

Jurisdiction	Authority	Objectives
BOEM	Code of Federal Regulations (CFR) Title 30 of the CFR Part 585, Subpart F, Plans and Information Requirements	This title provides guidance on survey requirements, project-specific information, and information to meet the requirements of OCSLA, NEPA, and other applicable laws and regulations. It also specifies that to comply with NEPA and other relevant laws, the COP must include a detailed description of visual resources and various social and economic resources that could be affected by the proposed project, that would be addressed in an SLVIA.
BOEM	Outer Continental Shelf Lands Act (OCSLA), Title 43, Chapter 29, Subchapter I, Section 1301 (1953)	The primary purpose of OCSLA is to facilitate the federal government's leasing of its offshore mineral resources and energy resources. As set forth in the Energy Policy Act of 2005, OCSLA was amended to authorize the Department of the Interior (DOI) to issue submerged land leases for alternate uses and alternative energy development on the OCS. Through this amendment and subsequent delegation by the Secretary of the Interior, BOEM has the authority to issue these leases and regulate activities that occur within them, including the authorization of a COP.
BOEM	Submerged Lands Act (SLA) of 1953	The SLA grants coastal states title to natural resources located within their coastal submerged lands out to three miles from their coastline.
BOEM	National Environmental Policy Act (NEPA)	NEPA was signed into law in 1970 set forth a national environmental policy in the U.S. which was to ensure Federal agencies consider the significant environmental consequences of their proposed actions and inform the public about their decision making. NEPA established the Council on Environmental Quality (CEQ) to advise agencies on the NEPA process and to oversee and coordinate the development of Federal environmental policy. The CEQ issued revised NEPA regulations (40 CFR 1500-1508) in 2021. The regulations include procedures to be used by Federal Agencies for the NEPA review process.
BOEM	Clean Air Act of 1970	This Act authorized the U.S. Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) to protect public health and the environment. The States were directed to develop State implementation plans (SIPs), which consist of emission reduction strategies, with the goal of achieving the NAAQS by the legislated date. BOEM has jurisdiction over OCS air emissions in the Gulf of Mexico west of 87.5 degrees West longitude (off the coasts of Texas, Louisiana, Mississippi, and Alabama). BOEM also has jurisdiction over OCS air emissions within the Chukchi and Beaufort Seas in Alaska according to the Consolidated Appropriations Act of 2012. In all other OCS areas, the EPA has jurisdiction, as mandated by Section 328 of the CAA.
BOEM	Coastal Zone Management Act (CZMA) (1972)	The U.S. Congress recognized the growth in the coastal zone by passing the CZMA, which is administered by NOAA. The goal is to "preserve, protect, develop, and where possible, to restore or enhance the resources of the nation's coastal zone." Authorized by the CZMA in 1972, the Coastal Zone Management Program (CZMP) was established as a voluntary partnership between the federal government and U.S. coastal and Great Lakes states and territories.
BOEM	National Historic Preservation Act 1966	This Act establishes a preservation program and a system of protections, which encourage both the identification and protection of historic resources. As part of this program, historic districts and individual properties are either listed or eligible for listing on the National Register of Historic Places (NRHP) or National Historic Landmarks (NHL).
BOEM	Inflation Reduction Act of 2022	This Act offers funding, programs, and incentives to accelerate the transition to a clean energy economy and will likely drive significant deployment of new clean electricity resources. The Act incentives reduce renewable energy costs for organizations, businesses, nonprofits, educational institutions, and state, local, and tribal organizations. Taking advantage of Inflation Reduction Act incentives, such as tax credits, is key to lowering greenhouse gas emission footprints and accelerating the clean energy transition.
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BOEM	Information Guidelines for a Renewable Energy Construction and Operations Plan (COP). Version 4.0. (2020)	BOEM's guidelines indicate that the visual resource assessment should apply appropriate viewshed mapping, photographic photo simulations, and field inventory techniques to determine the visibility of the proposed project to scenic viewpoints.
BOEM	Assessment of Seascapes, Landscape, and Visual Impacts	This OCS Study provides the methodology for assessing the seascapes, landscapes, and visual impacts of offshore wind within a particular study area. Developers are to use this guidance in preparation as part of a Construction and Operations Plan (COP) for their lease development. This assessment is to be reviewed by BOEM.
State of New Jersey		
New Jersey Coastal Management Program	Section 309 Assessment and Strategy (2021-2025)	Section 309 Enhancement Objective: Attain increased opportunities for public access, considering current and future public access needs, to coastal areas of recreational, historical, aesthetic, ecological, or cultural value. (BOEM, 2023)
New Jersey Department of Environmental Protection	Green Acres Program (2023)	The mission of this program is "to achieve, in partnership with others, a system of interconnected open spaces, the protection of which will preserve and enhance New Jersey's natural environment and its historic, scenic, and recreational resources for public use and enjoyment". (BOEM, 2023)
State Historic Preservation Office	New Jersey State Register of Historic Places	The geographic analysis area contains additional historic resources that the state has determined are worthy of preservation, but which have either not been determined eligible for inclusion or have not been evaluated for listing in the National Register of Historic Places. (BOEM, 2023)
Atlantic County		
Atlantic County	Atlantic County, New Jersey Master Plan (2018) Atlantic County, New Jersey Open Space and Recreation Plan (2018)	The Master Plan includes a goal to preserve and protect resources, environmentally sensitive areas, particularly watersheds, recharge areas, threatened and endangered species habitat, scenic view sheds, and other valuable features. The Pine Barrens Byway, which includes a variety of historic and scenic sites is partially located within the county. There are no specific provisions of additional planned locations to preserve and protect scenic view sheds from within the community or the ocean/beach areas. The Open Space and Recreation Plan includes goals and objectives that are to be consistent with the state-wide Master Plan open space goals. This plan provides no specific provisions of planned locations to preserve and protect scenic view sheds from within the community or the ocean/beach areas.
Absecon, City of	2016 Reexamination Report (2017)	Objectives or problems identified from previous plans and reports that relate to scenic or visual quality include the need to develop and implement programs and regulatory controls to protect scenic resources. The residential structures along the Shore Road Corridor and adjacent streets are specifically referenced. Efforts taken since 2005 to address and protect scenic resources that are identified include a renovation to Howlett Hall. No recommendations for future goals or objectives are made for the protection of scenic resources. However, the plan introduces recommendations for historic preservation, which include streetscape improvements and additional historical signage to promote local history and culture, and zoning measures to preserve the architectural character of the Shore Road Corridor. Provisions pertaining to the visual quality in this report mostly address aesthetic standards, as expressed through streetscape and architectural standards. There is no specific mention of the preservation of outward views from within communities, nor ocean/beach views.

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Atlantic City	Atlantic City Master Plan (2008) Master Plan Reexamination Report (2016)	The Atlantic City Master Plan (2008): Identifies several provisions pertaining to visual quality or scenic resources, the majority of which occur in the Open Space and Recreation or Conservation Elements. An objective to "Preserve and protect open space areas that have scenic views and/or important historical, cultural significance and exceptional ecological value" is identified in the Open Space and Recreation Element. This Element also identifies Gardner's Basin Maritime Park as having scenic quality in the statement "...the Park offers an alternative to the resort's casino industry by allowing non-gambling visitors to seek quiet respite in the City's most scenic park by simply sitting by the water's edge, dining, taking in a boat ride or visiting the Aquarium". The Conservation Element describes the scenic value of wetlands and marshes in the statement "The flat landscape of tidal marshes provide grand scenic views of Atlantic City's spectacular urban skyline, thus enhancing the tourist experience". The land use section also identifies a development strategy that could create a "view corridor" extending from Melrose Park south to the Atlantic Ocean, and an improvement to the fishing pier located on West End Avenue that could enhance "beautiful views over the preserved wetlands" from this location. Although these resources are identified as being scenic for the outward views that they offer, no provisions are made to protect or preserve these views. Provisions pertaining to the visual quality in this report mostly address aesthetic standards, as expressed through streetscape, architectural standards, and preservation of historic structures.
Brigantine, City of	2016 Master Plan Re-examination Report (2016)	An objective identified from the previous planning documents includes an objective to <i>"implement programs and regulatory controls designed to protect the scenic resources of the community"</i> . Previous actions taken to address this objective include zoning control including building height restrictions and setbacks. A "2016 follow-up" within this section of the report identifies public concern for access to scenic resources: "Another aspect of the planning process has been the desire expressed by local residents for scenic views and resources to be protected and accessible to all. The development of the waterfronts, in particular the back bay areas has provided limited public access to street ends and points of access to the bay visually in many locations." It also identifies that there is "...an ongoing concern about visual access and scenic corridors on the Island, and there is a continuing desire to renovate some of the less desirable views..." and a need to promote and preserve access to the Bay and Atlantic Ocean. A general goal "to promote a desirable visual environment through creative development techniques and good civic design and arrangements" is made created in the 2016 General Goals and Objectives Statement section. Provisions are made in subsequent sections to respond to this objective and improve the visual environment through changes to building setbacks, height restrictions, and similar measures. However, no additional measures intended to protect or enhance visual access and protect scenic corridors are proposed.
Corbin City	None identified.	

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Egg Harbor City	Comprehensive Master Plan (2010)	The Land Use Element of the Master Plan includes several conservation objectives related to the protection of scenic or significant views. These include to "provide a continuous network of open spaces along streams, scenic areas and critical environmental areas," to "encourage lot averaging or cluster development techniques, which preserve natural amenities, farms, woodlands, scenic views, and open space," and to "preserve and protect open space areas having specific views and/or important historical, cultural or agricultural significance." Additionally, the plan lists Community Design objectives related to preserving visual quality. These objectives are to "develop design standards to ensure good visual quality and design for all land use Planning Areas," to "ensure that new development is visually and functionally compatible with the physical character of the City," and to "improve the visual and physical appearance of nonresidential areas while protecting residential neighborhoods from encroachment by incompatible uses." However, there are no provisions in the Master Plan in regard to the preservation of ocean/beach views.
Egg Harbor Township	Master Plan (2002) Master Plan Reexamination Report (2017)	Chapter 10, Conservation Element and the River Management Plan identify a portion of the Great Egg Harbor River (GEHR) and its tributaries as a scenic resource in the following statement: "The Great Egg Harbor River and its tributaries contain an abundance of scenic landscapes – lakes, streams, pristine forest areas, and cedar/hardwood swamps. The Pinelands Comprehensive Management Plan designates the lower and middle portions of the river and its tributaries as scenic corridors of "special significance" within the Pinelands." It identifies the need to incorporate resource protection measures and proposes the creation of a River Conservation (RC) overlay zoning district and the establishment of a land use plan that protects river resources. Several possible recommendations for this zoning district are identified, including "adopt design guidelines that include recommendations for... minimizing the visual impacts of development as seen from the River". The River Management Plan provides a model ordinance for what future RC overlay district could consist of. This includes land use controls, including vegetation buffer requirements, setback and building height requirements, and prohibited land uses. As of the 2017 Reexamination Report, there was no progress in implementing the proposed River Conservation (RC) zone overlay, therefore it is still a recommendation in the zoning section of this plan. No specific provisions or review process that specifically requires minimization of visual impact beyond restrictions is identified.
Estell Manor	None identified.	
Galloway Township	Master Plan Reexamination Report (2020)	An objective identified from the previous planning documents is to preserve and protect open space areas having scenic views and/or important historical, cultural, or agricultural significance. Another identified objective is to maintain continuous networks of open spaces along streams, scenic areas, and critical environmental areas. The plan, however, provides no recommended changes or further initiatives in regard to these objectives that would enhance or protect visual and scenic access.

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Hamilton Township	Comprehensive Master Plan (2006) Master Plan Re-examination Report (2022)	The Master Plan includes objectives to preserve scenic quality in accordance with the Pinelands Management Program guidelines and to preserve scenic corridors along the Great Egg Harbor River. However, the Master Plan does not include provisions in regard to the preservation of ocean/beach views. The Master Plan Re-Examination report also includes no provisions in regard to the preservation of outward views from within the community, nor ocean/beach views.
Linwood, City of	City of Linwood Master Plan (2002) Master Plan Reexamination Report (2018)	The City of Linwood's goals includes the provision to preserve Linwood's historic, scenic, and recreational assets. However, there is no specific mention of the preservation of outward views from within the community, nor ocean/beach views.
Longport Borough	Municipal Public Access Plan (2020)	This plan lays out the vision for providing access to tidal waters and shorelines. There is no mention of visual or scenic resources, however, the importance for public water access is important in this borough. The plan claims to remain consistent with the borough's Comprehensive Master Plan prepared by John Holland in February of 1976, however, this plan is not found online. (BOEM, 2023)
Margate City	2016 Comprehensive Master Plan Update (2017)	This Master Plan is in place to address the City's increased seasonal population by developing plans and strategies for the city to adapt and thrive in the future. One goal is to promote a desirable visual environment through creative development techniques and good civic design and arrangement. A second objective mentioned in the Plan is to establish within the Land Use Plan and Land Development Ordinance, as appropriate, specific Architectural design standards to promote a desirable visual environment and ensure the continued visual integrity of both the commercial and residential sections of the City. A goal set forth around waters includes minimizing pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical and biological integrity of the waters of the state, protect public health, safeguard fish and aquatic life and scenic and ecological values, enhance the domestic, municipal, recreational, industrial, and other uses of water. (BOEM, 2023)
Mullica Township	None identified.	
Northfield, City of	City of Northfield Master Plan Re-examination (2008)	The objectives identified from previous planning documents include those that promote a desirable visual environment through creative development techniques that respect the environmental qualities and constraints of the City of particular sites. The report identifies an objective to promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the City to prevent degradation of the environment through improper use of land. There are no provisions in the reexamination report in regard to the preservation of outward views from within the community, nor ocean/beach views.

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Pleasantville, City of	Master Plan Elements (2016)	There are no provisions in the Master Plan in regard to scenic assets or the preservation of outward views from within the community, nor ocean/beach views.
Port Republic, City of	None identified.	
Somers Point, City of	Somers Point Master Plan Reexamination (2015)	There are no provisions in the reexamination report in regard to scenic assets or the preservation of outward views from within the community, nor ocean/beach views.
Ventnor City	2016 Master Plan Reexamination (2016)	There are no provisions in the reexamination report in regard to scenic assets or the preservation of outward views from within the community, nor ocean/beach views.
Weymouth Township	Master Plan (2011)	The Master Plan includes a Conservation Goal to "preserve and maintain the ecological, historic, visual, agricultural and scenic resources of the Township, preserve the environment and maintain and enhance the overall quality of life for the Township residents." The plan includes an objective to protect visual and scenic resources by utilizing creative land development techniques. The plan includes a draft ordinance that outlines visual preferences for the preservation of the Township's historic character (including visual assets and scenic landscapes), for example, signage, building height, building materials, roof shape, etc. However, there are no specific provisions in regard to the preservation of outward views from the ocean/beach.
Burlington County		
Burlington County	Parks and Open Space Master Plan (2002)	An objective of this plan is to identify and preserve areas of significant scenic beauty. The objective narrative includes that "roads that provide visual or physical access to extraordinary scenic, cultural, recreational, or natural features will be submitted to the New Jersey Department of Transportation (NJDOT) for designation in accordance with the New Jersey Scenic Byways Program." The plan also recommends that the county staff should work with outside agencies to identify, map, and develop viewsheds and areas of significant beauty. As a part of the county's goal to advance the county's culture, character, and heritage through the development of the county park system, the county has plans to erect interpretative signs to promote historic viewsheds. There are no provisions in the Master Plan in regard to scenic assets or the preservation of outward views from the ocean/beach.
Bass River Township	None identified.	
North Hanover Township	None identified.	

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Shamong Township	Master Plan (2013) Master Plan Re-examination Report (2023)	The Master Plan includes an objective to "promote a desirable visual environment through creative development techniques and good civic design and arrangements. Protect view sheds where appropriate and promote development which is sensitive to the surrounding rural environment." This goal is specifically in regard to the preservation of the Township's agricultural lands and there are no specific provisions in regard to the preservation of outward views from the ocean/beach. The Master Plan Re-examination report includes no additional provisions in regard to the preservation of outward views from the ocean/beach.
Tabernacle Township	Master Plan Re-examination (2023)	The Master Plan Re-examination for 2023 includes a recommended goal to preserve and enhance areas with historical/cultural, scenic and recreational value. A goal of the previous master plan was to develop an ordinance to govern permanent structures other than buildings both as primary and accessory uses, including wind turbines and related equipment. The ordinance would establish requirements for setbacks, buffers, "fall zones," size, height, number of structures, zone, local density uses, minimum lot size and actual visual impact of structure need consideration. The Township has not developed said ordinance because the Pinelands Comprehensive Management Plan supersedes municipal regulations for wind turbines. The master plan includes no provisions in regard to the preservation of outward views from the ocean/beach.
Washington Township	Master Plan (2007)	The Master Plan Land Use Element establishes a goal to assure compliance with the Pinelands Comprehensive Management Plan that includes regulations and standards "designed to promote orderly development of the Pinelands so as to preserve and protect the significant and unique natural, ecological, agricultural, historical, scenic, cultural and recreational resources of the Pinelands." The Master Plan includes no specific provisions in regard to the preservation of outward views from the ocean/beach.
Woodland Township	Master Plan (2011)	The Woodland Township Master Plan is based on several principles of land development and natural resource protection, including that improvements to roadways should be in the context of maintaining or enhancing the scenic rural and wild viewshed. There are no provisions in the master plan in regard to the preservation of outward views from within the community, nor ocean/beach views.
Camden County		

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Camden County	Comprehensive Plan (2014) Land Use Master Plan (2014) Open Space and Farmland Protection Plan (2004) Sustainability Plan (2018) Bicycle and Multi-use Trails Plan (2015)	<p>The Comprehensive Plan establishes a goal in the Land Use Element to encourage limited growth in areas that contain a majority of resources important to the environmental, scenic, and agricultural qualities of the County. The Open Space Element includes an objective to support the development of an open space system that preserves the scenic features of the County for active and passive recreational activities. There are no provisions in the comprehensive plan in regard to specific scenic assets or the preservation of outward views from within the community, nor ocean/beach views. The Land Use Master Plan establishes the same goal as the comprehensive plan to encourage limited growth in areas that contain a majority of resources important to the environmental, scenic, and agricultural qualities of the County. Additionally, the Land Use Plan establishes conservation/preservation areas that are not supportive of large-scale growth and contain scenic resources. The plan describes the significance of the local waterfronts along the Delaware and Cooper Rivers to the community but does not include specific provisions in regard to the preservation of outward views from the community, nor beach/ocean views. The Open Space and Farmland Protection Plan reflects previous work developed through the Comprehensive Management Plan for the Great Egg Harbor National Scenic and Recreation River, which established a goal to enhance the scenic resources of the river corridor. Additionally, the plan states an objective to support the development of a public system of open space to preserve the valued scenic features of the county and provide land for active and passive recreational activities. The plan notes several parks and open space areas that provide important scenic and recreational functions, as well as the Delaware River waterfront. The plan does not include specific provisions for the preservation of ocean/beach views. The Sustainability Plan does not include provisions in regard to specific scenic assets or the preservation of outward views from within the community, nor beach/ocean views. The Bicycle and Multi-use Trails Plan includes community feedback that shows the desire for trail improvements along rivers and scenic areas. The plan includes no provisions in regard to specific scenic assets or the preservation of outward views from within the community, nor ocean/beach views.</p>
Waterford Township	Master Plan (2010) Strategic Plan (2021-2025) Master Plan Re-examination Report (2021-2022)	<p>The Master Plan refers to the Camden County Open Space and Farmland Preservation Plan which includes a goal to support the development of an open space system to preserve scenic features of the County. The plan does not include provisions in regard to specific scenic assets or the preservation of outward views from within the community, nor ocean/beach views. The Strategic Plan includes no provisions in regard to specific scenic assets or the preservation of outward views from within the community, nor ocean/beach views. The Master Plan Re-examination Report includes no provisions in regard to specific scenic assets or the preservation of outward views from within the community, nor beach/ocean views.</p>
Winslow Township	Master Plan Re-examination Phase 1 (2016) Master Plan Re-examination Phase 2 (2019) Master Plan Amendment (2020) Master Plan Addendum (2020)	<p>The Master Plan Re-examination Report Phase I outlines visual preferences in terms of building design, layout, and character. Neither the Master Plan Re-examination Report Phase I or II include any provisions in regard to specific scenic assets or the preservation of outward views within the community, nor beach/ocean views. The Master Plan Amendment includes no provisions in regard to specific scenic assets or the preservation of outward views within the community, nor beach/ocean views. The Master Plan Addendum includes no provisions in regard to specific scenic assets or the preservation of outward views within the community, nor beach/ocean views.</p>

**Cape May County
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Cape May County	Cape May County Open Space and Recreation Plan (Adopted 2005, Amended 2007) Comprehensive Plan (2022)	The Cape May County Open Space and Recreation Plan was prepared to meet the goal of preserving and protecting natural and scenic resources. There are no provisions in the reexamination report in regard to specific scenic assets or the preservation of outward views from within the community, nor ocean/beach views. There are no provisions in the comprehensive plan in regard to specific scenic assets or the preservation of outward views from within the community, nor ocean/beach views.
Avalon Borough	Master Plan Re-examination (2022)	The Master Plan Re-examination report includes an amendment with a goal to "promote the enhancement of community character and visual environment." The associated objectives of this goal aim to enforce streetscape provisions in residential and commercial zones to enhance community character and appropriate visual environment. Other considerations of preserving or enhancing visual character are in regard to building design and arrangement. The Housing Element of the plan includes a rear yard setback requirement to protect and enhance the natural environment while creating a consistent appearance along the watercourse in order to protect views along the watercourse. The plan establishes the importance of the dune environment along the oceanfront to Avalon's charm and community character. The plan also establishes a goal to preserve the conservation of all natural resources, including the coastal beaches. The plan, however, includes no specific provisions regarding scenic assets or the preservation of outward views from the ocean/beach.
Dennis Township	Natural Resources Inventory (Adopted 2007, Revised 2010) Master Plan - Land Use Plan (Adopted 2009, Revised 2012) Community Forestry Management Plan 2009 - 2014, Updated for 2015-2019 (2014)	While the Natural Resource Inventory lists the scenic assets of the Township, there are no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. The Town of Dennis Land Use Plan includes a goal to retain a scenic landscape edge along all roads to buffer and to maintain the unique scenic attributes of the Township's environment. However, the plan provides no specific policies or scenic assets to protect for outward views from within the community, nor beach/ocean views. The Township of Dennis Forestry Plan provides no specific policies or scenic assets to protect for outward views from within the community, nor beach/ocean views.
Middle Township	Natural Resources Inventory (Adopted 2007, Revised 2010) Master Plan Reexamination Report (2010) Master Plan - Land Use Plan Updates (2010)	While the Natural Resource Inventory lists the scenic assets of the Township, there are no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. The Township of Middle Master Plan Reexamination Report includes no specific policies or scenic assets to protect for outward views from within the community, nor beach/ocean views. The Middle Township Master Plan Land Use Update provides no specific policies or scenic assets to protect for outward views from within the community, nor beach/ocean views.

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North Wildwood, City of	Comprehensive Master Plan Update (2010)	The City of North Wildwood 2010 Comprehensive Master Plan Update states "North Wildwood's economic health is inextricably tied to the Beach and Ocean." The City has put in place the Oceanside Conservation Zone which is a policy that prevents views from the boardwalk to the beach and ocean from being obstructed. An additional public area in the City is Bayfront Park which provides residents and tourists with access to the water along with sitting and viewing areas. Additional measures are in place to ensure the visual resources of the City are untouched. The Scenic Resources and Design Rule specifies site design regulations that protect open-view corridors.
Ocean City	City of Ocean City Master Plan (Adopted 1998, Revised 2006) Ocean City Open Space & Recreation Plan (2014) Master Plan Reexamination Report (2019) Conservation Plan Element (2009)	An objective of the Ocean City Master Plan is to promote a desirable visual environment through creative development techniques with respect to environmental assets and constraints of the overall city and of individual development sites. Another objective is to encourage the preservation and restoration of historically significant buildings and sites within the city in order to maintain the heritage of Ocean City for the enjoyment of future generations. There are development provisions for accessory structures in the waterfront neighborhoods of the city to preserve waterfront views. The Ocean City Open Space and Recreation Plan includes a conservation goal to preserve and maintain the ecological, historical, visual, recreational and scenic resources of the City. The Plan includes guidelines to acquire sites of special scenic value that should be protected to preserve or enhance the character of the community. The Master Plan Reexamination Report includes no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. The goal of the Conservation Plan Element, Environmental Resources and Recreation Inventory is to preserve and maintain the ecological, historic, visual, recreational and scenic resources of the City. However, there are no objectives for protecting or improving scenic views, or beach/waterfront views.
Sea Isle City	2017 Master Plan Reexamination Report (2017)	While the Master Plan Reexamination Report lists the scenic assets of the City, there are no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views.
Stone Harbor Borough	Stone Harbor Master Plan (2009) Borough of Stone Harbor Master Plan Reexamination Report (2019)	The Land Use Recommendations of the Master Plan include that as the waterfront districts are redeveloped, protected vistas of the bay waters should be incorporated into new development plans and street ends should resolve in terminating vistas of scenic or remarkable landmarks. The recommendations further include architectural standards to maintain views of the bay and waterfront. The Reexamination Report begins with major problems from previous planning documents, one of which is that the Public Use District marine does not provide a sense of place, both form and function and is not commensurate with the scenic qualities of its prime waterfront location. A recommended Marina District Master Plan has not been completed.

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Upper Township	Upper Township Master Plan Reexamination Report and Land Use Plan Amendment (2006) Natural Resources Inventory (2006) 2018 Master Plan Reexamination Report (2018) 2020 Master Plan Reexamination Report (2020)	The Master Plan includes no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. While the Natural Resource Inventory lists the scenic assets of the Township, there are no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. The Reexamination Reports of 2018 and 2020 include no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views.
Wildwood City	None identified.	
Woodbine Borough	Master Plan (2019)	The Master Plan establishes the importance of the Borough's scenic byways to nature enthusiasts and outdoorsmen. The plan does not include specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views.
Monmouth County		
Monmouth County	The Monmouth County Master Plan (2016) 2018 Master Plan Reexamination (2018)	This Plan's objectives are to help guide efforts and actions that contribute to a strong, stable, and sustainable prosperity through redevelopment, revitalization, and rediscovery. Relevant objectives of the plan include: <ul style="list-style-type: none">• Protect, conserve, and enhance the county's significant, diverse, natural, and scenic resources utilizing sound ecological protection and restoration measures.• Support investment in the preservation of cultural, historic, and scenic resources located in priority growth areas and locations.• Support retention, preservation, restoration, and improvement of our cultural, historic, and scenic resources that define a community's distinct character. The reexamination plan does not mention any changes to the goals pertaining to scenic resources. (BOEM, 2023)
Allenhurst Borough	Master Plan Reexamination Report (2018)	The Plan references the Coastal Metropolitan Planning Area, which the Borough falls within. One of the objectives of this reference is to encourage the reclamation of environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, beaches, scenic vistas, and habitats. It also references the State Development and Redevelopment Plan (SDRP) goals, one of which is to preserve and enhance areas with historic, cultural, scenic, open space and recreation value. (BOEM, 2023)

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Asbury Park City	Master Plan & Master Plan Reexamination Report (2017)	The plan provides improvement to the lakes in the city that would enhance the public's enjoyment through aesthetic and environmentally healthy improvements of the water and surrounding areas. However, no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views are included. (BOEM, 2023)
Avon-by-the-Sea Borough	Municipal Public Access Plan (2017)	The plan identifies the boardwalk as an important public access point that provides visual and physical access to the oceanfront. There are five locations along Shark River that are limited to visual access only due to safety concerns. (BOEM, 2023)
Belmar Borough	Master Plan Reexamination Report & Update (2016)	One of the four goals is the Preservation and Enhancement of Critical State Resources - Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the roles they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth. (BOEM, 2023)
Bradley Beach Borough	Master Plan Reexamination Report (2018) Recreation, Open Space, and Conservation Element of the Bradley Beach Borough Master Plan Municipal Public Access Plan (2019)	The Master Plan Reexamination Report addresses land development issues and provides recommendations where necessary. The Recreation, Open Space, and Conservation Plan objective is to provide an inventory of the Borough's existing recreation, open space, and observation facilities and establish goals and objectives to guide enhancement, preservation, and development of these facilities. The Municipal Public Access Plan includes the enhancement of public access to tidal waters and shorelines for recreation, navigation, commerce, and fishing. Recreation activities in this borough include swimming, sunbathing, fishing, surfing, sport diving, bird watching, walking, and boating along the tidal shores. No specific objectives are included within the three plans for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Brielle Borough	Master Plan (2000) Master Plan Re-examination Report (2016)	The Master Plan is based on an objective "to promote and enhance a visually desirable natural and man-made environment." The plan includes the importance of the nearby beaches for water-related recreational activities. The plan includes no provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. The Master Plan Re-examination Report also includes no provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views.
Colts Neck Township	Draft Master Plan Re-examination Report (2020)	The Master Plan Re-examination Report reiterates the importance of preserving the Township's scenic character and maintaining the Township's high degree of visual quality. The plan includes no specific provisions regarding scenic assets or the preservation of outward views from the ocean/beach.
Deal Borough	Municipal Public Access Plan (2017)	This Plan not only identifies physical beach access areas in the borough, but visual access of the beach and ocean for those who choose not to physically access the beaches. Three points of visual access are identified. (BOEM, 2023)

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Jurisdiction	Authority	Objectives
Howell Township	Master Plan (1994) Master Plan Re-examination Report (2019) Land Use Plan Element (2022) Conservation Plan Element (2021) Parks, Recreation, and Open Space Master Plan (2017)	The Conservation Plan Element of the Master Plan (1994) explains that the stream corridors, open fields, and wooded areas within the Township preserve scenic views and help define the built environment. The plan includes no specific provisions regarding scenic assets or the preservation of outward views from the ocean/beach. The Master Plan Re-examination Report also includes no specific provisions regarding scenic assets or the preservation of outward views from the ocean/beach. The Land Use Element includes no specific provisions regarding scenic assets or the preservation of outward views from the ocean/beach. The Conservation Plan Element establishes that the protection of scenic resources and vistas, particularly those seen from public rights-of-way, will serve to maintain the Township's rural character. The plan recommends the scenic roads and corridors should be identified and characterized in terms of the scenic elements that contribute to their quality and that design standards should be developed to guide the location and configuration of development to protect the associated views. The plan also lists Monmouth County scenic roadways and designates certain parks and rivers as having scenic significance. The plan includes no specific provisions for the preservation or enhancement of ocean/beach views. The Parks, Recreation, and Open Space Master Plan reflects a recommendation from the Monmouth County Comprehensive Master Plan, which is to support efforts of all levels of government and non-profit organizations to promote the preservation of scenic corridors and viewsheds through specific means. The plan includes no specific provisions for the preservation or enhancement of ocean/beach views.
Loch Arbour Village	Municipal Public Access Plan (2017)	The Village is responsible for providing public access to the tidal waters. No specific objectives are included within the Plan for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Long Branch City	2020 Master Plan Reexamination (2020) Municipal Public Access Plan (2017)	Some goals in the master plan include promoting aesthetically pleasing development that recognizes the character of the traditional New Jersey shore towns, preserving the City's natural resources and historically and architecturally significant districts and structures. In the Municipal Public Access Plan, the City supports the reconstruction of the historic Long Branch Pier as a multi-purpose facility. This pier will be open for public use and includes a fishing area, a garden, a children's play area, visual access, and close proximity to beach and boardwalk access points. 27 public access locations are identified as having visual access. Between these two plans, no specific objectives are included for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Manasquan Borough	Master Plan Re-examination (2017)	In terms of development, this plan encourages the development of both active and passive recreation for residents and visitors while maintaining sensitivity to environmental and cultural resources. No specific objectives are included within the Plan for protecting or improving scenic views, or beach/waterfront views. (BOEM, 2023)

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Millstone Township	Master Plan (2017)	An objective of the Master Plan land use goal is to "maintain a desirable visual environment through design guidelines that require new development to match existing aesthetic and architectural patterns with the Township." The Open Space, Recreation, and Conservation goal includes an objective to "encourage scenic corridors that respect and showcase the natural beauty and environmental qualities of the Township." The plan establishes the intent of the Township to develop a Scenic Roadway Corridor Program to protect and enhance scenic views and vistas (among other goals). The plan includes the preliminary results of developing protections for scenic byways. The plan includes no specific provisions for the protection or enhancement of ocean/beach views.
Monmouth Beach Borough	Municipal Public Access Plan (2017) Master Plan Reexamination Report and Plan Amendment (2017)	The Plan identifies 13 publicly accessible areas that are for visual purposes only of the water. The Plan is consistent with Goal #2 of the Monmouth County Comprehensive Master Plan, including to protect, conserve, and enhance the county's significant, diverse, natural, and scenic resources utilizing sound ecological protection and restoration measures. One of the Report's goals is to promote aesthetically pleasing human-scale development that recognizes the character of traditional New Jersey shore towns. No specific objectives are included within the Plan or the Report for protecting or improving scenic views, or beach/waterfront views. (BOEM, 2023)
Neptune Township	The Township of Neptune Comprehensive Master Plan (2011)	The plan provides a framework for the development and preservation of the township throughout its scenic, historic, and natural areas. The Plan provides goals and recommendations for future development while preserving natural and historic resources. This includes promoting aesthetics in terms of commercial and industrial areas, future utility installations, and the visual quality of scenic corridors. The Fletcher Lake and Wesley Lake corridors will be evaluated for potential designation as scenic corridors and consider adopting appropriate design standards and guidelines for development along designated corridors. However, no specific objectives are included for protecting or improving beach/waterfront views. (BOEM, 2023)
Ocean Township	Master Plan (1990) Master Plan Re-examination Report (2014)	The Master Plan includes a goal to "promote a desirable visual environment through creative development techniques and good civic design and arrangements." The Conservation Plan element establishes a goal to identify scenic areas and provide for their preservation. The plan establishes the importance of scenic byways, including the Monmouth Road Corridor. The plan includes no provisions for protecting or enhancing ocean/beach views. The Master Plan Re-examination Report includes no additional references to scenic or visual quality/assets in the Township. The plan also includes no provisions for protecting or enhancing ocean/beach views.

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Jurisdiction	Authority	Objectives
Sea Girt Borough	2017 Sea Bright Borough Master Plan (2017) Master Plan Reexamination Report (2018)	Importance in conserving the beach and river waterfronts for the value of providing both scenic vistas and recreational opportunities. A policy of the borough includes promoting the visual environment through creative development techniques and good civic design and arrangement. The Master Plan Reexamination Report states the Coastal Area Facilities Review Act policies, including the reclamation of environmentally damaged sites, and mitigate future negative impacts, particularly to waterfronts, beaches, scenic vistas, and habitats. The Plan discusses the need for a historic preservation plan. No specific objectives are included within the Plan for protecting or improving scenic views, or beach/waterfront views. (BOEM, 2023)
Spring Lake Borough	Master Plan (2010)	Some of the goals presented in the master plan include maintaining historic resources and natural beauty of the Borough, enhancing conservation, recreational, and open spaces. No specific objectives are included within the Plan for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Tinton Falls Borough	Master Plan (2007) Master Plan Re-examination Report (2019)	The Master Plan Land Use section references Tinton Avenue West as a scenic corridor. The plan does not include goals or objectives to protect or improve scenic views, or beach/waterfront views. The Master Plan Re-examination report includes no references to scenic or visual quality assets or provisions to protect or improve scenic views, or beach/waterfront views.
Upper Freehold Township	Land Use Element (2007) Master Plan Re-examination Report (2017)	The Land Use Element recognizes the vision statement of the Master Plan and sets forth actions for achieving that vision. Those actions indicate the Township's priority of identifying, designating, and protecting scenic vistas, including byways, country roads, viewsheds, and open lands. The plan includes a strategy to prepare a strategic revitalization plan that improves access to waterfront areas. The plan, however, does not include specific provisions for the preservation or enhancement of beach/waterfront views. The Master Plan Re-examination report reiterates the Township's priorities for identifying, designating, and protecting scenic vistas and landscapes. The plan includes no additional references to scenic assets or provisions to protect or improve scenic views, or beach/waterfront views.
Wall Township	Master Plan (1999) Open Space and Recreation Plan (2008) Master Plan Re-examination Report (2015)	The Master Plan includes an objective to "promote a desirable visual environment through conservation and preservation of valuable natural features." The plan includes no references to specific scenic assets or provisions to protect or improve scenic views, or beach/waterfront views. The Master Plan Re-examination Report reiterates the objective of the Master Plan to promote a desirable visual environment through the conservation and preservation of valuable natural features. The report also includes an objective to promote a desirable visual built environment through civic design. The report includes no references to specific scenic assets or provisions to protect or improve scenic views, or beach/waterfront views. The Open Space and Recreation Plan is consistent with state and county plans and includes goals to "preserve and enhance areas with historic, cultural, scenic, open space and recreational value" and "to preserve the valuable historic, cultural, natural and scenic resources of Monmouth County." The plan includes no references to specific scenic assets or provisions to protect or improve scenic views, or beach/waterfront views.
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Jurisdiction	Authority	Objectives
Ocean County		
Ocean County	2011 Comprehensive Master Plan (2011) Conservation Plan Element-Environmental Resources and Recreation Inventory (2009) Open Space, Parks & Recreation Plan (2020)	The Comprehensive Master Plan includes no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. The Conservation Plan Element's overall goal is to preserve and maintain the ecological, historic, visual, recreational, and scenic resources of the City. However, there are no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. The Open Space, Parks, and Recreation Plan includes no specific provisions for protecting or enhancing the outward views from within the community, or beach/ocean views.
Barnegat Light Borough	Barnegat Light Borough Master Plan Reexamination (2018)	One goal of the Municipal Public Access Plan (attached to the Master Plan) is to maintain and continue to promote a visually pleasing aesthetic along the waterfront areas. The plan identifies four public access points that are used for visual access only. (BOEM, 2023)
Barnegat Township	2011 Barnegat Township Master Plan (2011)	Historic preservation is a valuable asset to the community. By protecting aesthetically attractive architectural elements and utilizing existing infrastructure, historic preservation is essential. Significant sites are often those that already provide the town with open space, recreation, and scenic vistas. Referencing the State Development and Redevelopment Plan, the borough will preserve and enhance historic, cultural, scenic, open space and recreational value. However, no specific objectives are included within the Plan for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Bay Head Borough	Municipal Public Access Plan (2020) Master Plan Reexamination Report and Update (2021)	A total of 22 public access points were identified as having visual access to the water in the Municipal Public Access Plan. There are no specific objectives are included within the Master Plan for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Beach Haven Borough	Beach Haven Borough Comprehensive Master Plan (2017)	A goal of the Comprehensive Master Plan within the Public Access Plan Section is to maintain and continue to promote a visually pleasing aesthetic along the waterfront areas. However, there are no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views.

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Berkeley Township	Berkeley Township Comprehensive Master Plan (1997) General Reexamination of the Master Plan (2019) Environmental Resources Inventory (2012)	The Township Master Plan and the Reexamination Report include no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. The Township Environmental Resources Inventory includes no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views.
Brick Township	Master Plan Reexamination Report (2018)' Master Plan: Part 2 – Land Use Element	In the Land Use Element of the Master Plan, there is recognition of the special attraction and scenic value placed on the residential uses of a barrier island location and the over-water views it provides. However, no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views are included. The Master Plan Reexamination Report (2018) includes no specific objectives are included within the Plan for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Eagleswood Township	None identified.	
Harvey Cedars Borough	Municipal Public Access Plan (2017)	A goal within the Municipal Public Access Plan is to maintain and continue to promote a visually pleasing aesthetic along waterfront areas. 21 publicly accessible areas are listed as having visual access to the waterfront. (BOEM, 2023)
Island Heights Borough	Master Plan (1997) Master Plan Re-examination Report (2017)	Reports are not available online.
Jackson Township	Master Plan (2009)	The Master Plan indicates the Township's priority to preserve the scenic nature of rural roads. The plan includes no specific objectives for protecting or enhancing scenic views, or beach/waterfront views.
Lacey Township	Master Plan (1991) Master Plan Reexamination Report (2012) Lacey Township Master Plan Updated - Revised Land Use Element (2016)	The Township Master Plan includes a townscape objective that states that any and all elements that could be obtrusive to the boating public should be reviewed and specifically addressed through view studies or simulations prior to receiving approvals. The Township Reexamination Report includes no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. The Revised Land Use Element also includes no specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views.
Lakewood Township	Master Plan (2017)	The Master Plan does not include specific objectives for protecting or improving scenic views, or beach/waterfront views.

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Jurisdiction	Authority	Objectives
Lavallette Borough	Master Plan for New Millenium (1999) Master Plan Re-examination (2006)	The reexamination of the Master Plan encourages the preservation and maintenance of Lavallette's historic sites. The original Master Plan encourages the importance of aesthetic streetscapes, commercial land uses, and historical and cultural qualities. However, neither plan includes specific objectives are included within the Plan for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Little Egg Harbor Township	1999 Master Plan (1999)	The Township Master Plan includes a goal to promote a desirable visual environment through the conservation and preservation of valuable natural features. However, it includes no specific provisions or scenic assets for protecting or enhancing the outward views from within the community, nor beach/ocean views.
Long Beach Township	Master Plan Update (2017)	The Comprehensive Master Plan includes no specific provisions or scenic assets for protecting or enhancing the outward views from within the community, nor beach/ocean views.
Manchester Township	Master Plan (2011) Master Plan Re-examination Report (2017) Open Space and Recreation Plan (2017)	The Master Plan establishes a goal to preserve scenic landscape features around existing development by creating open space buffers. The Plan includes no provisions for protecting or enhancing scenic views, or beach/waterfront views. The Master Plan Re-examination Report also includes no provisions for protecting or enhancing scenic views or beach/waterfront views. The Open Space and Recreation Plan includes the same goals as the Master Plan to preserve scenic landscape features around existing development by creating open space buffers. The Plan prioritizes protecting and preserving scenic landscapes. The Plan includes no provisions for protecting or enhancing beach/waterfront views.
Mantoloking Borough	2017 Master Plan Re-Examination Report (2017)	The Plan does not include specific objectives for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Ocean Township	Ocean Township Master Plan (1990) 2019 Master Plan Reexamination Report (2019)	The Ocean Township Master Plan includes a conservation goal to identify scenic areas within the Township and provide for their preservation. The Reexamination Report includes no specific provisions or scenic assets for protecting or enhancing the outward views from within the community, nor beach/ocean views.
Point Pleasant Beach Borough	2021 Reexamination & Master Plan Amendment	A plan objective to strive to foster an aesthetically pleasing downtown commercial district for the ease and safety of pedestrians. This includes protecting and enhancing the historic maritime character of the borough by maintaining appropriate scales of development intensity of use, and architectural style. However, it does not include specific objectives for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)

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Jurisdiction	Authority	Objectives
Point Pleasant Borough	Open Space and Recreation Plan (2008)	The Open Space and Recreation Plan indicates the Borough's priorities to identify and protect scenic vistas and views and to provide more ways for community residents to enjoy scenic vistas. The Plan identifies potential locations for scenic area viewing. These include a potential canal walk which would provide bench viewing options and Carver's Boat Works, located along Shore Boulevard. This property includes two lots that overlook the Point Pleasant Canal and Barnegat Bay. The Plan also identifies the properties that are categorized as scenic vistas. A majority of these properties are either a beach or located along the waterfront. The Plan also indicates locations in the Borough that provide for public waterfront access.
Seaside Heights Borough	Master Plan Reexamination Report (2022) Vision Plan (2009)	The vision plan recognized the need for increased access to the bay front. However, neither plan includes objectives for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Seaside Park Borough	2008 Seaside Park Master Plan (2008)	Although a goal of the Master Plan is to encourage desirable visual design of new and upgraded businesses, it does not include specific provisions for protecting or enhancing the outward views from within the community, nor beach/ocean views. Standards for preservation of historic structures are included. (BOEM, 2023)
Ship Bottom Borough	2021 Master Plan Re-examination Report (2021)	The Report prioritize the value of public access to the waterfront and the importance of a sustainable shoreline void of erosion. However, it does not include specific objectives for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Stafford Township	2017 Master Plan Land Use Element (2017)	The Master Plan includes recommended zoning ordinances to regulate accessory structures in residential districts to protect viewsheds. Provisions pertaining the visual quality in this report mostly address aesthetic standards, as expressed through architectural standards. There is no specific mention of the preservation of outward views from within communities, nor ocean/beach views.
Surf City Borough	Comprehensive Master Plan Re-examination (2019)	The re-examination highlights the need to prioritize the value of public access to the waterfront and the importance of a sustainable shoreline void of erosion, especially being a barrier island community. The municipal Public Access Plan, attached to the re-examination, works to maintain and promote visually pleasing aesthetic waterfront areas. However, neither plan includes specific objectives are included within the Plan for protecting or improving scenic views, nor beach/waterfront views. (BOEM, 2023)
Toms River Township	Natural Resources Inventory (2016) Township of Toms River Master Plan (2017)	The Master Plan Land Use Element includes no specific provisions for the preservation of outward views from within communities, nor ocean/beach views. The Natural Resource Inventory includes no specific provisions for the preservation of outward views from within communities, nor ocean/beach views.

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Jurisdiction	Authority	Objectives
Tuckerton Borough	Master Plan (2002)	An objective in the master plan is to preserve and protect the distinctive physical and historic character of the Borough, preserve maritime heritage by recognizing the ties to Tuckerton Creek, Little Egg Harbor, and the Atlantic Ocean. Within the Conservation Plan Element, the protection of scenic visual corridors is valued as an important contribution to the quality of life for residents and should be protected from inappropriate development. These visual corridors are the view of Lake Pohatcong from Route 9, the view of Long Beach Island and Little Egg Harbor from the Tuckerton Cover area and views of Tuckerton Creek. (BOEM, 2023)

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