
1694	97	18 Third Ln (C.97)	Residential	BR	1	606	1	1925
1694	98	16 Third Ln (C.98)	Residential	BR	1	594	2	1925

1694	99	14 Third Ln (C.99)	Residential	BR	1	432	2	1925
1694	100	12 Third Ln (C.100)	Residential	BR	1	594	2	1925
1694	101	10 Third Ln (C.101)	Residential	BR	1	684	3	1925
1694	102	8 Third Ln (C.102)	Residential	BR	1	660	2	1925
1694	103	6 Third Ln (C.103)	Residential	BR	1	444	2	1925
1694	104	4 Third Ln (C.104)	Residential	BR	1	629	2	1925
1694	105	2 Third Ln (C.105)	Residential	BR	1	584	2	1925
1694	106	31 Fourth Ln (C.106)	Residential	BR	1	432	2	1940
1694	107	29 Fourth Ln (C.107)	Residential	BR	1	648	2	1940
1694	108	27 Fourth Ln (C.108)	Residential	BR	1	648	2	1940
1694	109	25 Fourth Ln (C.109)	Residential	BR	1	648	2	1940
1694	110	23 Fourth Ln (C.110)	Lifegrnd St	BR				
1694	111	19 Fourth Ln (C.111)	Residential	BR	1	484	2	1940
1694	112	17 Fourth Ln (C.112)	Residential	BR	1	576	2	1940
1694	113	15 Fourth Ln (C.113)	Residential	BR	1	705	2	1940
1694	114	13 Fourth Ln (C.114)	Residential	BR	1	601	2	1940
1694	115	11 Fourth Ln (C.115)	Residential	BR	1	519	2	1940
1694	116	9 Fourth Ln (C.116)	Residential	BR	1	600	2	1940
1694	117	7 Fourth Ln (C.117)	Residential	BR	1	576	2	1940
1694	118	5 Fourth Ln (C.118)	Residential	BR	1	576	2	1940
1694	119	3 Fourth Ln (C.119)	Residential	BR	1	576	2	1940
1694	120	1 Fourth Ln (C.120)	Vacant	BR				
1694	121	32 Fourth Ln (C.121)	Residential	BR	1	594	2	1940
1694	122	30 Fourth Ln (C.122)	Residential	BR	1	604	2	1940
1694	123	28 Fourth Ln (C.123)	Residential	BR	1	576	2	1940
1694	124	26 Fourth Ln (C.124)	Residential	BR	1	576	2	1940
1694	125	24 Fourth Ln (C.125)	Residential	BR	1	720	2	1940
1694	126	22 Fourth Ln (C.126)	Residential	BR	1	720	2	2010
1694	127	20 Fourth Ln (C.127)	Residential	BR	1	760	1	2009
1694	128	18 Fourth Ln (C.128)	Residential	BR	1	594	2	1940

1694	129	16 Fourth Ln (C.129)	Residential	BR	1	576	2	1940
1694	130	14 Fourth Ln (C.130)	Residential	BR	1	504	2	1940
1694	131	12 Fourth Ln (C.131)	Residential	BR	1	540	2	1940
1694	132	10 Fourth Ln (C.132)	Residential	BR	1	720	2	1940
1694	133	8 Fourth Ln (C.133)	Residential	BR	1	820	0	2018
1694	134	6 Fourth Ln (C.134)	Residential	BR	1	576	2	1940
1694	135	4 Fourth Ln (C.135)	Residential	BR	1	552	2	1940
1694	136	2 Fourth Ln (C.136)	Residential	BR	1	544	2	1940
1694	137	31 Fifth Ln (C.137)	Residential	BR	1	814	2	1925
1694	138	29 Fifth Ln (C.138)	Residential	BR	1	648	2	1925
1694	139	27 Fifth Ln (C.139)	Residential	BR	1	504	2	1925
1694	140	25 Fifth Ln (C.140)	Residential	BR	1	504	2	1925
1694	141	23 Fifth Ln (C.141)	Residential	BR	1	648	2	1925
1694	142	21 Fifth Ln (C.142)	Residential	BR	1	594	2	1925
1694	143	19 Fifth Ln (C.143)	Residential	BR	1	643	2	1925
1694	144	17 Fifth Ln (C.144)	Residential	BR	1	774	2	1925
1694	145	15 Fifth Ln (C.145)	Residential	BR	1	504	2	1925
1694	146	13 Fifth Ln (C.146)	Residential	BR	1	648	2	1925
1694	147	11 Fifth Ln (C.147)	Residential	BR	1	648	3	1925
1694	148	9 Fifth Ln (C.148)	Residential	BR	1	666	2	1925
1694	149	7 Fifth Ln (C.149)	Residential	BR	1	622	2	1925
1694	150	5 Fifth Ln (C.150)	Residential	BR	1	594	2	1925
1694	151	3 Fifth Ln (C.151)	Residential	BR	1	594	2	1925
1694	152	1 Fifth Ln (C.152)	Residential	BR	1	594	2	1925
1694	153	32 Fifth Ln (C.153)	muni bldg	BR		636		1960
1694	154	30 Fifth Ln (C.154)	public	BR		640		1925
1694	155	28 Fifth Ln (C.155)	Residential	BR	1	576	2	1925
1694	156	26 Fifth Ln (C.156)	Residential	BR	1	600	2	1925
1694	157	24 Fifth Ln (C.157)	Residential	BR	1	540	2	1925
1694	158	22 Fifth Ln (C.158)	Residential	BR	1	576	2	1925

1694	159	20 Fifth Ln (C.159)	Residential	BR	1	576	3	1925
1694	160	18 Fifth Ln (C.160)	Residential	BR	1	540	2	1925
1694	161	16 Fifth Ln (C.161)	Residential	BR	1	756	2	1925
1694	162	14 Fifth Ln (C.162)	Residential	BR	1	556	2	1925
1694	163	12 Fifth Ln (C.163)	Residential	BR	1	576	2	1925
1694	164	10 Fifth Ln (C.164)	Residential	BR	1	576	2	1925
1694	165	8 Fifth Ln (C.165)	Residential	BR	1	576	2	1925
1694	166	6 Fifth Ln (C.166)	Residential	BR	1	612	2	1925
1694	167	4 Fifth Ln (C.167)	Residential	BR	1	616	2	1925
1694	168	2 Fifth Ln (C.168)	Residential	BR	1	695	3	1925
1694	169	29 Sixth Ln (C.169)	Residential	BR	1	648	2	1950
1694	170	27 Sixth Ln (C.170)	Residential	BR	1	600	2	1950
1694	171	25 Sixth Ln (C.171)	Residential	BR	1	684	2	1950
1694	172	23 Sixth Ln (C.172)	Residential	BR	1	648	3	1950
1694	173	21 Sixth Ln (C.173)	Residential	BR	1	600	3	1950
1694	174	19 Sixth Ln (C.174)	Residential	BR	1	652	3	1950
1694	175	17 Sixth Ln (C.175)	Residential	BR	1	576	2	1950
1694	176	15 Sixth Ln (C.176)	Residential	BR	1	648	2	1950
1694	177	13 Sixth Ln (C.177)	Residential	BR	1	576	2	1950
1694	178	11 Sixth Ln (C.178)	Residential	BR	1	576	2	1950
1694	179	9 Sixth Ln (C.179)	Residential	BR	1	612	2	1940
1694	180	7 Sixth Ln (C.180)	Residential	BR	1	720	2	1940
1694	181	5 Sixth Ln (C.181)	Residential	BR	1	666	2	1940
1694	182	3 Sixth Ln (C.182)	Residential	BR	1	666	2	1940
1694	183	1 Sixth Ln (C.183)	Residential	BR	1	800	2	2015
1694	184	32 Seventh Ln (C.184)	Residential	BR	1	522	2	1952
1694	185	30 Seventh Ln (C.185)	Residential	BR	1	648	2	1952
1694	186	28 Seventh Ln (C.186)	Residential	BR	1	576	2	1952
1694	187	26 Seventh Ln (C.187)	Residential	BR	1	576	3	1952
1694	188	24 Seventh Ln (C.188)	Residential	BR	1	576	2	1952

1694	189	22 Seventh Ln (C.189)	Residential	BR	1	720	3	1952
1694	190	20 Seventh Ln (C.190)	Residential	BR	1	720	2	1952
1694	191	18 Seventh Ln (C.191)	Residential	BR	1	720	2	1952
1694	192	16 Seventh Ln (C.192)	Residential	BR	1	616	3	1952
1694	193	14 Seventh Ln (C.193)	Residential	BR	1	720	2	1952
1694	194	12 Seventh Ln (C.194)	Residential	BR	1	712	2	1952
1694	195	10 Seventh Ln (C.195)	Residential	BR	1	576	2	1952
1694	196	8 Seventh Ln (C.196)	Residential	BR	1	576	2	1952
1694	197	6 Seventh Ln (C.197)	Residential	BR	1	576	2	1952
1694	198	4 Seventh Ln (C.198)	Residential	BR	1	576	2	1952
1694	199	2 Seventh Ln (C.199)	Residential	BR	1	576	2	1952
1694	200	31 Eighth Ln (C.200)	Residential	BR	1	504	2	1955
1694	201	29 Eighth Ln (C.201)	Residential	BR	1	504	2	1955
1694	202	27 Eighth Ln (C.202)	Residential	BR	1	504	2	1955
1694	203	25 Eighth Ln (C.203)	Residential	BR	1	504	2	1955
1694	204	23 Eighth Ln (C.204)	Residential	BR	1	734	2	1955
1694	205	21 Eighth Ln (C.205)	Residential	BR	1	799	2	1955
1694	206	19 Eighth Ln (C.206)	Residential	BR	1	576	2	1955
1694	207	17 Eighth Ln (C.207)	Residential	BR	1	600	2	1955
1694	208	15 Eighth Ln (C.208)	Residential	BR	1	600	2	1955
1694	209	13 Eighth Ln (C.209)	Residential	BR	1	720	2	1955
1694	210	11 Eighth Ln (C.210)	Residential	BR	1	576	2	1955
1694	211	9 Eighth Ln (C.211)	Residential	BR	1	600	2	1955
1694	212	7 Eighth Ln (C.212)	Residential	BR	1	756	2	1955
1694	213	5 Eighth Ln (C.213)	Residential	BR	1	576	2	1955
1694	214	3 Eighth Ln (C.214)	Residential	BR	1	648	2	1955
1694	215	1 Eighth Ln (C.215)	Residential	BR	1	792	3	1955
1694	216	32 Eighth Ln (C.216)	Residential	BR	1	522	2	1953
1694	217	30 Eighth Ln (C.217)	Residential	BR	1	792	2	1952
1694	218	28 Eighth Ln (C.218)	Residential	BR	1	522	2	1952

1694	219	26 Eighth Ln (C.219)	Residential	BR	1	720	2	1952
1694	220	24 Eighth Ln (C.220)	Residential	BR	1	576	2	1953
1694	221	22 Eighth Ln (C.221)	Residential	BR	1	576	2	1953
1694	222	20 Eighth Ln (C.222)	Residential	BR	1	600	2	1953
1694	223	18 Eighth Ln (C.223)	Residential	BR	1	576	2	1953
1694	224	16 Eighth Ln (C.224)	Vacant	BR				
1694	225	14 Eighth Ln (C.225)	Residential	BR	1	576	2	1952
1694	226	12 Eighth Ln (C.226)	Residential	BR	1	612	2	1952
1694	227	10 Eighth Ln (C.227)	Residential	BR	1	576	2	1952
1694	228	8 Eighth Ln (C.228)	Residential	BR	1	540	2	1952
1694	229	6 Eighth Ln (C.229)	Residential	BR	1	720	2	1952
1694	230	4 Eighth Ln (C.230)	Residential	BR	1	792	2	1952
1694	231	2 Eighth Ln (C.231)	Residential	BR	1	753	2	2005
1694	232	40 Ninth Ln (C.232)	Residential	BR	1	630	2	1955
1694	233	38 Ninth Ln (C.233)	Residential	BR	1	576	2	1955
1694	234	36 Ninth Ln (C.234)	Residential	BR	1	576	2	1955
1694	235	34 Ninth Ln (C.235)	Residential	BR	1	576	2	1955
1694	236	32 Ninth Ln (C.236)	Residential	BR	1	792	2	1955
1694	237	30 Ninth Ln (C.237)	Residential	BR	1	576	2	1955
1694	238	28 Ninth Ln (C.238)	Residential	BR	1	648	2	1955
1694	239	26 Ninth Ln (C.239)	Residential	BR	1	576	2	1955
1694	240	24 Ninth Ln (C.240)	Residential	BR	1	792	2	1955
1694	241	22 Ninth Ln (C.241)	Residential	BR	1	576	2	1955
1694	242	20 Ninth Ln (C.242)	Residential	BR	1	576	2	1955
1694	243	18 Ninth Ln (C.243)	Residential	BR	1	576	2	1955
1694	244	16 Ninth Ln (C.244)	Residential	BR	1	576	2	1955
1694	245	14 Ninth Ln (C.245)	Residential	BR	1	604	2	1955
1694	246	12 Ninth Ln (C.246)	Residential	BR	1	576	2	1955
1694	247	10 Ninth Ln (C.247)	Residential	BR	1	576	2	1955
1694	248	39 Ninth Ln (C.248)	Residential	BR	1	880	2	2020

1694	249	37 Ninth Ln (C.249)	Residential	BR	1	576	2	1955
1694	250	35 Ninth Ln (C.250)	Residential	BR	1	576	2	1955
1694	251	33 Ninth Ln (C.251)	Residential	BR	1	576	2	1955
1694	252	31 Ninth Ln (C.252)	Residential	BR	1	576	2	1955
1694	253	29 Ninth Ln (C.253)	Residential	BR	1	576	2	1955
1694	254	27 Ninth Ln (C.254)	Residential	BR	1	576	2	1955
1694	255	25 Ninth Ln (C.255)	Residential	BR	1	576	2	1955
1694	256	23 Ninth Ln (C.256)	Residential	BR	1	576	2	1955
1694	257	21 Ninth Ln (C.257)	Residential	BR	1	576	2	1955
1694	258	19 Ninth Ln (C.258)	Residential	BR	1	576	2	1955
1694	259	17 Ninth Ln (C.259)	Residential	BR	1	576	2	1955
1694	260	15 Ninth Ln (C.260)	Residential	BR	1	576	2	1955
1694	261	13 Ninth Ln (C.261)	Residential	BR	1	576	2	1955
1694	262	11 Ninth Ln (C.262)	Residential	BR	1	608	2	1955
1694	263	9 Ninth Ln (C.263)	Residential	BR	1	576	2	1955
1694	264	40 Tenth Ln (C.264)	Residential	BR	1	792	2	1955
1694	265	38 Tenth Ln (C.265)	Residential	BR	1	576	2	1955
1694	266	36 Tenth Ln (C.266)	Residential	BR	1	576	2	1955
1694	267	34 Tenth Ln (C.267)	Residential	BR	1	576	2	1955
1694	268	32 Tenth Ln (C.268)	Residential	BR	1	576	2	1955
1694	269	30 Tenth Ln (C.269)	Residential	BR	1	576	2	1955
1694	270	28 Tenth Ln (C.270)	Residential	BR	1	576	2	1955
1694	271	26 Tenth Ln (C.271)	Residential	BR	1	576	2	1955
1694	272	24 Tenth Ln (C.272)	Residential	BR	1	576	2	1955
1694	273	22 Tenth Ln (C.273)	Residential	BR	1	576	2	1955
1694	274	20 Tenth Ln (C.274)	Residential	BR	1	576	2	1955
1694	275	18 Tenth Ln (C.275)	Residential	BR	1	576	2	1955
1694	276	16 Tenth Ln (C.276)	Residential	BR	1	576	2	1955
1694	277	14 Tenth Ln (C.277)	Residential	BR	1	576	2	1955
1694	278	12 Tenth Ln (C.278)	Residential	BR	1	792	2	1955

1694	279	10 Tenth Ln (C.279)	Residential	BR	1	810	2	1955
1694	280	39 Tenth Ln (C.280)	Residential	BR	1	576	2	1955
1694	281	37 Tenth Ln (C.281)	Residential	BR	1	576	2	1955
1694	282	35 Tenth Ln (C.282)	Residential	BR	1	576	2	1955
1694	283	33 Tenth Ln (C.283)	Residential	BR	1	576	2	1955
1694	284	31 Tenth Ln (C.284)	Residential	BR	1	576	2	1955
1694	285	29 Tenth Ln (C.285)	Residential	BR	1	576	2	1955
1694	286	27 Tenth Ln (C.286)	Residential	BR	1	576	2	1955
1694	287	25 Tenth Ln (C.287)	Residential	BR	1	624	2	1955
1694	288	23 Tenth Ln (C.288)	Residential	BR	1	576	2	1955
1694	289	21 Tenth Ln (C.289)	Residential	BR	1	624	2	1955
1694	290	19 Tenth Ln (C.290)	Residential	BR	1	576	2	1955
1694	291	17 Tenth Ln (C.291)	Residential	BR	1	596	2	1955
1694	292	15 Tenth Ln (C.292)	Residential	BR	1	828	2	1955
1694	293	13 Tenth Ln (C.293)	Residential	BR	1	576	2	1955
1694	294	11 Tenth Ln (C.294)	Residential	BR	1	640	2	1955
1694	295	9 Tenth Ln (C.295)	Residential	BR	1	788	3	2003
1694	296	40 Eleventh Ln (C.296)	Residential	BR	1	576	2	1955
1694	297	38 Eleventh Ln (C.297)	Residential	BR	1	576	2	1955
1694	298	36 Eleventh Ln (C.298)	Residential	BR	1	576	2	1955
1694	299	34 Eleventh Ln (C.299)	Residential	BR	1	576	2	1955
1694	300	32 Eleventh Ln (C.300)	Residential	BR	1	576	2	1955
1694	301	30 Eleventh Ln (C.301)	Residential	BR	1	576	1	2017
1694	302	28 Eleventh Ln (C.302)	Residential	BR	1	576	2	1955
1694	303	26 Eleventh Ln (C.303)	Residential	BR	1	576	2	1955
1694	304	24 Eleventh Ln (C.304)	Residential	BR	1	576	2	1955
1694	305	22 Eleventh Ln (C.305)	Residential	BR	1	576	2	1955
1694	306	20 Eleventh Ln (C.306)	Residential	BR	1	756	1	1955
1694	307	18 Eleventh Ln (C.307)	Residential	BR	1	576	2	1955
1694	308	16 Eleventh Ln (C.308)	Residential	BR	1	576	2	1955

1694	309	14 Eleventh Ln (C.309)	Residential	BR	1	576	2	1955
1694	310	12 Eleventh Ln (C.310)	Residential	BR	1	576	2	1955
1694	311	10 Eleventh Ln (C.311)	Residential	BR	1	576	1	1955
1694	312	39 Eleventh Ln (C.312)	Commercial	BR		584		1955
1694	313	37 Eleventh Ln (C.313)	Residential	BR	1	612	2	1955
1694	314	35 Eleventh Ln (C.314)	Residential	BR	1	576	2	1955
1694	315	33 Eleventh Ln (C.315)	Residential	BR	1	576	2	1955
1694	316	31 Eleventh Ln (C.316)	Residential	BR	1	576	3	1955
1694	317	29 Eleventh Ln (C.317)	Residential	BR	1	576	2	1955
1694	318	27 Eleventh Ln (C.318)	Residential	BR	1	576	2	1955
1694	319	25 Eleventh Ln (C.319)	Residential	BR	1	576	2	1955
1694	320	23 Eleventh Ln (C.320)	Residential	BR	1	576	2	1955
1694	321	21 Eleventh Ln (C.321)	Residential	BR	1	612	2	1955
1694	322	19 Eleventh Ln (C.322)	Residential	BR	1	576	2	1955
1694	323	17 Eleventh Ln (C.323)	Residential	BR	1	576	2	1955
1694	324	15 Eleventh Ln (C.324)	Residential	BR	1	576	2	1955
1694	325	13 Eleventh Ln (C.325)	Residential	BR	1	720	2	1955
1694	326	11 Eleventh Ln (C.326)	Residential	BR	1	576	2	1955
1694	327	9 Eleventh Ln (C.327)	Residential	BR	1	576	2	1955
1694	328	7 Eleventh Ln (C.328)	Residential	BR	1	612	1	1955
1694	329	5 Eleventh Ln (C.329)	Residential	BR	1	612	2	1955
1694	330	40 Twentieth Ave (C.330)	Residential	BR	1	774	2	1955
1694	331	38 Twentieth Ave (C.331)	Residential	BR	1	756	2	1955
1694	332	36 Twentieth Ave (C.332)	Residential	BR	1	612	2	1955
1694	333	34 Twentieth Ave (C.333)	Residential	BR	1	612	2	1955
1694	334	32 Twentieth Ave (C.334)	Residential	BR	1	612	2	1955
1694	335	30 Twentieth Ave (C.335)	Residential	BR	1	683	2	1955
1694	336	28 Twentieth Ave (C.336)	Residential	BR	1	647	2	1955
1694	337	26 Twentieth Ave (C.337)	Residential	BR	1	612	2	1955
1694	338	24 Twentieth Ave (C.338)	Residential	BR	1	612	2	1955

1694	339	22 Twentieth Ave (C.339)	Residential	BR	1	612	2	1955
1694	340	20 Twentieth Ave (C.340)	Residential	BR	1	612	2	1955
1694	341	18 Twentieth Ave (C.341)	Residential	BR	1	612	2	1955
1694	342	16 Twentieth Ave (C.342)	Residential	BR	1	576	2	1955
1694	343	14 Twentieth Ave (C.343)	Residential	BR	1	612	2	1955
1694	344	12 Twentieth Ave (C.344)	Residential	BR	1	612	2	1955
1694	345	10 Twentieth Ave (C.345)	Residential	BR	1	612	2	1955
1694	346	8 Twentieth Ave (C.346)	Residential	BR	1	612	2	1955
1694	347	6 Twentieth Ave (C.347)	Residential	BR	1	612	2	1955
1694	348	2 Ocean Ave (C.348)	Residential	BR	1	1,960	4	2019
1694	349	4 Ocean Ave (C.349)	Residential	BR	1	1,600	3	2019
1694	350	6 Ocean Ave (C.350)	Residential	BR	1	1,600	3	2008
1694	351	8 Ocean Ave (C.351)	Residential	BR	1	1,580	4	2015
1694	352	10 Ocean Ave (C.352)	Residential	BR	1	1,920	5	2006
1694	353	12 Ocean Ave (C.353)	Residential	BR	1	1,341	3	1925
1694	354	14 Ocean Ave (C.354)	Residential	BR	1	1,760	5	2013
1694	355	16 Ocean Ave (C.355)	Residential	BR	1	720	2	1925
1694	356	18 Ocean Ave (C.356)	Vacant	BR				
1694	357	20 Ocean Ave (C.357)	Residential	BR	1	774	2	1925
1694	358	22 Ocean Ave (C.358)	Residential	BR	1	1,867	3	1925
1694	359	24 Ocean Ave (C.359)	Residential	BR	1	1,960	3	2008
1694	360	26 Ocean Ave (C.360)	Residential	BR	1	1,764	2	2007
1694	361	28 Ocean Ave (C.361)	Residential	BR	1	1,848	3	2007
1694	362	30 Ocean Ave (C.362)	Residential	BR	1	952	3	1945
1694	363	32 Ocean Ave (C.363)	Residential	BR	1	1,200	3	2003
1694	364	34 Ocean Ave (C.364)	Residential	BR	1	1,560	5	2010
1694	365	36 Ocean Ave (C.365)	Residential	BR	1	1,596	3	2008
1694	366	38 Ocean Ave (C.366)	Residential	BR	1	1,440	3	2002
1694	367	40 Ocean Ave (C.367)	Residential	BR	1	2,205	3	2019
1694	368	42 Ocean Ave (C.368)	Residential	BR	1	1,476	3	2002

1694	369	44 Ocean Ave (C.369)	Residential	BR		1	1,840	3	2008	
1694	370	46 Ocean Ave (C.370)	Residential	BR		1	576	2	1950	
1694	371	48 Ocean Ave (C.371)	Clubhouse	BR						
1694	372	52 Ocean Ave (C.372)	Residential	BR		1	1,576	3	1995	
1694	373	54 Ocean Ave (C.373)	Residential	BR		1	1,602	3	1954	
1694	374	56 Ocean Ave (C.374)	Vacant	BR						
1694	375	64 Ocean Ave (C.375)	Residential	BR		1	1,798	2	1999	
1694	376	72 Ocean Ave (C.376)	Residential	BR		1	1,706	3	1955	
1694	377	76 Ocean Ave (C.377)	Residential	BR		1	1,706	3	1955	
1694	378	80 Ocean Ave (C.378)	Residential	BR		1	1,600	4	2020	
1694	379	82 Ocean Ave (C.379)	Residential	BR		1	1,600	5	2022	
1694	380	84 Ocean Ave (C.380)	Residential	BR		1	1,920	4	2022	
1694	381	86 Ocean Ave (C.381)	Residential	BR		1	800	3	1955	
1694	382	88 Ocean Ave (C.382)	Residential	BR		1	800	3	1955	
1694	383	90 Ocean Ave (C.383)	Residential	BR		1	1,600		2022	
1694	384	92 Ocean Ave (C.384)	Residential	BR		1	1,600	3	1955	
1694	385	94 Ocean Ave (C.385)	Vacant	BR						
1694	386	96 Ocean Ave (C.386)	Residential	BR		1	1,600	4	1955	
1694	388	60 Ocean Ave (C.388)	Residential	BR		1	2,832	3	2010	
1694	390	68 Ocean Ave (C.390)	Residential	BR		1	1,885	3	2009	
BLOCK 1694:					760,122	378	268,217	800		21.7

BLOCK 1699

1699	1.01	Ocean Ave (ROSI- municipal)	Public	BR	8,250					
BLOCK 1699:					8,250					

BLOCK 1705

1705	201.01	16 Island Dunes Dr (C.01)	Residential	RC	2,500	1	2,123	3	1988	17.4
1705	201.02	14 Island Dunes Dr (C.02)	Residential	RC	2,500	1	2,123	3	1988	17.4
1705	202.03	2011 Central Ave	Vacant	RC	7,500					
1705	202.04	41 Twentieth Ave	Residential	RC	3,750	1	2,037	3	2020	11.6
1705	202.05	43 Twentieth Ave	Residential	RC	3,750	1	2,019	3	2021	11.6
1705	202.06	27 Twentieth Ave	Vacant	RC	3,100					
1705	202.07	29 Twentieth Ave	Vacant	RC	3,100					

1705	202.08	31 Twentieth Ave	Vacant	RC	3,100					
1705	202.09	33 Twentieth Ave	Residential	RC	3,100	1	2,238	3	2024	14.1
1705	202.10	35 Twentieth Ave	Residential	RC	3,100	1	1,652	3	2024	14.1
1705	202.11	37 Twentieth Ave	Residential	RC	3,100	1	1,998	4	2024	14.1
1705	202.12	39 Twentieth Ave	Residential	RC	3,100	1	2,019	4	2024	14.1
1705	203.01	12 Island Dunes Dr (C.01)	Residential	RC	2,500	1	2,075	3	1988	17.4
1705	203.02	10 Island Dunes Dr (C.02)	Residential	RC	2,500	1	2,123	3	1988	17.4
1705	205.01	8 Island Dunes Dr (C.01)	Residential	RC	2,500	1	2,123	3	1988	17.4
1705	205.02	6 Island Dunes Dr (C.02)	Residential	RC	2,500	1	2,123	3	1988	17.4
1705	207	2012 Ocean Dr	Residential	RC	5,000	1	2,847	3	1997	8.7
1705	208	2013 Central Ave	Commercial	RC	3,600		2,050		1950	
1705	2008.01	2 Twentieth Ave (C.01)	Residential	RC	2,500	1	2,207	3	1988	17.4
1705	2008.02	2008 Ocean Ave (C.02)	Residential	RC	2,500	1	2,207	3	1988	17.4
1705	2010	7 Twentieth Ave	Residential	RC	5,000	1	816	3	1967	8.7
1705	2012	11 Twentieth Ave	Residential	RC	5,000	1	1,767	3	1963	8.7
1705	2014	21 Twentieth Ave	Residential	RC	4,100	1	630	1	1955	10.6
1705	2014.01	19 Twentieth Ave	Residential	RC	900	1	624	1	1953	48.4
1705	2016	23 Twentieth Ave	Residential	RC	2,500	1	1,851	3	2023	17.4
1705	2016.01	25 Twentieth Ave	Residential	RC	2,500	1	1,700	2	2020	17.4
1705	2109.01	2 Twenty-First Ave (C.01)	Residential	RC	2,500	1	2,207	3	1988	17.4
1705	2109.02	4 Twenty-First Ave (C.02)	Residential	RC	2,500	1	2,207	3	1988	17.4
1705	2111	6 Twenty-First Ave	Residential	RC	5,000	1	827	3	1964	8.7
1705	2113	10 Twenty-First Ave	Residential	RC	5,000	1	1,360	3	1962	8.7
1705	2115.01	14 Twenty-First Ave	Residential	RC	10,000	1	7,513	7	2019	4.4
1705	2119	22 Twenty-First Ave	Residential	RC	5,000	1	827	0	1964	8.7
1705	2121	26 Twenty-First Ave	Residential	RC	5,000	1	945	3	1967	8.7
1705	2123	28 Twenty-First Ave	Residential	RC	5,000	1	827	2	1964	8.7
1705	2125	30 Twenty-First Ave	Residential	RC	5,000	1	1,526	4	1967	8.7
1705	2127	40 Twenty-First Ave	Residential	RC	5,000	1	2,324	3	2002	8.7
BLOCK 1705:					135,300	31	61,915	91		10.0

BLOCK 1706

Block	Lot	Location	Property Class	Zone	Land (sq ft)	Res. Units	Floor Area (sf)	Bed-rooms	Year Built	Density units/acre
1706	201	2001 Central Ave	Commercial	NB	6,000	1	1,392	4	1989	7.3
1706	203	2005 Central Ave	Residential	NB	5,000	1	845	2	1930	8.7
1706	205	2009 Central Ave	Residential	NB	4,700	3	3,946	5	1978	27.8
1706	207	100 Twenty-First Ave	Residential	NB	4,300	2	1,089	3	1930	20.3
1706	2030	103 Twentieth Ave	Residential	R-4F	5,000	1	1,508	2	1930	8.7
1706	2032	105 Twentieth Ave	Residential	R-4F	5,000	2	1,704	3	1950	17.4
1706	2034	111 Twentieth Ave	Residential	R-4F	5,000	1	2,186	3	1996	8.7
1706	2036	115 Twentieth Ave	Residential	R50	5,000	1	1,064	3	1912	8.7
1706	2038	119 Twentieth Ave	Residential	R50	5,000	1	1,200	2	1938	8.7
1706	2040	121 Twentieth Ave	Residential	R50	5,000	1	1,000	3	1960	8.7
1706	2042	123 Twentieth Ave	Residential	R50	5,000	1	2,096	4	2015	8.7
1706	2044	125 Twentieth Ave	Residential	R50	5,000	1	2,128	3	2015	8.7
1706	2046	2001 Barnegat Ave	Residential	R50	2,500	1	2,410	3	2005	17.4
1706	2046.01	2005 Barnegat Ave	Residential	R50	2,500	1	696	2	1958	17.4
1706	2131.01	102A Twenty-First Ave	Residential	R-4F	2,500	1	1,632	4	1986	17.4
1706	2131.02	102B Twenty-First Ave	Residential	R-4F	2,500	1	1,632	4	1986	17.4
1706	2133	106A Twenty-First Ave (C001)	Residential	R-4F	5,000	1	2,244	3	2005	8.7
1706	2133	106B Twenty-First Ave (C002)	Residential	R-4F	5,000	1	2,244	3	2005	8.7
1706	2135	110 Twenty-First Ave	Residential	R-4F	5,000	1	2,048	5	2014	8.7
1706	2137	112 Twenty-First Ave	Residential	R50	5,000	1	2,925	5	2009	8.7
1706	2139	118 Twenty-First Ave	Residential	R50	5,000	1	840	3	1972	8.7
1706	2141	122 Twenty-First Ave	Residential	R50	5,000	1	2,403	3	2020	8.7
1706	2143	126 Twenty-First Ave	Residential	R50	5,000	1	1,288	3	1998	8.7
1706	2145.01	130 Twenty-First Ave	Residential	R50	5,000	1	2,776	4	2013	8.7
1706	2147.01	134 Twenty-First Ave	Residential	R50	5,000	1	1,072	2	1972	8.7
BLOCK 1706:					115,000	29	44,368	81		11.0

BLOCK 1707

1707	202	Bay View Ave	Vacant	R50	6,534					
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1707	204	2004 Bay View Ave	Residential	R50	7,000	1	1,122	3	2018	6.2
1707	206	2009 Bay View Ave	Residential	R50	7,000	1	2,136	5	1967	6.2
1707	208	230 Twenty-First Ave	Residential	R50	3,250	1	2,016	5	2016	13.4
1707	208.01	232 Twenty-First Ave	Residential	R50	4,700	1	1,312	3	1976	9.3
1707	2050	200 Barnegat Ave	Residential	R50	5,000	1	1,666	3	1984	8.7
1707	2052	205 Twentieth Ave	Residential	R50	2,500	1	1,452	4	1939	17.4
1707	2052.01	207 Twentieth Ave	Residential	R50	2,500	1	513	0	1955	17.4
1707	2054	209 Twentieth Ave	Residential	R50	2,500	1	947	2	1955	17.4
1707	2056	213 Twentieth Ave	Residential	R50	5,000	1	2,800	5	2015	8.7
1707	2056.01	215 Twentieth Ave	Residential	R50	2,500	1	1,425	3	2023	17.4
1707	2058	219 Twentieth Ave	Residential	R50	7,500	1	2,620	3	2014	5.8
1707	2060	223 Twentieth Ave	Residential	R50	2,500	1	1,551	2	2011	17.4
1707	2151	2008 Barnegat Ave	Residential	R50	5,000	1	2,598	3	1970	8.7
1707	2153	206 Twenty-First Ave	Residential	R50	5,000	1	1,528	4	1987	8.7
1707	2155	210 Twenty-First Ave	Residential	R50	5,000	1	1,386	3	2012	8.7
1707	2157	212 Twenty-First Ave	Residential	R50	5,000	1	1,750	3	1966	8.7
1707	2159	216 Twenty-First Ave	Residential	R50	5,000	1	1,538	5	1981	8.7
1707	2161	222 Twenty-First Ave	Residential	R50	5,000	1	2,098	4	2017	8.7
1707	2163	226 Twenty-First Ave	Residential	R50	5,000	2	1,326	4	1938	17.4
BLOCK 1707:					93,484	20	31,784	64		9.3

BLOCK 1708

1708	214	2102 Central Ave	Commercial	RC	10,800		4,900			
1708	2112	19 Twenty-First Ave	Residential	RC	5,000	1	2,058	4	2003	8.7
1708	2114	21 Twenty-First Ave	Residential	RC	7,500	1	2,464	3	2015	5.8
1708	2120	25 Twenty-First Ave	Residential	RC	5,000	1	2,760	5	2010	8.7
1708	2122	27 Twenty-First Ave	Residential	RC	5,000	2	3,814	6	1986	17.4
1708	2211	8 Twenty-Second Ave	Residential	RC	5,000	1	1,934	4	1955	8.7
1708	2213	12 Twenty-Second Ave	Vacant	RC	5,000					
1708	2215	16 Twenty-Second Ave	Residential	RC	5,000	2	1,556	4	1955	17.4
1708	2217	20 Twenty-Second Ave	Residential	RC	5,000	1	996	3	1955	8.7

1708	2219	24 Twenty-Second Ave	Residential	RC	5,000	1	1,996	3	1955	8.7
1708	2221	28 Twenty-Second Ave	Residential	RC	5,000	1	884	3	1955	8.7
1708	2223	32 Twenty-Second Ave	Residential	RC	5,000	1	4,440	7	2005	8.7
1708	2225	34 Twenty-Second Ave	Residential	RC	5,000	1	2,176	2	2008	8.7
1708	2227	46 Twenty-Second Ave	Residential	RC	5,000	1	1,794	5	1955	8.7
BLOCK 1708:					78,300	14	31,772	49		7.8

BLOCK 1708.211

1708.211	2.01	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	2.02	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	2.03	1 Twenty-First Ave	Residential	RC		1	1,147	2	1980	
1708.211	2.04	1 Twenty-First Ave	Residential	RC		1	1,147	1	1980	
1708.211	2.05	1 Twenty-First Ave	Residential	RC		1	1,147	2	1980	
1708.211	2.06	1 Twenty-First Ave	Residential	RC		1	1,147	3	1980	
1708.211	2.07	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	2.08	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	3.01	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	3.02	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	3.03	1 Twenty-First Ave	Residential	RC		1	1,147	2	1980	
1708.211	3.04	1 Twenty-First Ave	Residential	RC		1	1,147	1	1980	
1708.211	3.05	1 Twenty-First Ave	Residential	RC		1	1,147	2	1980	
1708.211	3.06	1 Twenty-First Ave	Residential	RC		1	1,147	2	1980	
1708.211	3.07	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	3.08	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	4.01	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	4.02	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	4.03	1 Twenty-First Ave	Residential	RC		1	2,294	4	1980	
1708.211	4.04	1 Twenty-First Ave	Residential	RC		1	1,147	2	1980	
1708.211	4.06	1 Twenty-First Ave	Residential	RC		1	1,147	2	1980	
1708.211	4.07	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	
1708.211	4.08	1 Twenty-First Ave	Residential	RC		1	1,197	2	1980	

1708.211	5.01	1 Twenty-First Ave	Residential	RC	1	2,128	2	1980
BLOCK 1708.211:					24	30,256	49	52.2

BLOCK 1708.212

1708.212	1	29 Twenty-First Ave #1 (C.01)	Residential	RC	1	836	2	1986
1708.212	2	29 Twenty-First Ave #2 (C.02)	Residential	RC	1	836	2	1986
1708.212	3	29 Twenty-First Ave (C.03)	Residential	RC	1	836	2	1986
1708.212	4	29 Twenty-First Ave (C.04)	Residential	RC	1	1,766	3	1986
1708.212	5	29 Twenty-First Ave (C.05)	Residential	RC	1	1,766	3	1986
1708.212	6	29 Twenty-First Ave (C.06)	Residential	RC	1	836	2	1986
1708.212	7	Twenty-First Ave (C.07)	Residential	RC	1	836	2	1986
1708.212	8	29 Twenty-First Ave (C.08)	Residential	RC	1	836	2	1986
1708.212	9	29 Twenty-First Ave (C.09)	Residential	RC	1	1,766	3	1986
1708.212	10	29 Twenty-First Ave (C.10)	Residential	RC	1	1,766	3	1986
BLOCK 1708.212:					10	12,080	24	32.3

BLOCK 1708.215

1708.215	2.01	Ocean & 22nd Ave (C.201)	Residential	RC	1	1,152	2	1986
1708.215	2.02	Ocean & 22nd Ave (C.202)	Residential	RC	1	1,152	3	1986
1708.215	2.03	Ocean & 22nd Ave (C.203)	Residential	RC	1	1,152	3	1986
1708.215	2.04	204 Twenty-Second Ave (C.204)	Residential	RC	1	1,504	2	1986
1708.215	2.05	Ocean & 22nd Ave (C.205)	Residential	RC	1	1,152	2	1986
1708.215	3.01	Ocean & 22nd Ave (C.301)	Residential	RC	1	1,261	3	1986
1708.215	3.02	Ocean & 22nd Ave (C.302)	Residential	RC	1	1,263	2	1986
1708.215	3.03	Ocean & 22nd Ave (C.303)	Residential	RC	1	1,145	2	1986
1708.215	3.04	Ocean & 22nd Ave (C.304)	Residential	RC	1	1,302	2	1986
1708.215	3.05	Ocean & 22nd Ave (C.305)	Residential	RC	1	1,671	3	1986
BLOCK 1708.215:					10	12,754	24	29.4

BLOCK 1709

1709	211.01	101 Twenty-First Ave (C.01)	Residential	NB	1	1,626	4	2008
1709	211.01	99 Twenty-First Ave (C.02)	Residential	NB	1	1,626	4	2008
1709	211.01	97 Twenty-First Ave (C.03)	Residential	NB	1	1,626	4	2008
1709	211.01	95 Twenty-First Ave (C.04)	Residential	NB	1	1,626	4	2008

1709	211.01	87 Twenty-First Ave (C.05)	Residential	NB		1	1,626	4	2008	
1709	211.01	89 Twenty-First Ave (C.06)	Residential	NB		1	1,626	3	2008	
1709	211.01	91 Twenty-First Ave (C.07)	Residential	NB		1	1,626	4	2008	
1709	211.01	93 Twenty-First Ave (C.08)	Residential	NB		1	1,626	4	2008	
C.01 through C.08:					15,000	8	13,008	31		23.2
1709	2132	Twenty-First Ave	Residential	R50	5,000	1	776	2	1950	8.7
1709	2134	111 Twenty-First Ave	Residential	R50	5,000	1	3,622	4	1962	8.7
1709	2136	117 Twenty-First Ave	Residential	R50	5,000	1	1,000	3	1950	8.7
1709	2138	121 Twenty-First Ave	Residential	R50	5,000	1	2,530	3	2008	8.7
1709	2140	123 Twenty-First Ave	Residential	R50	3,500	1	1,026	3	1938	12.4
1709	2142	125 Twenty-First Ave	Residential	R50	6,500	1	1,493	3	1947	6.7
1709	2144	131 Twenty-First Ave	Vacant	R50	5,000					
1709	2146	2105 Barnegat Ave	Residential	R50	5,000	2	3,784	4	2022	17.4
1709	2233	106 Twenty-Second Ave	Residential	R50	4,000	1	1,031	4	1935	10.9
1709	2235	110 Twenty-Second Ave	Residential	R50	5,000	1	2,429	3	1940	8.7
1709	2237	118 Twenty-Second Ave	Residential	R50	10,000	2	1,560	4	1956	8.7
1709	2241	124 Twenty-Second Ave	Residential	R50	5,000	1	1,915	3	2019	8.7
1709	2243	126 Twenty-Second Ave	Residential	R50	5,000	1	1,626	5	1968	8.7
1709	2245	130 Twenty-Second Ave	Residential	R50	5,000	1	1,123	3	1948	8.7
1709	2247	134 Twenty-Second Ave	Residential	R50	5,000	1	1,754	3	1950	8.7
BLOCK 1709:					94,000	24	51,685	109		11.1

BLOCK 1709.215

1709.215	1	2108 Central Ave 1 (C.01)	Residential	NB		1	1,249	2	1985	
1709.215	2	2108 Central Ave 2 (C.02)	Residential	NB		1	1,225	2	1985	
1709.215	3	2108 Central Ave 3 (C.03)	Residential	NB		1	1,225	2	1985	
1709.215	4	2108 Central Ave 4 (C.04)	Residential	NB		1	1,249	2	1985	
1709.215	5	2108 Central Ave 5 (C.05)	Residential	NB		1	1,249	2	1985	
1709.215	6	2108 Central Ave 6 (C.06)	Residential	NB		1	1,225	2	1985	
1709.215	7	2108 Central Ave 7 (C.07)	Residential	NB		1	1,225	2	1985	
1709.215	8	2108 Central Ave 8 (C.08)	Residential	NB		1	1,249	2	1985	

1709.215	9	2108 Central Ave 9 (C.9)	Residential	NB		1	1,249	2	1985	
1709.215	10	2108 Central Ave 10 (C.10)	Residential	NB		1	1,225	2	1985	
1709.215	11	2108 Central Ave 11 (C.11)	Residential	NB		1	1,225	2	1985	
1709.215	12	2108 Central Ave 12 (C.12)	Residential	NB		1	1,249	2	1985	

BLOCK 1709.215:		16,000		12	14,844		24		32.7
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BLOCK 1710

1710	212	2100 Bay View Ave	Residential	R50	5,353	1	1,222	4	1955	8.1
1710	214	2104 Bay View Ave	Residential	R50	6,572	1	764	2	1955	6.6
1710	216	2108 Bay View Ave	Residential	R50	5,088	1	1,659	4	1955	8.6
1710	218	2112 Bay View Ave	Vacant	R50	6,254					
1710	2150	203 Twenty-First Ave	Residential	R50	5,000	1	1,428	3	1967	8.7
1710	2152	205 Twenty-First Ave	Residential	R50	5,000	1	1,152	4	1986	8.7
1710	2154	213 Twenty-First Ave	Residential	R50	5,000	1	2,552	3	2023	8.7
1710	2156	215 Twenty-First Ave	Residential	R50	5,000	1	2,996	5	1966	8.7
1710	2158	219 Twenty-First Ave	Residential	R50	5,000	1	1,807	5	2020	8.7
1710	2160	223 Twenty-First Ave	Residential	R50	5,000	1	1,937	3	2015	8.7
1710	2162	227 Twenty-First Ave	Vacant	R50	5,000					
1710	2164	231 Twenty-First Ave	Residential	R50	5,000	1	2,583	4	2009	8.7
1710	2166	237 Twenty-First Ave	Residential	R50	5,000	1	3,246	2	2011	8.7
1710	2251	202 Twenty-Second Ave	Residential	R50	5,000	1	1,314	4	1966	8.7
1710	2253	206 Twenty-Second Ave	Residential	R50	5,000	1	1,024	2	1956	8.7
1710	2255	210 Twenty-Second Ave	Residential	R50	5,000	1	2,070	4	1973	8.7
1710	2257	214 Twenty-Second Ave	Residential	R50	5,000	1	2,054	4	1940	8.7
1710	2259	218 Twenty-Second Ave	Residential	R50	5,000	1	2,410	5	2020	8.7
1710	2261	222 Twenty-Second Ave	Residential	R50	5,000	1	2,064	5	1940	8.7
1710	2263	228 Twenty-Second Ave	Residential	R50	5,000	1	989	3	1953	8.7
1710	2265	230 Twenty-Second Ave	Residential	R50	2,500	1	2,348	5	1976	17.4
1710	2265.01	232 Twenty-Second Ave	Residential	R50	2,500	1	1,600	3	1948	17.4
1710	2267	236 Twenty-Second Ave	Residential	R50	5,000	1	2,128	4	2020	8.7
1710	2269	238 Twenty-Second Ave	Residential	R50	5,000	1	1,950	4	1988	8.7

1711.221	2.05	Ocean & 22nd Ave (C.205)	Residential	RC		1	1,152	2	1986
1711.221	3.01	Ocean & 22nd Ave (C.301)	Residential	RC		1	1,261	2	1986
1711.221	3.02	Ocean & 22nd Ave (C.302)	Residential	RC		1	1,263	2	1986
1711.221	3.03	Ocean & 22nd Ave (C.303)	Residential	RC		1	1,145	2	1986
1711.221	3.04	Ocean & 22nd Ave (C.304)	Residential	RC		1	1,302	2	1986
1711.221	3.05	Ocean & 22nd Ave (C.305)	Residential	RC		1	1,671	3	1986

BLOCK 1711.221:	10,019	10	12,754	21	43.5
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BLOCK 1711.222

1711.222	1.01	2201 Central Ave 101 (C.101)	Residential	RC		1	1,076	2	1984
1711.222	1.02	2201 Central Ave 102 (C.102)	Residential	RC		1	1,061	2	1984
1711.222	1.03	2201 Central Ave 103 (C.103)	Residential	RC		1	1,061	2	1984
1711.222	1.04	2201 Central Ave 104 (C.104)	Residential	RC		1	1,076	2	1984
1711.222	2.01	2201 Central Ave 201 (C.201)	Residential	RC		1	1,254	2	1984
1711.222	2.02	2201 Central Ave 202 (C.202)	Residential	RC		1	1,308	3	1984
1711.222	2.03	2201 Central Ave 203 (C.203)	Residential	RC		1	795	2	1984
1711.222	2.04	2201 Central Ave 204 (C.204)	Residential	RC		1	795	2	1984
1711.222	2.05	2201 Central Ave 205 (C.205)	Residential	RC		1	795	2	1984
1711.222	2.06	2201 Central Ave 206 (C.206)	Residential	RC		1	795	2	1984
1711.222	2.07	2201 Central Ave 207 (C.207)	Residential	RC		1	1,308	3	1984
1711.222	2.08	2201 Central Ave 208 (C.208)	Residential	RC		1	1,254	3	1984

BLOCK 1711.222:	14,375	12	12,578	27	36.4
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BLOCK 1712

1712	221	2204 Central Ave	Commercial	R-4F	10,000		1,650		1972	
1712	225	2207 Central Ave	Commercial	NB	10,000		7,498		1950	
1712	2230	101 Twenty-Second Ave	Residential	R50	5,000	1	836	2	1950	8.7
1712	2232	105 Twenty-Second Ave	Residential	R50	5,000	1	1,248	2	1960	8.7
1712	2234	111 Twenty-Second Ave	Residential	R50	5,000	2	2,880	6	1969	17.4
1712	2236	115 Twenty-Second Ave	Residential	R50	5,000	1	932	3	1965	8.7
1712	2238	117 Twenty-Second Ave	Residential	R50	5,000	1	932	3	1962	8.7
1712	2240	123 Twenty-Second Ave	Residential	R50	5,000	1	1,020	3	1959	8.7

1712	2242	127 Twenty-Second Ave	Residential	R50	5,000	1	621	2	1954	8.7
1712	2244	131 Twenty-Second Ave	Residential	R50	7,000	1	1,598	2	1947	6.2
1712	2246	133 Twenty-Second Ave	Residential	R50	5,000	1	1,402	4	1940	8.7
1712	2331	100 Twenty-Third Ave	Residential	R50	5,000	1	1,188	2	1962	8.7
1712	2333	104 Twenty-Third Ave	Residential	R50	5,000	1	1,650	2	2015	8.7
1712	2335	110 Twenty-Third Ave	Residential	R50	5,000	1	1,496	3	1952	8.7
1712	2337	114 Twenty-Third Ave	Residential	R50	5,000	1	1,553	3	1975	8.7
1712	2339	116 Twenty-Third Ave	Residential	R50	5,000	1	1,209	3	1964	8.7
1712	2341.01	124 Twenty-Third Ave #1 (C.01)	Residential	R50		1	1,086	2	1970	
1712	2341.02	124 Twenty-Third Ave #2 (C.02)	Residential	R50		1	470	1	1970	
1712	2341.03	124 Twenty-Third Ave #3 (C.03)	Residential	R50		1	630	1	1970	
C.01 through C.03:					6,534	3	2,186	4		20.0
1712	2343	126 Twenty-Third Ave	Residential	R50	5,000	1	918	2	1950	8.7
1712	2345	128 Twenty-Third Ave	Residential	R50	3,000	1	621	2	1948	14.5
1712	2347	2213 Barnegat Ave	Residential	R50	5,000	1	1,486	3	2014	8.7

BLOCK 1712:	111,534	21	32,924	51	8.2
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BLOCK 1713

1713	222	2200 Bay View Ave	Residential	R50	6,413	1	3,410	5	1985	6.8
1713	224	2206 Bay View Ave	Residential	R50	7,526	1	880	2	1948	5.7879352
1713	226	2208 Bay View Ave	Residential	R50	2,808	1	1,638	2	1944	15.512821
1713	226.01	2210 Bay View Ave	Residential	R50	2,614	1	1,934	4	2015	16.7
1713	228.01	250 Twenty-Third Ave	Residential	R50	6,784	1	1,672	4	1943	6.4
1713	2250	201 Twenty-Second Ave	Residential	R50	5,000	1	1,935	2	2001	8.7
1713	2252	211 Twenty-Second Ave	Vacant	R50	5,000					
1713	2254	213 Twenty-Second Ave	Residential	R50	2,500	1	1,823	3	2004	17.4
1713	2256	215 Twenty-Second Ave	Residential	R50	9,000	2	1,833	4	1943	9.7
1713	2258	219 Twenty-Second Ave	Residential	R50	6,000	1	864	3	1950	7.3
1713	2260	225 Twenty-Second Ave	Residential	R50	5,000	1	2,080	6	1960	8.7
1713	2262	227 Twenty-Second Ave	Residential	R50	5,000	1	1,470	4	1976	8.7
1713	2264	231 Twenty-Second Ave	Residential	R50	2,500	1	598	1	1955	17.4

1713	2266.01	233 Twenty-Second Ave	Residential	R50	2,500	1	752	2	1938	17.4
1713	2266.02	235 Twenty-Second Ave	Residential	R50	2,500	1	1,200	3	1938	17.4
1713	2266.03	237 Twenty-Second Ave	Residential	R50	2,500	1	540	2	1938	17.4
1713	2266.04	239 Twenty-Second Ave	Residential	R50	2,500	1	810	2	2014	17.4
1713	2270	243 Twenty-Second Ave	Residential	R50	2,500	1	2,058	3	2014	17.4
1713	2270.01	241 Twenty-Second Ave	Residential	R50	2,500	1	1,824	3	1989	17.4
1713	2351	202 Twenty-Third Ave	Residential	R50	5,000	1	1,782	2	1994	8.7
1713	2353	206 Twenty-Third Ave	Residential	R50	5,000	1	630	2	1940	8.7
1713	2355.01	208 Twenty-Third Ave	Residential	R50	5,000	1	2,686	4	2021	8.7
1713	2357.01	212 Twenty-Third Ave	Residential	R50	5,000	1	2,370	4	2017	8.7
1713	2359	216 Twenty-Third Ave	Residential	R50	5,700	2	1,137	3	1956	15.3
1713	2361	220 Twenty-Third Ave	Residential	R50	4,200	2	1,118	3	1940	20.7
1713	2363	226 Twenty-Third Ave	Residential	R50	5,000	1	2,965	5	2006	8.7
1713	2365	230 Twenty-Third Ave	Residential	R50	5,000	1	2,284	4	2003	8.7
1713	2367	232 Twenty-Third Ave	Residential	R50	5,000	2	2,164	2	1953	17.4
1713	2369	238 Twenty-Third Ave	Residential	R50	5,000	1	860	2	1967	8.7
1713	2371	244 Twenty-Third Ave	Residential	R50	5,000	1	2,566	4	2007	8.7
1713	2373	246 Twenty-Third Ave	Residential	R50	2,500	1	1,352	3	2024	17.4
1713	2373.02	248 Twenty-Third Ave	Residential	R50	3,500	1	1,602	2	1935	12.4

BLOCK 1713: 142,045 35 50,837 95 10.7

BLOCK 1714

1714	231.01	1 Twenty-Third Ave	Residential	RC	7,500	1	3,110	4	2014	5.8
1714	231.02	3 Twenty-Third Ave	Residential	RC	5,000	1	5,443		2015	8.7
1714	231.03	7 Twenty-Third Ave	Residential	RC	5,000	1	3,206		2012	8.7
1714	231.04	Twenty-Third Ave	Vacant							
1714	231.05	15 Twenty-Third Ave	Residential	RC	5,000	1	2,821	4	2010	8.7
1714	231.06	19 Twenty-Third Ave	Residential	RC	5,000	1	2,741	5	2010	8.7
1714	231.07	23 Twenty-Third Ave	Residential	RC	5,000	1	4,066	6	2019	8.7
1714	231.08	27 Twenty-Third Ave	Residential	RC	5,000	1	3,856		2019	8.7
1714	232	Central Ave	Commercial	RC	22,200					

1714	235	103 Central Ave	Commercial	RC	67,200			1963	0.0
BLOCK 1714:					126,900	7	25,243	19	2.4
BLOCK 1715									
1715	2332	105 Twenty-Third Ave	Commercial	R50	10,000	1	448	1960	4.4
1715	2336	113 Twenty-Third Ave	Residential	R50	5,000	1	1,968	3 1948	8.7
1715	2338	117 Twenty-Third Ave	Residential	R50	5,000	1	720	2 1964	8.7
1715	2340	123 Twenty-Third Ave	Residential	R50	5,000	1	2,060	3 2023	8.7
1715	2342	125 Twenty-Third Ave	Residential	R50	5,000	1	1,898	3 2020	8.7
1715	2344	131 Twenty-Third Ave	Residential	R50	3,400	1	3,330	4 1953	12.8
1715	2346	135 Twenty-Third Ave	Vacant	R50	6,600				0.0
1715	2435	110 Twenty-Fourth Ave	Residential	R50	5,000	1	1,686	4 1965	8.7
1715	2437	114 Twenty-Fourth Ave	Residential	R50	5,000	1	918	3 1969	8.7
1715	2439	116 Twenty-Fourth Ave	Residential	R50	5,000	1	2,708	3 1966	8.7
1715	2441	120 Twenty-Fourth Ave	Residential	R50	5,000	1	2,521	4 2021	8.7
1715	2443	126 Twenty-Fourth Ave	Residential	R50	5,000	1	1,368	4 1965	8.7
1715	2445	130 Twenty-Fourth Ave	Residential	R50	5,000	1	3,096	4 2022	8.7
1715	2447	136 Twenty-Fourth Ave	Residential	R50	5,000	1	726	2 1965	8.7
BLOCK 1715:					75,000	13	23,447	39	7.6

BLOCK 1715.231

1715.231	1	103 Twenty-Third Ave #1 (C.01)	Residential	R-4F		1	796	2 1987	
1715.231	2	103 Twenty-Third Ave #2 (C.02)	Residential	R-4F		1	796	2 1987	
1715.231	3	103 Twenty-Third Ave #3 (C.03)	Residential	R-4F		1	796	2 1987	
1715.231	4	103 Twenty-Third Ave #4 (C.04)	Residential	R-4F		1	796	2 1987	
1715.231	5	103 Twenty-Third Ave #5 (C.05)	Residential	R-4F		1	796	2 1987	
1715.231	6	103 Twenty-Third Ave #6 (C.06)	Residential	R-4F		1	796	2 1987	
1715.231	7	103 Twenty-Third Ave #7 (C.07)	Residential	R-4F		1	1,156	3 1987	
1715.231	8	103 Twenty-Third Ave #8 (C.08)	Residential	R-4F		1	1,156	3 1987	
1715.231	9	103 Twenty-Third Ave #9 (C.09)	Residential	R-4F		1	1,156	3 1987	
1715.231	10	103 Twenty-Third Ave #10 (C.10)	Residential	R-4F		1	1,156	3 1987	

1715.231	11	103 Twenty-Third Ave #11 (C11)	Residential	R-4F		1	1,156	3	1987	
1715.231	12	103 Twenty-Third Ave #12 (C.12)	Residential	R-4F		1	1,156	3	1987	
BLOCK 1715.231:						12	11,712	30		35.3

BLOCK 1715.235

1715.235	1.01	100 Twenty-Fourth Ave #1	Residential	R-4F		1	493	1	1965	
1715.235	1.02	100 Twenty-Fourth Ave #2	Residential	R-4F		1	493	1	1965	
1715.235	1.03	100 Twenty-Fourth Ave #3	Residential	R-4F		1	493	1	1965	
1715.235	1.04	100 Twenty-Fourth Ave #4	Residential	R-4F		1	493	1	1965	
1715.235	1.05	100 Twenty-Fourth Ave #5	Residential	R-4F		1	493	1	1965	
1715.235	1.06	100 Twenty-Fourth Ave #6	Residential	R-4F		1	493	1	1965	
1715.235	1.07	100 Twenty-Fourth Ave #7	Residential	R-4F		1	493	1	1965	
1715.235	1.08	100 Twenty-Fourth Ave #8	Residential	R-4F		1	493	1	1965	
1715.235	2.01	100 Twenty-Fourth Ave #B1	Residential	R-4F		1	493	1	1965	
1715.235	2.02	100 Twenty-Fourth Ave #B2	Residential	R-4F		1	493	1	1965	
1715.235	2.03	100 Twenty-Fourth Ave #B3	Residential	R-4F		1	493	1	1965	
1715.235	2.04	100 Twenty-Fourth Ave #B4	Residential	R-4F		1	493	1	1965	
1715.235	2.05	100 Twenty-Fourth Ave #B5	Residential	R-4F		1	493	1	1965	
1715.235	2.06	100 Twenty-Fourth Ave #B6	Residential	R-4F		1	493	1	1965	
1715.235	2.07	100 Twenty-Fourth Ave #B7	Residential	R-4F		1	493	1	1965	
1715.235	2.08	100 Twenty-Fourth Ave #B8	Residential	R-4F		1	493	1	1965	
BLOCK 1715.235:						16	7,888	16		32.5

BLOCK 1716

1716	232	2300 Bay View Ave	Residential	R50	54xIRR	1	1,750	3	1990	#VALUE!
1716	234	2310 Bay View Ave	Residential	R50	54xIRR	1	2,560	4	2005	#VALUE!
1716	236	2312 Bay View Ave	Residential	R50	50xIRR	1	3,552	3	2001	#VALUE!
1716	238.01	2316 Bay View Ave	Residential	R50	5,724	1	2,258	6	1950	7.6
1716	238.02	258 Twenty-Fourth Ave	Residential	R50	2,500	1	1,495	2	2015	17.4
1716	2350	2306 Barnegat Ave	Residential	R50	2,500	1	824	2	1925	17.4
1716	2352	203 Twenty-Third Ave	Residential	R50	7,500	1	1,883	3	1950	5.8
1716	2354	211 Twenty-Third Ave	Residential	R50	5,000	1	1,912	5	2010	8.7

1716	2356	213 Twenty-Third Ave	Vacant	R50	5,000					
1716	2358	219 Twenty-Third Ave	Residential	R50	5,000	1	1,852	4	1999	8.7
1716	2360	221 Twenty-Third Ave	Residential	R50	5,000	1	1,131	4	1954	8.7
1716	2362	223 Twenty-Third Ave	Residential	R50	3,700	1	2,824	5	2010	11.8
1716	2364	229 Twenty-Third Ave	Residential	R50	3,700	1	612	2	1950	11.8
1716	2364.01	231 Twenty-Third Ave	Residential	R50	2,500	1	613	3	1940	17.4
1716	2366	235 Twenty-Third Ave	Residential	R50	5,000	1	2,232	5	2014	8.7
1716	2368	237 Twenty-Third Ave	Residential	R50	5,000	1	632	2	1950	8.7
1716	2370	241 Twenty-Third Ave	Residential	R50	5,000	1	3,074	6	1965	8.7
1716	2372	245 Twenty-Third Ave	Residential	R50	3,700	1	1,796	3	1995	11.8
1716	2374	247 Twenty-Third Ave	Residential	R50	3,700	1	920	2	1945	11.8
1716	2374.01	251 Twenty-Third Ave	Vacant	R50	3,700					
1716	2376	255 Twenty-Third Ave	Residential	R50	3,700	1	2,223		2015	11.8
1716	2451	200 Twenty-Fourth Ave	Apartments	R50	3,700	3	2,938	3	1950	35.3
1716	2453	206 Twenty-Fourth Ave	Residential	R50	5,000	1	736	1	1955	8.7
1716	2455	210 Twenty-Fourth Ave	Residential	R50	5,000	1	4,276	6	2022	8.7
1716	2457	214 Twenty-Fourth Ave	Residential	R50	5,000	1	1,574	2	2015	8.7
1716	2459	Twenty-Fourth Ave	Vacant	R50	5,000					
1716	2461	224 Twenty-Fourth Ave	Residential	R50	5,000	1	1,402	2	1995	8.7
1716	2463	226 Twenty-Fourth Ave	Residential	R50	5,000	1	1,446	3	1950	8.7
1716	2465	230 Twenty-Fourth Ave	Residential	R50	5,000	1	1,768	5	1970	8.7
1716	2467	234 Twenty-Fourth Ave	Residential	R50	5,000	1	1,760	3	1970	8.7
1716	2469	238 Twenty-Fourth Ave	Residential	R50	5,000	1	2,188	4	1950	8.7
1716	2471	242 Twenty-Fourth Ave	Residential	R50	5,000	1	2,144	5	1950	8.7
1716	2473.01	244 Twenty-Fourth Ave	Residential	R50	5,000	1	2,481	3	1999	8.7
1716	2475.01	248 Twenty-Fourth Ave	Residential	R50	5,000	1	5,269	7	1989	8.7
1716	2477	250 Twenty-Fourth Ave	Residential	R50	5,000	1	3,171	6	1980	8.7

BLOCK 1716:	146,624	34	65,296	114	10.1
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BLOCK 1717

1717	242	Central Ave	Public	RC	12,200
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1717	2410	13 Twenty-Fourth Ave	Residential	RC	5,000	1	910	3	1964	8.7
1717	2412	9 Twenty-Fourth Ave	Residential	RC	5,000	1	2,090	3	1964	8.7
1717	2414	12 Twenty-Fourth Ave	Residential	RC	5,000	1	3,182	4	2019	8.7
1717	2416	17 Twenty-Fourth Ave	Residential	RC	5,000	1	2,414	3	2000	8.7
1717	2418	21 Twenty-Fourth Ave	Residential	RC	5,000	1	720	3	1966	8.7
1717	2420	25 Twenty-Fourth Ave	Residential	RC	5,000	1	4,120	4	2012	8.7
1717	2422	37 Twenty-Fourth Ave	Residential	RC	5,000	1	910	3	1962	8.7
1717	2424	41 Twenty-Fourth Ave	Residential	RC	5,000	1	910	3	1962	8.7

BLOCK 1717:	52,200	8	15,256	26	6.7
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BLOCK 1717.241

1717.241	101	Kings Gate Condo A1	Residential	RC		1	1,160	2	1972	
1717.241	102	Kings Gate Condo A2	Residential	RC		1	1,120	2	1972	
1717.241	103	Kings Gate Condo A3	Residential	RC		1	1,068	2	1972	
1717.241	104	Kings Gate Condo A4	Residential	RC		1	1,254	2	1972	
1717.241	105	Kings Gate Condo A5	Residential	RC		1	880	1	1972	
1717.241	106	1 Twenty-Fourth Ave A6	Residential	RC		1	1,080	2	1972	
1717.241	201	Kings Gate Condo B1	Residential	RC		1	1,160	2	1972	
1717.241	202	Kings Gate Condo B2	Residential	RC		1	896	2	1972	
1717.241	203	Kings Gate Condo B3	Residential	RC		1	1,682	2	1972	
1717.241	204	Kings Gate Condo B4	Residential	RC		1	1,254	2	1972	
1717.241	205	Kings Gate Condo B5	Residential	RC		1	840	1	1972	
1717.241	206	Kings Gate Condo B6	Residential	RC		1	1,080	2	1972	
1717.241	301	Kings Gate Condo C1	Residential	RC		1	1,160	2	1972	
1717.241	302	Kings Gate Condo C2	Residential	RC		1	1,120	2	1972	
1717.241	303	Kings Gate Condo C3	Residential	RC		1	1,068	2	1972	
1717.241	304	Kings Gate Condo C4	Residential	RC		1	1,254	2	1972	
1717.241	305	Kings Gate Condo C5	Residential	RC		1	910	1	1972	
1717.241	306	Kings Gate Condo C6	Residential	RC		1	1,080	2	1972	

BLOCK 1717.241:	14,810	18	20,066	33	52.9
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BLOCK 1718

1718	241	2401 Central Ave	Public	R-4F	10,000		6,636	0	1960	
1718	2430	101 Twenty-Fourth Ave	Residential	R50	5,000	1	2,812	3	2001	8.7
1718	2432	105 Twenty-Fourth Ave	Residential	R50	5,000	1	2,900	3	2011	8.7
1718	2434	109 Twenty-Fourth Ave	Residential	R50	5,000	1	1,908	3	1964	8.7
1718	2436	115 Twenty-Fourth Ave	Residential	R50	5,000	1	2,438	5	2015	8.7
1718	2438	119 Twenty-Fourth Ave	Residential	R50	5,000	1	2,772	5	1965	8.7
1718	2440	123 Twenty-Fourth Ave	Residential	R50	5,000	1	2,412	3	2009	8.7
1718	2442	127 Twenty-Fourth Ave	Residential	R50	5,000	1	1,155	2	1988	8.7
1718	2444	131 Twenty-Fourth Ave	Residential	R50	5,000	1	1,872	3	2014	8.7
1718	2446	135 Twenty-Fourth Ave	Residential	R50	5,000	1	2,340	4	2014	8.7
BLOCK 1718:					55,000	9	27,245	31		7.1

BLOCK 1719

1719	242	267 Twenty-Fourth Ave	Public (Marina)	R50	23,600					
1719	2450	201 Twenty-Fourth Ave	Residential	R50	5,000	1	1,734	3	2016	8.7
1719	2452	205 Twenty-Fourth Ave	Residential	R50	5,000	1	1,684	4	1963	8.7
1719	2454	211 Twenty-Fourth Ave	Residential	R50	5,000	1	2,608	4	1966	8.7
1719	2456	213 Twenty-Fourth Ave	Residential	R50	5,000	1	2,352	4	2019	8.7
1719	2458	219 Twenty-Fourth Ave	Residential	R50	5,000	1	2,584	3	1988	8.7
1719	2460	223 Twenty-Fourth Ave	Residential	R50	5,000	1	2,584	4	1987	8.7
1719	2462	227 Twenty-Fourth Ave	Residential	R50	5,000	1	2,910	4	1987	8.7
1719	2464	231 Twenty-Fourth Ave	Residential	R50	5,000	1	2,584	5	1987	8.7
1719	2466	235 Twenty-Fourth Ave	Residential	R50	5,000	1	2,584	4	1987	8.7
1719	2468	239 Twenty-Fourth Ave	Residential	R50	5,000	1	2,584	5	1987	8.7
1719	2470	243 Twenty-Fourth Ave	Residential	R50	5,000	1	3,022	5	1987	8.7
1719	2472	245 Twenty-Fourth Ave	Residential	R50	5,000	1	2,304	4	1954	8.7
1719	2474	251 Twenty-Fourth Ave	Residential	R50	5,000	1	2,852	5	1986	8.7
1719	2476	253 Twenty-Fourth Ave	Residential	R50	5,000	1	1,132	2	1935	8.7
BLOCK 1719:					93,600	14	33,518	56		6.5

BLOCK 1720

1720	1	Ocean Ave	Vacant (Beach)	BC	133,294					
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1720	3	2301 Ocean Ave (ROSI-municipal, White Sands Beach)	Public (Green Acres)	BC	285,754
1720	4	Twenty-Third Ave	Vacant	BC	21,350
BLOCK 1720:					440,397

BLOCK 1721

1721	1	Barnegat Ave (36 units)	Commercial	R-4F	64,904	36	10,328	67	1955	24.2
1721	3	45 Shore Villas Rd (C.111)	Residential	R-4F		1	472	1	1940	
1721	3	45N Arlington Wy (C.112)	Residential	R-4F		1	608	2	1940	
1721	3	38A Shore Villas Rd (C.113)	Residential	R-4F		1	851	2	1940	
1721	3	47 Shore Villas Rd (C.114)	Residential	R-4F		1	364	2	1940	
1721	3	47N Arlington Wy (C.115)	Residential	R-4F		1	480	2	1940	
1721	3	40 Shore Villas Rd (C.116)	Residential	R-4F		1	264	1	1938	
1721	3	49 Shore Villas Rd (C.117)	Residential	R-4F		1	440	2	1940	
1721	3	49N Arlington Ay (C.118)	Residential	R-4F		1	560	2	1940	
1721	3	42 Shore Villas Rd (C.119)	Residential	R-4F		1	882	3	2020	
1721	3	51 Shore Villas Rd (C.120)	Residential	R-4F		1	572	2	1940	
1721	3	51N Arlington Wy (C.121)	Residential	R-4F		1	480	2	1939	
1721	3	44 Shore Villas Rd (C.122)	Residential	R-4F		1	1,378	3	2023	
1721	3	53 Shore Villas Rd (C.123)	Residential	R-4F		1	1,007	3	2005	
1721	3	53N Arlington Wy (C.124)	Residential	R-4F		1	544	2	1940	
1721	3	46 Shore Villas Rd (C.125)	Residential	R-4F		1	1,146	3	2019	
1721	3	55 Shore Villas Rd (C.126)	Residential	R-4F		1	496	1	1940	
1721	3	55N Arlington Wy (C.127)	Residential	R-4F		1	440	2	1940	
1721	3	48 Shore Villas Rd (C.128)	Residential	R-4F		1	1,457	4	2021	
1721	3	57 Shore Villas Rd (C.129)	Residential	R-4F		1	340	1	1940	
1721	3	57N Arlington Wy (C.130)	Residential	R-4F		1	532	2	1940	
1721	3	50 Shore Villas Rd (C.131)	Residential	R-4F		1	544	2	1940	
1721	3	59 Shore Villas Rd (C.132)	Residential	R-4F		1	648	2	1940	
1721	3	59N Arlington Wy (C.133)	Residential	R-4F		1	512	2	1940	
1721	3	52 Shore Villas Rd (C.134)	Residential	R-4F		1	500	2	1940	

1721	3	61 Shore Villas Rd (C.135)	Residential	R-4F	1	396	2	1940
1721	3	61N Arlington Wy (C.136)	Residential	R-4F	1	504	2	1940
1721	3	54 Shore Villas Rd (C.137)	Residential	R-4F	1	544	3	1938
1721	3	63 Shore Villas Rd (C.138)	Residential	R-4F	1	748	3	1940
1721	3	63N Arlington Wy (C.139)	Residential	R-4F	1	480	2	1940
1721	3	56 Shore Villas Rd (C.140)	Residential	R-4F	1	536	2	1940
1721	3	65 Shore Villas Rd (C.141)	Residential	R-4F	1	440	3	1940
1721	3	65N Arlington Wy (C.142)	Residential	R-4F	1	448	2	1940
1721	3	58 Shore Villas Rd (C.143)	Residential	R-4F	1	572	2	1940
1721	3	67 Shore Villas Rd (C.144)	Residential	R-4F	1	296	3	1940
1721	3	67N Arlington Wy (C.145)	Residential	R-4F	1	922	4	1940
1721	3	60 Shore Villas Rd (C.146)	Residential	R-4F	1	604	2	1940
1721	3	69 Shore Villas Rd (C.147)	Residential	R-4F	1	687	3	1990
1721	3	69N Arlington Wy (C.148)	Residential	R-4F	1	480	2	1940
1721	3	62 Shore Villas Rd (C.149)	Residential	R-4F	1	616	2	1940
1721	3	73 Shore Villas Rd (C.150)	Residential	R-4F	1	708	3	1940
1721	3	73N Arlington Wy (C.151)	Residential	R-4F	1	544	2	1940
1721	3	53 Fifteenth St (C.53)	Residential	R-4F	1	456	0	1975
1721	3	54 Fifteenth St (C.54)	Residential	R-4F	1	408	0	1975
1721	3	55 Fifteenth St (C.55)	Residential	R-4F	1	456	0	1975
1721	3	56 Fifteenth St (C.56)	Residential	R-4F	1	456	0	1975
1721	3	57 Fifteenth St (C.57)	Residential	R-4F	1	408	0	1975
1721	3	58 Fifteenth St (C.58)	Residential	R-4F	1	432	0	1975
1721	3	59 Fifteenth St (C.59)	Residential	R-4F	1	456	0	1975
1721	3	60 Fifteenth St (C.60)	Residential	R-4F	1	408	0	2015
1721	3	61 Fifteenth St (C.61)	Residential	R-4F	1	456	0	1975
1721	3	62 Fifteenth St (C.62)	Residential	R-4F	1	420	0	1975
1721	3	63 Fifteenth St (C.63)	Residential	R-4F	1	420	0	1975
1721	3	64 Fifteenth St (C.64)	Residential	R-4F	1	420	0	1975
1721	3	65 Fifteenth St (C.65)	Residential	R-4F	1	432	0	1975

1721	3	66 Fifteenth St (C.66)	Residential	R-4F	1	408	0	1975
1721	3	67 Fifteenth St (C.67)	Residential	R-4F	1	420	0	1975
1721	3	68 Fifteenth St (C.68)	Residential	R-4F	1	408	0	1975
1721	3	69 Fifteenth St (C.69)	Residential	R-4F	1	456	0	1975
1721	3	70 Fifteenth St (C.70)	Residential	R-4F	1	432	0	1975
1721	3	71 Fifteenth St (C.71)	Residential	R-4F	1	456	0	1975
1721	3	72 Fifteenth St (C.72)	Residential	R-4F	1	420	0	1975
1721	3	73 Fifteenth St (C.73)	Residential	R-4F	1	420	0	1975
1721	3	74 Fifteenth St (C.74)	Residential	R-4F	1	456	0	1975
1721	3	75 Fifteenth St (C.75)	Residential	R-4F	1	420	0	1975
1721	3	76 Fifteenth St (C.76)	Residential	R-4F	1	456	0	1975
1721	3	77 Fifteenth St (C.77)	Residential	R-4F	1	456	0	1975
1721	3	78 Fifteenth St (C.78)	Residential	R-4F	1	456	0	1975
1721	3	79 Fifteenth St (C.79)	Residential	R-4F	1	420	0	1975
1721	3	80 Fifteenth St (C.80)	Residential	R-4F	1	420	0	1975

C.111 - C.151; C.53 - C.80

101,059

BLOCK 1721:	165,964	105	47,502	159	27.6
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BLOCK 1722

1722	1	Central Ave (27 units)	Commercial	R-4F	55,321	27	10,504	40	1965	21.3
1722	3	1 Shore Villas Rd (C.01)	Residential	R-4F		1	420	0	2015	
1722	3	2 Shore Villas Rd (C.02)	Residential	R-4F		1	420	0	1975	
1722	3	3 Shore Villas Rd (C.03)	Residential	R-4F		1	420	0	1975	
1722	3	4 Shore Villas Rd (C.04)	Residential	R-4F		1	420	0	1975	
1722	3	5 Shore Villas Rd (C.05)	Residential	R-4F		1	420	0	1975	
1722	3	6 Shore Villas Rd (C.06)	Residential	R-4F		1	420	0	1975	
1722	3	7 Shore Villas Rd (C.07)	Residential	R-4F		1	420	0	1975	
1722	3	8 Shore Villas Rd (C.08)	Residential	R-4F		1	420	0	1975	
1722	3	9 Shore Villas Rd (C.09)	Residential	R-4F		1	420	0	1975	
1722	3	10 Shore Villas Rd (C.10)	Residential	R-4F		1	420	0	2005	
1722	3	33 Shore Villas Rd (C.100)	Residential	R-4F		1	468	2	1940	

1722	3	35 Shore Villas Rd (C.101)	Residential	R-4F	1	616	2	1940
1722	3	32 Shore Villas Rd (C.102)	Residential	R-4F	1	428	2	1940
1722	3	37 Shore Villas Rd (C.103)	Residential	R-4F	1	494	3	1940
1722	3	39B Shore Villas Rd (C104)	Residential	R-4F	1	832	4	1940
1722	3	34 Shore Villas Rd (C.105)	Residential	R-4F	1	660	0	1940
1722	3	39 Shore Villas Rd (C.106)	Residential	R-4F	1	572	2	1940
1722	3	36 Shore Villas Rd (C.107)	Residential	R-4F	1	628	1	1940
1722	3	41 Shore Villas Rd (C.108)	Residential	R-4F	1	500	2	1940
1722	3	38 Shore Villas Rd (C.109)	Residential	R-4F	1	540	3	1940
1722	3	11 Shore Villas Rd (C.11)	Residential	R-4F	0			
1722	3	43 Shore Villas Rd (C.110)	Residential	R-4F	1	1,375	1	1940
1722	3	12 Shore Villas Rd (C.12)	Residential	R-4F	1	252	0	1975
1722	3	14 Fifteenth St (C.14)	Residential	R-4F	1	600	0	1975
1722	3	15 Fifteenth St (C.15)	Residential	R-4F	1	600	0	1950
1722	3	16 Fifteenth St (C.16)	Residential	R-4F	1	600	0	1975
1722	3	17 Fifteenth St (C.17)	Residential	R-4F	1	600	0	1975
1722	3	18 Fifteenth St (C.18)	Residential	R-4F	1	600	0	2009
1722	3	19 Fifteenth St (C.19)	Residential	R-4F	1	624	0	1975
1722	3	20 Fifteenth St (C.20)	Residential	R-4F	1	624	0	1975
1722	3	21 Fifteenth St (C.21)	Residential	R-4F	1	600	0	1975
1722	3	22 Fifteenth St (C.22)	Residential	R-4F	1	600	0	1975
1722	3	23 Fifteenth St (C.23)	Residential	R-4F	1	600	0	1975
1722	3	24 Fifteenth St (C.24)	Residential	R-4F	1	600	0	1975
1722	3	25 Fifteenth St (C.25)	Residential	R-4F	1	480	0	1975
1722	3	26 Fifteenth St (C.26)	Residential	R-4F	1	420	0	1975
1722	3	27 Fifteenth St (C.27)	Residential	R-4F	1	420	0	1975
1722	3	28 Fifteenth St (C.28)	Residential	R-4F	1	420	0	1975
1722	3	29 Fifteenth St (C.29)	Residential	R-4F	1	420	0	1975
1722	3	30 Fifteenth St (C.30)	Residential	R-4F	1	420	0	1975
1722	3	31 Fifteenth St (C.31)	Residential	R-4F	1	420	0	1975

1722	3	32 Fifteenth St (C.32)	Residential	R-4F	1	420	0	1975
1722	3	33 Fifteenth St (C.33)	Residential	R-4F	1	420	0	1975
1722	3	34 Fifteenth St (C.34)	Residential	R-4F	1	420	0	1975
1722	3	35 Fifteenth St (C.35)	Residential	R-4F	1	420	0	1975
1722	3	36 Fifteenth St (C.36)	Residential	R-4F	1	420	0	1975
1722	3	37 Fifteenth St (C.37)	Residential	R-4F	1	420	0	1975
1722	3	38 Fifteenth St (C.38)	Residential	R-4F	1	420	0	1975
1722	3	39 Fifteenth St (C.39)	Residential	R-4F	1	420	0	1975
1722	3	40 Fifteenth St (C.40)	Residential	R-4F	1	420	0	1975
1722	3	41 Fifteenth St (C.41)	Residential	R-4F	1	420	0	1975
1722	3	42 Fifteenth St (C.42)	Residential	R-4F	1	420	0	1975
1722	3	43 Fifteenth St (C.43)	Residential	R-4F	1	420	0	1975
1722	3	44 Fifteenth St (C.44)	Residential	R-4F	1	420	0	1975
1722	3	45 Fifteenth St (C.45)	Residential	R-4F	1	408	0	1975
1722	3	46 Fifteenth St (C.46)	Residential	R-4F	1	444	0	1975
1722	3	47 Fifteenth St (C.47)	Residential	R-4F	1	456	0	1975
1722	3	48 Fifteenth St (C.48)	Residential	R-4F	1	432	0	1975
1722	3	49 Fifteenth St (C.49)	Residential	R-4F	1	420	0	1975
1722	3	50 Fifteenth St (C.50)	Residential	R-4F	1	420	0	1975
1722	3	51 Fifteenth St (C.51)	Residential	R-4F	1	456	0	1975
1722	3	52 Fifteenth St (C.52)	Residential	R-4F	1	396	0	1975
1722	3	25A Fifteenth St (C.85)	Residential	R-4F	1	420	0	1975
1722	3	25B Fifteenth St (C.86)	Residential	R-4F	1	408	0	1975
1722	3	23N Shore Villas Rd Read (C.87)	Residential	R-4F	1	306	0	1975
1722	3	25S Shore Villas Rd Rear (C.90)	Residential	R-4F	1	270	0	1975
1722	3	25N Shore Villas Rd Rear (C.91)	Residential	R-4F	1	369	0	1975
1722	3	30N Shore Villas Rd Rear (C.92)	Vacant	R-4F				
1722	3	21A/B Shore Villas Rd (C.93)	Residential	R-4F	1	880	3	1930
1722	3	21C Shore Villas Rd (C.94)	Residential	R-4F	1	364	1	1964
1722	3	23 Shore Villas Rd (C.95)	Residential	R-4F	1	1,080	4	1942

1722	3	28A/B Shore Villas Rd (C.96)	Residential	R-4F	1	1,104	4	1940
1722	3	25 Shore Villas Rd (C.97)	Residential	R-4F	1	866	4	1935
1722	3	29 Shore Villas Rd (C.98)	Residential	R-4F	1	448	1	1940
1722	3	30 Shore Villas Rd (C.99)	Residential	R-4F	1	572	2	1940

C.01 - C.12; C.14 - C.52; C.85 - C.87; C.90 - C.99: 103,237

BLOCK 1722: 158,558 100 47,696 81 27.5

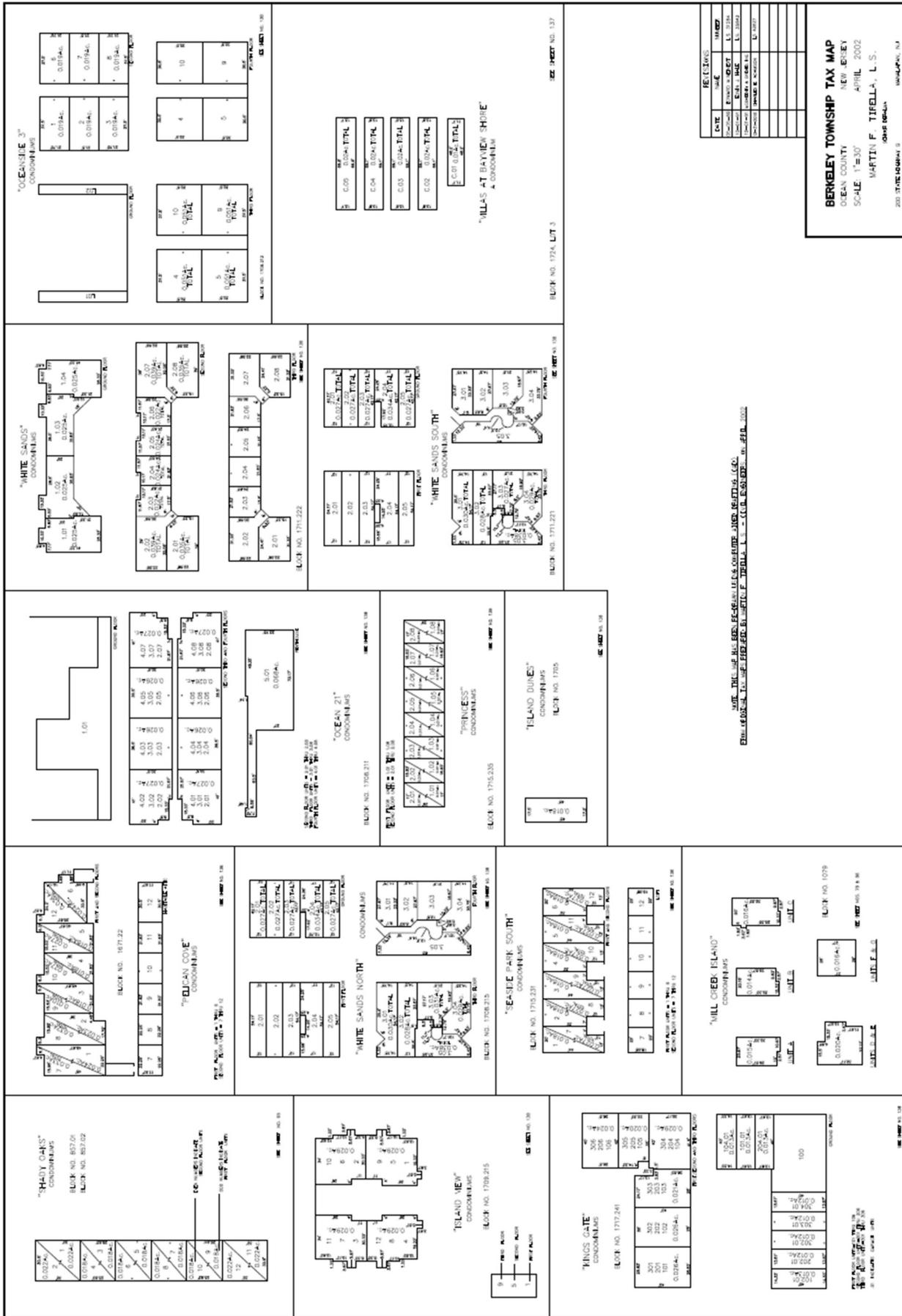
BLOCK 1724

1724	1	1408 Bay View Ave	Residential	R-4F	39,396	1	1,584	3	1995	1.1
1724	2	Bay View Ave	Vacant	R-4F	40,937					
1724	3	1418 S Bay View Ave (C.01)	Residential	R-4F			924	2	2019	
1724	3	1416 S Bay View Ave (C.02)	Residential	R-4F			924		1950	
1724	3	1414 S Bay View Ave (C.03)	Residential	R-4F			924		1950	
1724	3	1412 S Bay View Ave (C.04)	Residential	R-4F			924		1950	
1724	3	1410 S Bay View Ave (C.05)	Residential	R-4F			924		1950	

C.01 through C.05 19,030 6

BLOCK 1724: 99,363 7 6,204 5 3.1

Source: Ocean County Tax Board, 2025 <https://tax.co.ocean.nj.us/frmTaxBoardTaxListSearch>
(accessed 9/15/2025)



BERKELEY TOWNSHIP TAX MAP
 OCEAN COUNTY
 NEW JERSEY
 SCALE 1"=30'
 APRIL 2002
 MARTIN F. TIRRELL, L.S.
 OFFICIAL
 200 STATE ROUTE 138
 BERKELEY, N.J.

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