

OCEAN GROVE HOME OWNERS ASSOCIATION PARKING COMMITTEE

Findings & Recommendations of the
Parking Committee

Parking Committee

- Joyce Klein, Chair
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Background

- Ocean Grove's unique history, size, layout and geographic position have created an increasingly serious parking problem.
- The current parking situation does not meet existing or future needs of residents, business owners or visitors.
- The OGHOA Parking Committee was created to study the parking problem and propose improvements.



MISSION STATEMENT

The OGHOA Parking Committee's goal is to improve homeowners' and residents' access to parking near their homes during periods of peak parking demand.

Problems

- There are not enough parking spaces in OG for Homeowners, residents and visitors in the summer.
- Property tax payers are increasingly frustrated by their inability to park at or near their own homes.
- Fewer parking spaces are available to OG residents because they are taken by Asbury Park visitors and employees.

Problems

- Visitors have to “cruise” for long periods to find parking for the beach or auditorium programs. “Cruising” results in negative impacts including frustration, traffic congestion, excess vehicular emissions and hazards to pedestrians and cyclists.
- Attendance at auditorium programs and local businesses is adversely affected. Auditorium guests, a significant number of whom are elderly, have to walk many blocks for events.

Problems

- Late night disturbances are reported as Asbury Park visitors return to their cars in Ocean Grove.
- As a result of increased costs of parking in Asbury Park, demand for parking in Ocean Grove will increase again this summer.

Parking Committee Process

- We searched parking ordinances of similar beach and other communities to examine options and possible solutions.
- We conducted a parking survey of Homeowners to better understand concerns in all sections of OG and to solicit suggestions from members of OGHOA.
- We explored many options in detail and then developed a package of recommendations.

Survey Results - Suggestions

We received over 250 suggestions for how to address the parking problem in Ocean Grove. The suggestions following are representative:

- Mark spaces to prevent holding spots.
- Permit parking for residents with clear markings and enforcement.
- Beach parking trolley with discounts to beach badge holders.
- Free seasonal homeowner street parking permits.

Survey Results - Suggestions

- All parking east of Central Avenue should be permit only except for the beach front.
- Provide more off street parking at north and south ends for beach goers.
- Build a large parking garage/deck at the North End to accommodate all beach goers.
- Ticket people who block sidewalks and enforce current parking regulations.

Survey Results - Suggestions

- Off-site parking at the Neptune school.
- Make streets running north/south resident parking only.
- One resident spot per house—on the block.
- Evening and resident overnight parking only.
- Meters on Ocean Avenue would help by deterring Asbury Park and Bradley Beach beach goers from seeking free parking in OG.

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Options Not Viable

The following options were researched but were determined not viable.

- **Painting Defined Lined Spaces**
 - The state requires 23 feet per space. We would actually *lose* a number of available spaces on each block if spaces were lined.

Options Not Viable

- **A Parking Garage**

- Where? There is very little undeveloped land in Ocean Grove suitable for a parking garage. The Township does not own this land and the cost of acquisition, if the land were available, is prohibitive for seasonal parking.
- How much? The estimated construction costs are \$13,000-18,000 per space to build a garage.

Options Under Consideration

The following options are being researched and considered but not yet recommended.

- **Current Status of Angled Parking**
 - *Existing* angled parking in OG is “grandfathered” by a 1997 State law N.J.S.A. 39:4-197.4. The Department of Transportation allows new angled parking only where there is enough space for a back up lane. Under this law, no grandfathered OG streets with angled parking are wide enough to permit additional angled parking.

Options Under Consideration

- **Angled Parking – In the Future?**

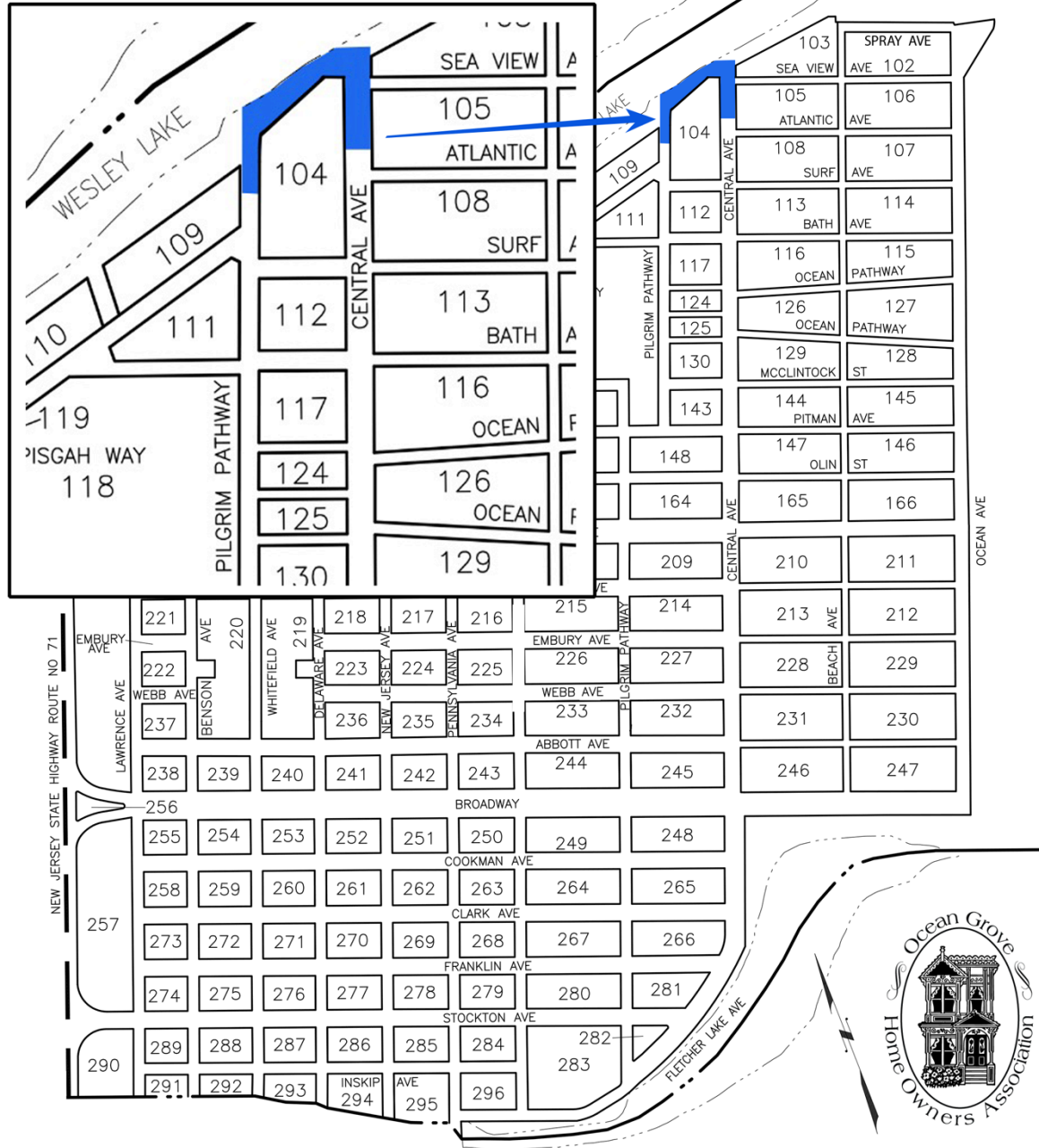
Mattison Avenue in Asbury Park is of comparable width to several streets in OG and has angled parking on one side and parallel parking on the other...



Options Under Consideration

- An Additional Road for More Parking (*see map on next slide*)
 - Create an additional road with parking along Wesley Lake that connects Central Avenue and Pilgrim Pathway in a loop around the North side of Founders Park.
 - Requires research: concerns are that the OGCMA currently owns the property, zoning would require a variance, and the retaining wall by Wesley Lake might require reinforcement.

PROPOSED OCEAN GROVE FOUNDERS PARK LOOP



Recommendations

To be effective, we view our recommendations as a package that include *all* of the following elements:

- Provide property tax paying residents with the ability to park near their homes with a *permit*.
- The Township and the OGCMA should cooperate to provide an efficient and convenient *park & ride shuttle* from designated parking areas (e.g. Neptune Schools) to the auditorium and beach in season.

Recommendations

- Implement *meter parking* on the beach front.
- Implement time *restricted parking* in the Central Business District.
- ***Enforce*** current ordinances, particularly for commercial vehicles and DUI offenses.
- ***Restrict*** overnight parking of construction vehicles.
- ***Maximize*** use of parking lots at North and South Ends.

Benefits

These recommendations provide benefits for Homeowners, the OGCMA and the Township if all three groups work together.

- Fairness and equity to Ocean Grove property tax paying residents.
- Increased traffic and customer turnover for OG businesses.
- Less frustration, more convenience, and increased safety for visitors.

Benefits

- Opportunity for Neptune Township to finance changes and generate revenue.
- Opportunity for OGCMA to generate revenue and provide parking for its programs.



DETAILED RECOMENDATIONS

Resident Permit Parking

Permit parking for Homeowners will be reserved on one side of all streets in OG.

- We recommend the snow emergency side of streets - usually the South or East sides.
- By setting aside approximately one half of all parking spaces in OG for permit parking, homeowners will have an *improved* ability to find a parking space.

Resident Permit Parking

- Each property tax paying household shall be eligible for one parking permit per household at no cost.
- Homeowners can transfer their single permit between vehicles as needed.
- While only permitted vehicles can be parked on the permit side of the street, any vehicle can be parked on the non-permit side on a first come first serve basis.
- Inns and B&B's can purchase up to five additional permits for guests at a cost of \$50.00 each per year.

Resident Permit Parking

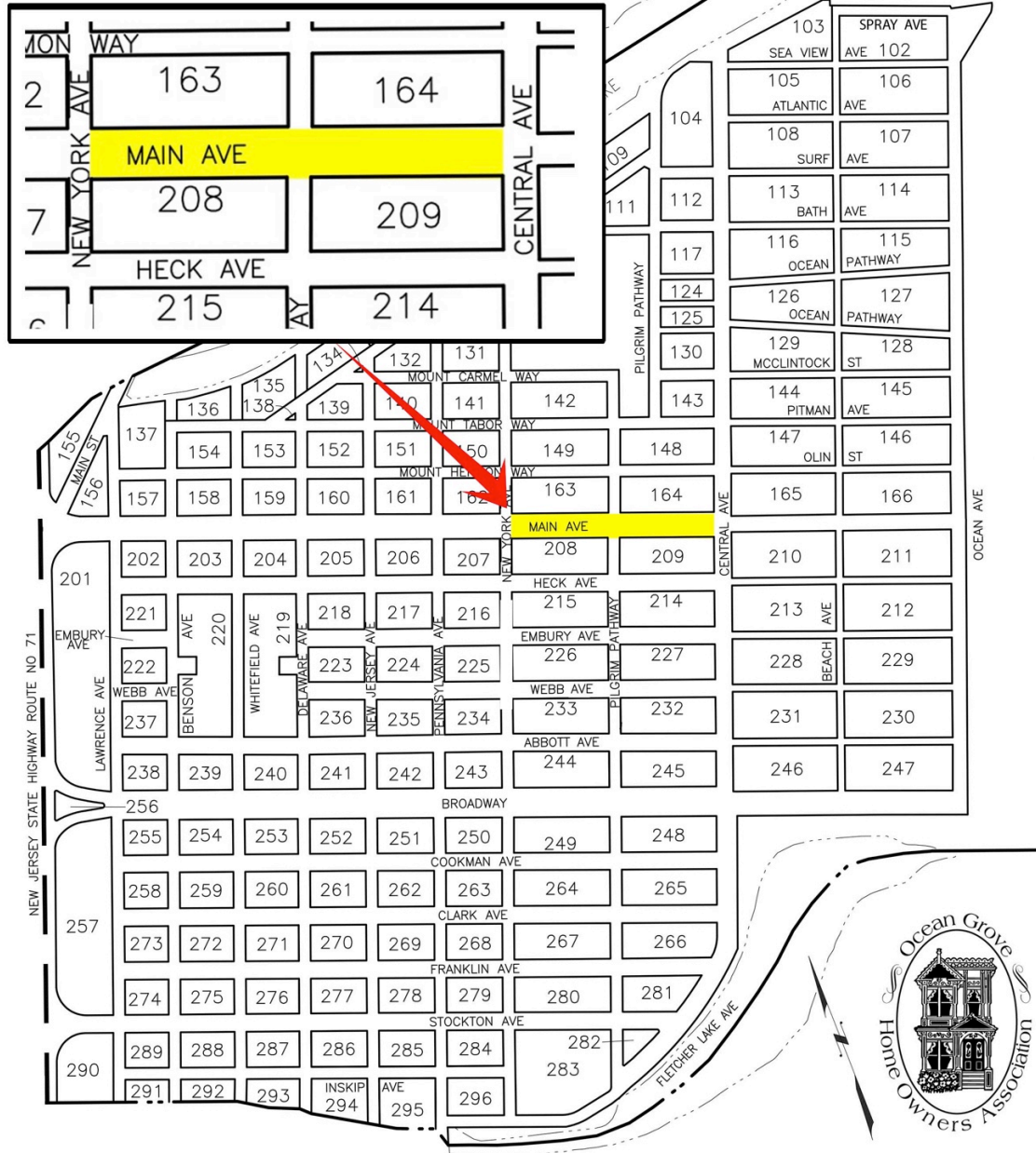
- A household with a driveway is not entitled to a permit.
- Permit parking would be in effect year round except during snow emergencies.
- NOTE: We believe that if additional permits were to be made available for each household, permit parking would no longer improve a Homeowner's ability to find a parking space.

Time Restricted Parking

Time restrictions in a dedicated commercial zone will provide customers with better access to businesses (*see map on next slide*).

- Parking in the Central Business District (Main Avenue from Central Avenue to New York Avenue) will be limited to three hours between 8:00 a.m. and 8:00 p.m. and unlimited thereafter.
- Four parking spaces between the Hardware Store and the Post Office will be 15 minute spaces between 8:00 a.m. and 5:00 p.m. and unlimited thereafter.

PROPOSED OCEAN GROVE COMMERCIAL DISTRICT



Park & Ride

Providing easily accessible and convenient off-site parking will encourage visitors to come to the beach and attend OGCMA programs without spending hours cruising for a parking space.

- Designated parking for visitors at Neptune Schools.
- Small, high frequency shuttles continuously stopping at beach access points and auditorium.
- Special arrangements during high volume events.

Park & Ride

- Free of charge or minimal charge.
- For shuttles to be successful both the Township and the Camp Meeting Association must be involved. Shuttles would be used primarily by visitors coming to the beach and/or Camp Meeting Programs.

Parking Meters

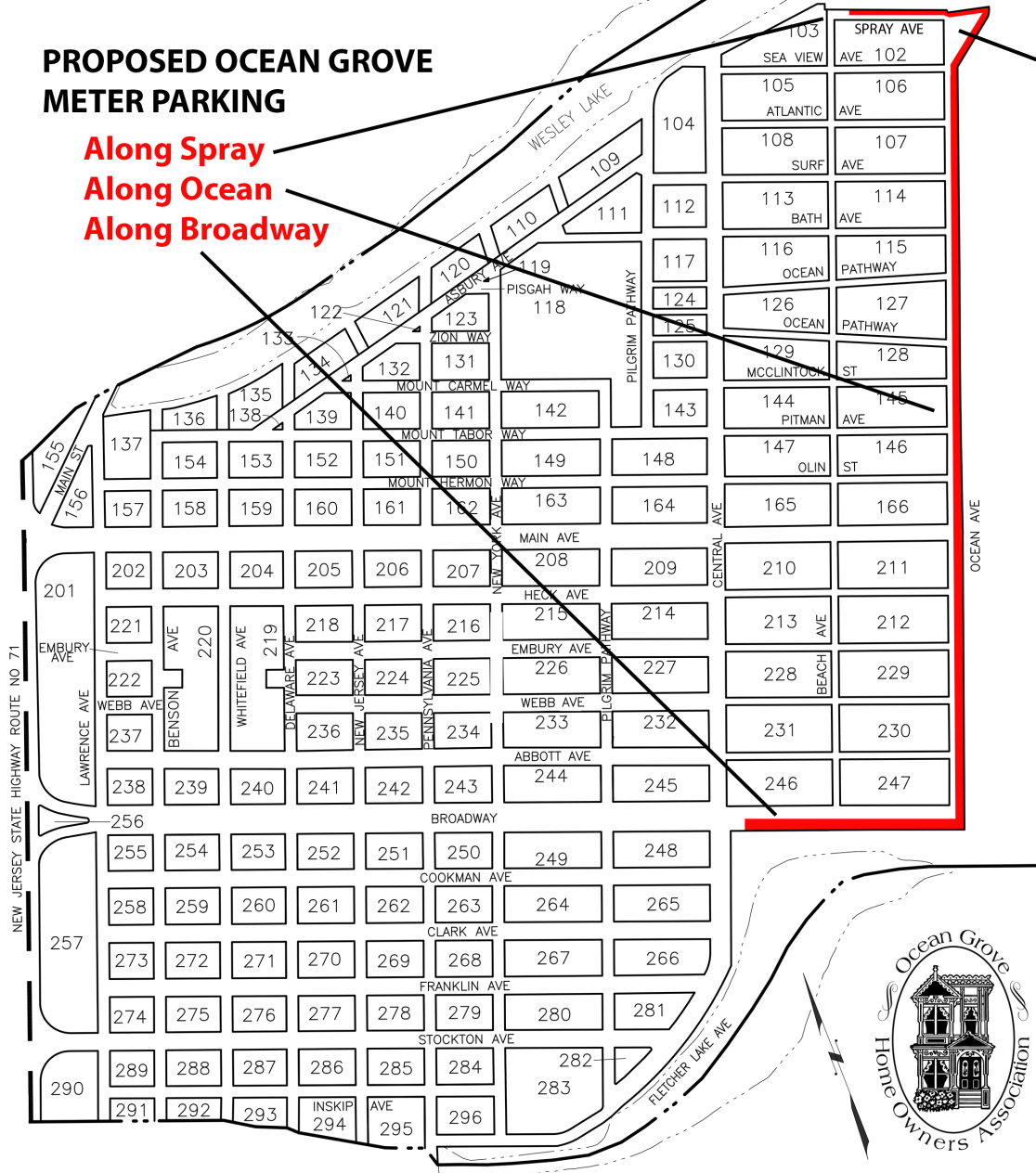
Parking meters along the oceanfront would generate revenue that could help to defray the cost of other parking recommendations (*see map on next slide*).

- We recommend parking meters:
 - Along the entire East side of Ocean Avenue.
 - Along the South side of Broadway from Ocean Avenue to Central Avenue.
 - Along the North side of Spray Avenue from Ocean Avenue to Beach Avenue.

PROPOSED OCEAN GROVE METER PARKING

Along Spray
Along Ocean
Along Broadway

Inside spaces of North
end turnaround would
be permit parking



Parking Meters

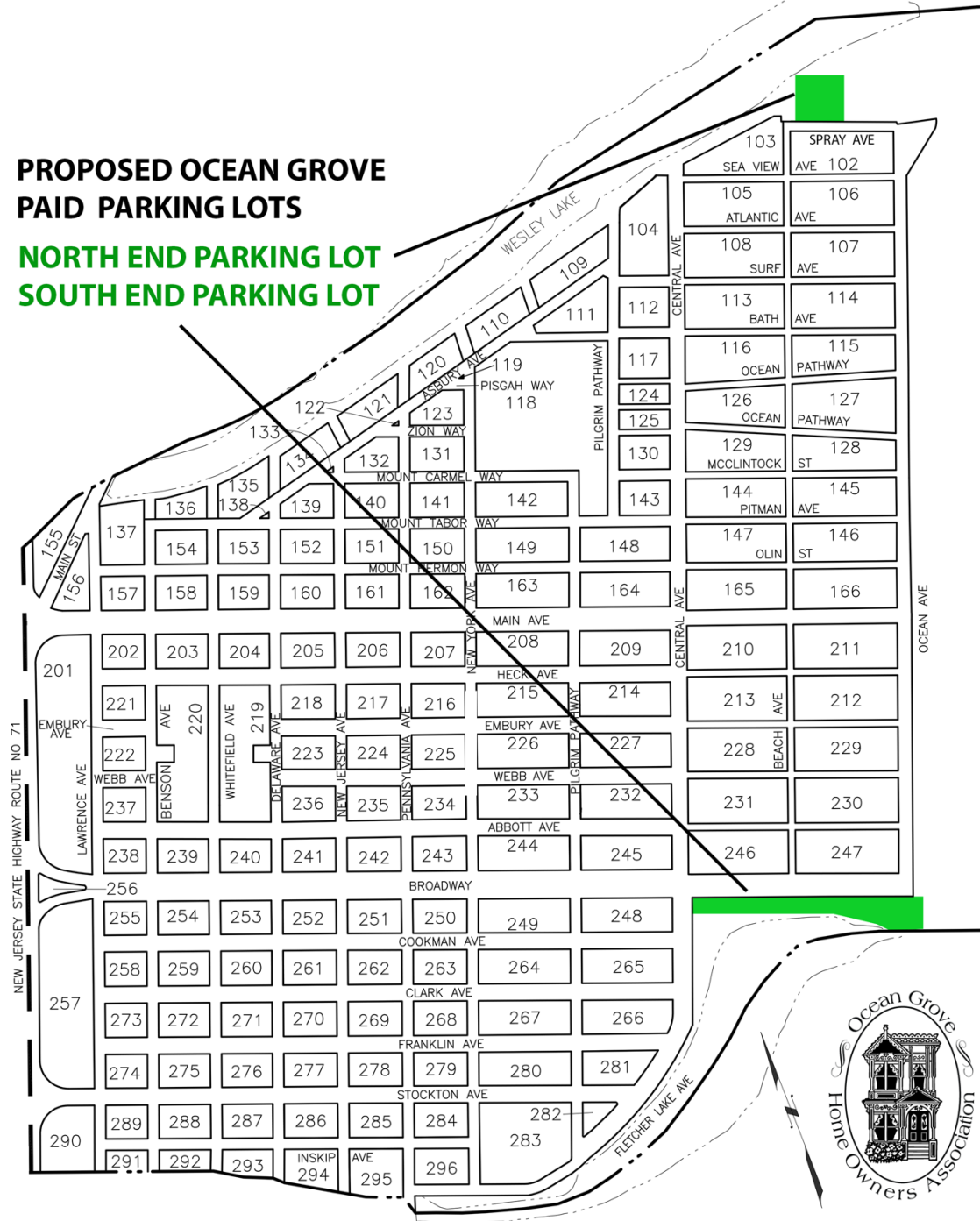
- Parking Meters would be in effect from May 15 to September 15.
- Comparable seasonal parking meters along the beachfront in Bradley Beach generated approximately \$145,000 in 2015 for the municipality – rates for meters in OG would be determined by the Township.
- Parking meters toward the North side of town would help discourage Asbury Park visitors from seeking free parking in OG.

Additional Paid Parking

Maximizing use of available space for parking makes sense for Homeowners, the OGCMA and the Township. Using all available space for parking cuts down on cruising and improves access to the beach and CMA programs (*see map on next slide*).

- We recommend that a variance be requested by the OGCMA and granted by the Town to allow for paid parking at the South end lot and at the North end lot until NERP development begins.

NORTH END PARKING LOT
SOUTH END PARKING LOT



Additional Paid Parking

- We recommend that the OGCMA charge for parking at both the North and South end lots when the beach is open and for Auditorium events.
- Revenue from these lots would help to defray costs to the OGCMA for monitoring parking and maintaining parking lots.
- If it is not possible to institute paid parking in these lots, we recommend designating the lots as permit only parking for residents.

Commercial Vehicles

Enforcing current restrictions on commercial vehicles and prohibiting overnight parking of construction vehicles in OG would provide additional parking and reduce safety concerns.

- Here are the provisions of the existing Township commercial vehicle ordinance:

7 - 7.10 Parking of Certain Vehicles Prohibited

A. No person shall park or store any truck cabs, pick-up coaches, boats, buses, mobile homes, recreational vehicles or any and all types of trailers (including but not limited to truck trailers, boat trailers, house

Commercial Vehicles

trailers, camp trailers, recreational trailers and equipment trailers) on any street in any zone of the Township, except while actually loading or unloading or making pick-ups or deliveries. This prohibition shall also apply to any other **vehicles** which exceed any of the following dimensions:

- 1. 9'-6" inches in height.
- 2. 8' feet in width.
- 3. 20' feet in length.
- 4. 12,000 pounds in registered weight.

Commercial Vehicles

B. Commercial vehicles, as permitted in paragraph a., shall be restricted to no more than one (1) per household parked on any street in any zone of the Township.

- We recommend immediate enforcement of this current ordinance with an amendment to prohibit parking of construction vehicles in Ocean Grove from 7:00 p.m. to 7:00 a.m.

Enforcement

- The Township must strictly enforce existing and new parking ordinances as adopted.
- Warnings, parking tickets and/or booting vehicles in violation of parking ordinances, including commercial vehicles, will act as a deterrent to continued violation.
- Township enforcement of DUI laws at night on the North side of OG would be an effective quality of life improvement.



Q & A