

Ortley Beach 2016 Master Plan comments from public shared with Planning Board

- Incorporate Streetscape Plan for Ortley Beach into the Master Plan and implement plan
- Do not allow two family (duplex) dwellings (i.e. rezone all of Ortley Beach into single family)
- Do not allow single family dwellings to be turned into duplexes. Homes in Ortley get \$4,000-\$6000 per week rent during summer season. As a result of this high cost, families rent with multiple generations and/or friends and produce extremely high parking demand
- Do not permit the conversion of single family dwellings into duplexes. (approx.. 10-12 dwellings have been converted since Sandy)
- Need code enforcement officials on the weekend to be sure illegal rentals are not occurring.
- Have Zoning Board enforce bulk variance standards
- Do not allow living space to be built on the on ground floor that is in flood zone, below BFE. (Code Enforcement needs to enforce this ordinance).
- Housing – limit the height restrictions of a home to 2 ½ stories
- Page 64 of 2006 Master Plan speaks to demolition of an Ortley Beach firehouse and plans to construct a modern facility in its place. There is no firehouse currently protecting Ortley Beach. Since superstorm Sandy there has been extensive reconstruction of large homes in Ortley Beach and building a new dedicated fire house should be a priority.
- Keep homes west of 35 N zoned for single family residential dwellings only.
- Single family housing only in Ortley Beach
- Change floor area ratio requirements and increase parking requirements
- Parking – analyze parking needs and address with solutions
- Route 35N business district – business district needs support. OBVTA would like the Route 35 corridor zoned commercial, mixed use. Our understanding of this is commercial on the first level and residential use on the 2nd level.
- Establish more parking on Rte 35 north to accommodate all businesses
- Purchase Surf Club property (utilizing FEMA grant or Blue Acres funding, or open space Toms River and Ocean County funds, or bonding) for public beach front and acquire the lot across the street from the Surf Club for a municipal parking lot
- Provide more views of the bay with benches and landscape
- Provide bay access via boat ramp or kayak ramp
- Create a parkland at a portion of the OCUA Property via lease
- Install bocce courts at the recreational facilities
- Implement running lanes on Bay Blvd.
- Provide ADA compliant playground and equipment at all recreational areas
- Acquire vacant lots along the Bayfront or lagoons to establish pocket parks with water access.
- Acquire vacant lots or for sale lots along the Route 35 corridors to provide parking for the growth of Ortley Beach. A list of current lots can be provided.

- Create “Vest Pockets Parks” as land becomes available and seek funding to acquire these vacant lots before rebuild
- Need a place for large gatherings (accommodation of 200-300 people)
- OCUA property is wasted space, want to utilize it as a park (portion is being utilized by the Township as a parking area via a lease) – (numerous comments regarding utilizing OCUA property as open space)
- Purchase empty properties at the ends of streets to provide access to the bay shore area
- ADA compliance at parks
- Acquire additional lots for parking along Rte 35 north, such as the Santander Bank lot.
- Do not allow Zoning Board of Adjustment to approve 2-3 family homes
- Parking is a huge issue, not enough of it and people drive around looking for it creating unsafe situation for children
- Consider rezoning a portion of Route 35 from MF-16 to allow for mixed use development of residential above first floor commercial
- Planning Board had concern about parking becoming an even bigger issue with more commercial establishments being permitted
- Another resident stated that they don’t believe commercial property is feasible on Route 35 bc families don’t vacation for entire summer, now only come on weekends (business climate too difficult)
- Discourage Zoning Board from approving applications with setbacks too close to property boundaries. They are promoting a row house mentality of development in Ortley.
- Do not allow Zoning Board to approve a two family home just because it existed before. They were illegal two families before and therefore should not be approved now.
- Some homeowners are illegally converting their first floors into summer rentals, meant for garages and storage, NOT living space.
- Concern that when the beaches are widened Ortley Beach will attract more beach goers and parking will not be able to accommodate businesses on Route 35 and the Beach.
- Oversight and regulation of Air B&B and similar rentals in Ortley Beach