



OCEAN BEACH & BAY CLUB
SPECIAL MEMBERSHIP MEETING
MAY 29, 2021

Ocean Beach & Bay Club

We, the members of the Ocean Beach and Bay Club Association, are entrusted to maintain our unique, natural environment so we and future generations can enjoy the beauty within which we live, love and play.

OB3 is Our Happy Place!

Certificate of Incorporation

To purchase, build, or erect club house or other building or buildings for the use and enjoyment of all members of the association subject to the by-laws of the association and for the benefit of the members to purchase, lease, hold, sell, mortgage, convey or otherwise acquire, dispose of or encumber real and personal property of every description.

New Clubhouse Committee

Established 2019

Tom Zich ~ Committee Chairman

Monica Anton, JD

JR Augustine

Donna Drummond

**Doug Doolittle P.E,
L.S, P.P.**

Jon Fellgraff, AIA

Bruce Lipkin

Pat O'Shea

Steve Polakowski

AGENDA

 Discuss What is Cast in Concrete.

 What is CAFRA.

 What is Possible.

 When and Why.

 Questions and Answers.





Oceanbeach3.org ➡ Bay Beach Recreation Area ➡ New Clubhouse

NEW CLUBHOUSE

Zoom Meeting - May 8, 2020

- Presentation
- Link to meeting recording - Password: **9g*L?+#N**

Special Meeting - September 28, 2019

- Meeting Minutes
- Presentation

FAQ

Bill of Sale - 1954

Survey Results

- Survey Comments
- Member Emails to Board
- Member Emails to Clubhouse Committee

Governing Authorities



Federal Emergency Management Agency (FEMA).



State of New Jersey Department of Environmental Protection (NJDEP) - CAFRA Permit.



Township of Toms River (TR).



NJ Department of Consumer Affairs (NJ DCA).



Ocean Beach & Bay Club Deed Restrictions.

Original
Slide

9/29/2019

LONG TERM PROCESS

After architectural drawings are complete

- | | | | |
|-------------------------------------|-----------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | CAFRA Permits | <input checked="" type="checkbox"/> | Planning Board Approvals |
| <input checked="" type="checkbox"/> | DEP Permits | <input checked="" type="checkbox"/> | Site Plan Approvals |
| <input checked="" type="checkbox"/> | TR Electrical Permits | <input checked="" type="checkbox"/> | Funding |
| <input checked="" type="checkbox"/> | TR Utility Permits | <input checked="" type="checkbox"/> | Attorney |
| <input checked="" type="checkbox"/> | TR Fire Permits | <input checked="" type="checkbox"/> | Soil Boring Tests |

LONG TERM PROCESS

After Engineering and Architectural drawings are complete.

NJ DEP CAFRA Permit

Minimum 4 months from filing
date of **5/4/2021**

Engineering RFP/Contract **Done**

Architectural RFP/Contract

Demolition Contract **Signed**

Funding **Almost There**

Toms River

Demolition Permit

Planning Board Approvals

Site Plan Approvals

Soil Boring Test

Electrical Permits

Utility Permits

Fire Permits

Update
5/29/2021

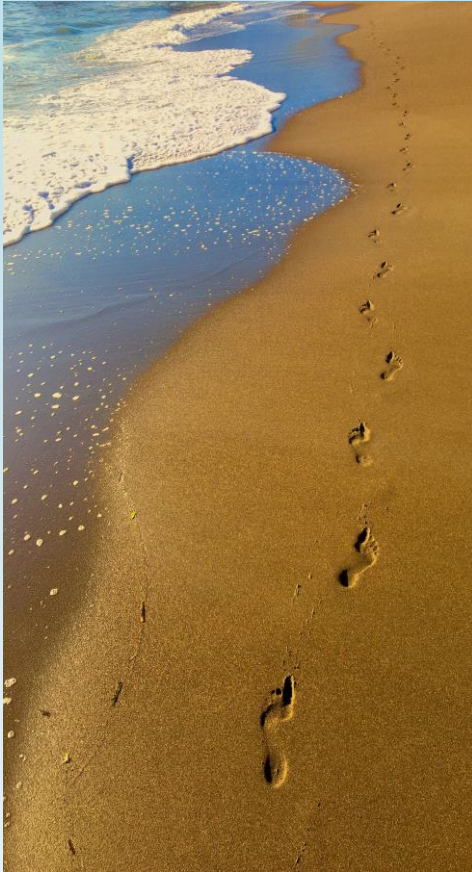
Decommission the Old Clubhouse

Per the Agreement with the Township of Toms River
October 29, 2021 all utilities must be disconnected.

- Electric, Water, Sewer, Gas, Phone and Internet.
- Temporary Electric – Open Question.
- Building ***will not*** be Immediately Demolished.
- Used for Storage till Construction can Commence.



First Step of the Process



Assemble the
Components
of the
CAFRA Permit

What is CAFRA?



Coastal **A**rea **F**acility **R**evue **A**ct of 1973

The Coastal Area Facility Review Act, also known as **CAFRA**, authorizes the NJ Department of Environmental Protection (NJDEP) to regulate a wide variety of residential, commercial, public, or industrial development, such as the construction, relocation, and enlargement of buildings and structures, and associated work, such as grading and associated excavation.

NJ DEP CAFRA Permit Outline of Process

Permit Filed on May 4, 2021

- Ad placed in the Asbury Park Press 5/7/2021. **Complete.**
- Notification of CAFRA Permit Application to Residents within 200' of the Clubhouse. **Complete.**
- 30 Days Review Information on Permit Application. **In Process.**
- 90 Day Review Process.
- If all goes well, ***Minimum*** 4 Months to Approval.

Where to View the CAFRA Permit as Filed

- Make an Appointment with the NJ DEP and Travel to Trenton.

OR

- Go to the Toms River Township Municipal Clerk's Office

Ask to see Permit # 5495.

OR

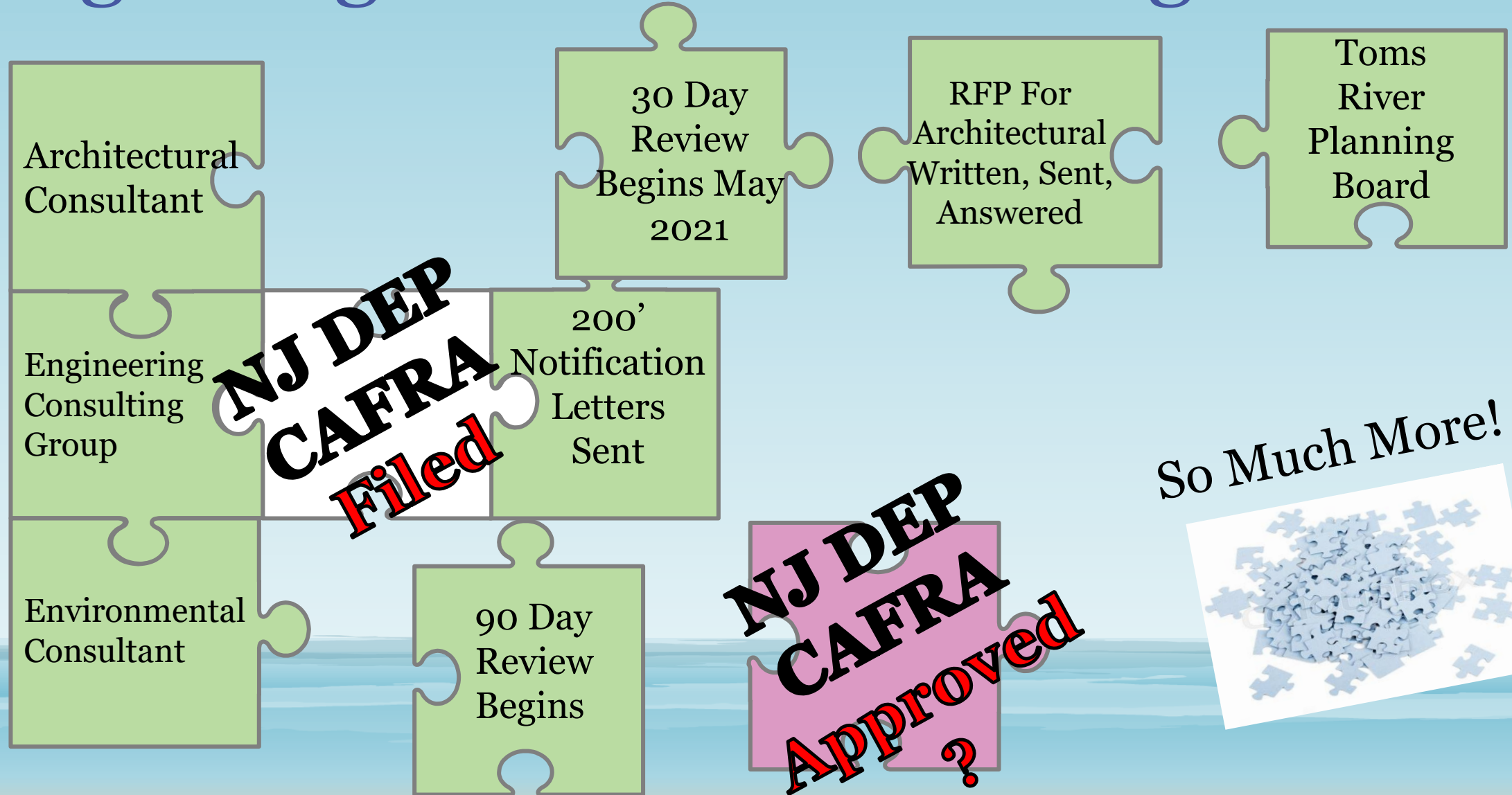
**Right HERE in your
OB3 Clubhouse.**

What Will the NJ DEP CAFRA Permit Approve?

Hopefully, the plans as submitted –

- Size of the building – 45 wide by 66.5 long.
- Location of the Building – Setbacks and placement 20' north of the existing location.
- Number of Parking Spaces Including Handicap Spaces.
- Number of Bathrooms – Ground Level Bathrooms with Dry Flood Proofing.

Beginning to Fit the Pieces Together



Township of Toms River Permits

CAFRA Approvals Received –

Now present to Toms River.

- Residents Located within 200’.
- Planning Board Meeting for Comments.
- Review by the Planning Board.
- Toms River Permits Issued.
- Construction can Begin.

Location of the New Clubhouse

“The location of the clubhouse will ultimately be dictated by the NJ Department of Environmental Protection and the Township of Toms River.”

There are state and local requirements to which we must adhere that will affect its positioning on the property.

We will know more in the coming months after the relevant agencies review our applications.”

Location of the Clubhouse



Township of Toms River Ordinance Excerpt

Chapter 348. Land Use and Development Regulations § 348-5.39.

private club ... including but not limited to clubhouses...

any building on the property is located at least 50 feet from a residential property line

§ 348-10.15.1. R-B-1 Barrier Island Residential Zone 1.[Added 8-22-2017 by Ord. No. 4554-17]...All applications for construction permits and zoning permits shall include proof of notice to the Ocean Beach and Bay Club for the area known as Ocean Beach Unit III. Applications to the Zoning Board of Adjustment and/or Planning Board of the Township of Toms River shall include proof of notice to the Ocean Beach and Bay Club for the area known as Ocean Beach Unit III. Township of Toms River, NJ

Storage Garage

(AKA Pole Barn)

Store Maintenance Equipment

Out of View

Out of Elements

Protect from Vandalism



Storage of Maintenance Supplies



Inside the Corral Stockade Fence



Winter Storage Inside the Clubhouse



Inside of the Maintenance Garage



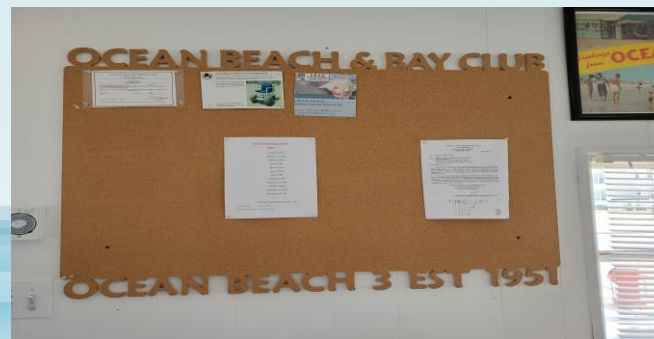
Gas
Powered
Machines



Atv and Security Truck Stored in Clubhouse



Ocean Beach & Bay Club Office



ROUTE 35 SOUTHBOUND
 (BY NEW A.R.M.)
 NOW OR FORMERLY PHILADELPHIA & LONG BRANCH RAILROAD RIGHT OF WAY

LEGEND

- EXIST. CONTOUR
- PROPOSED CONTOUR
- M.B.S.L. - MINIMUM BUILDING SETBACK LINE
- CHG. ELEVATION
- PROPOSED ELEVATION
- OVERHEAD UTILITY WIRE
- WATER VALVE
- WATER METER
- SAN. CLEAN OUT

TITLE BLOCK

PREL
 TAX LOTS 30, 31, 32, 33, 34, 35, 36
 BLOCK 931.04
 (BLK 931.04)

One of Many Days Surveying



Surveying
6/12/2020

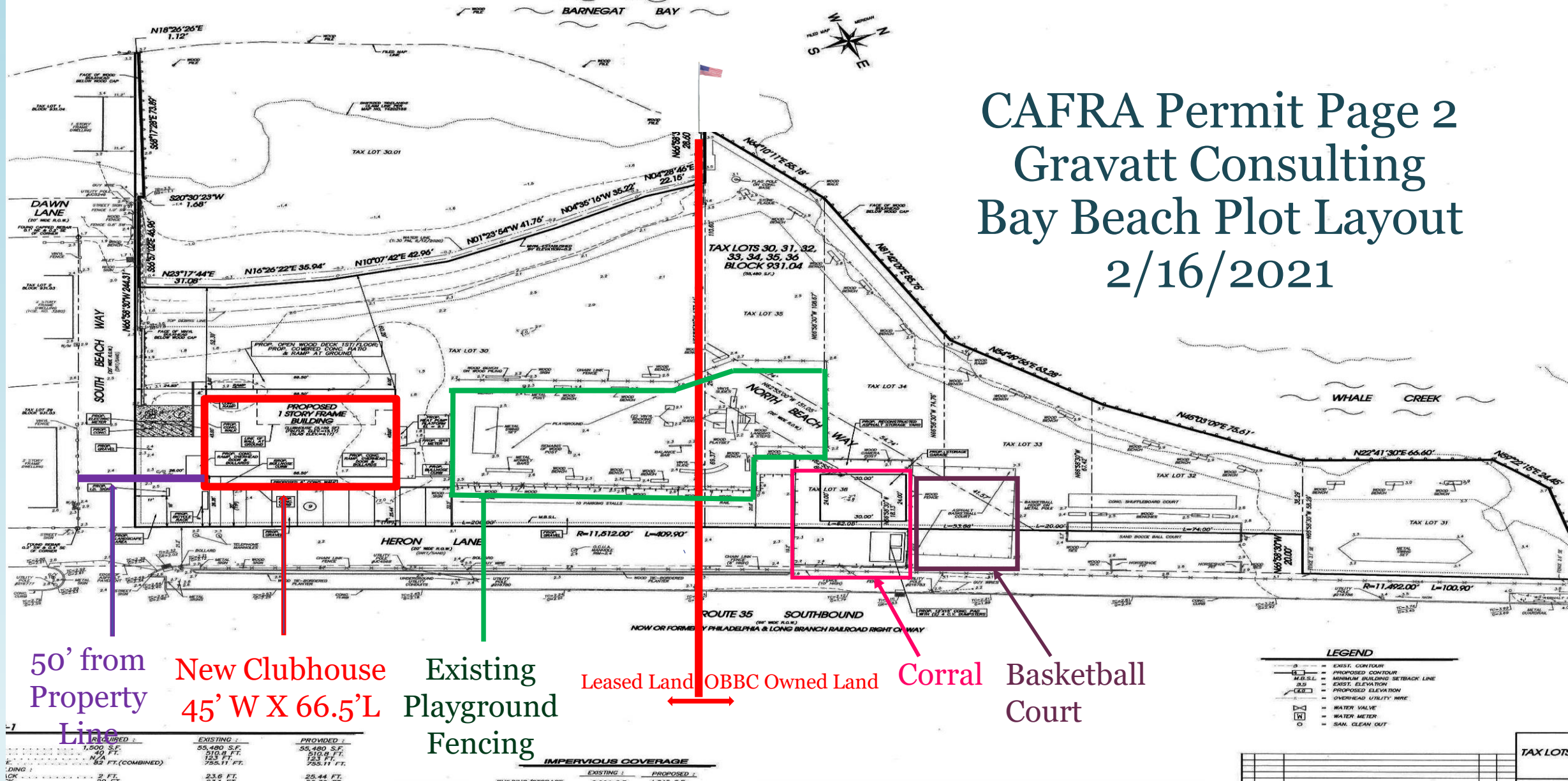


CAFRA Permit Page 2

Gravatt Consulting

Bay Beach Plot Layout

2/16/2021



50' from
Property
Line

New Clubhouse
45' W X 66.5' L

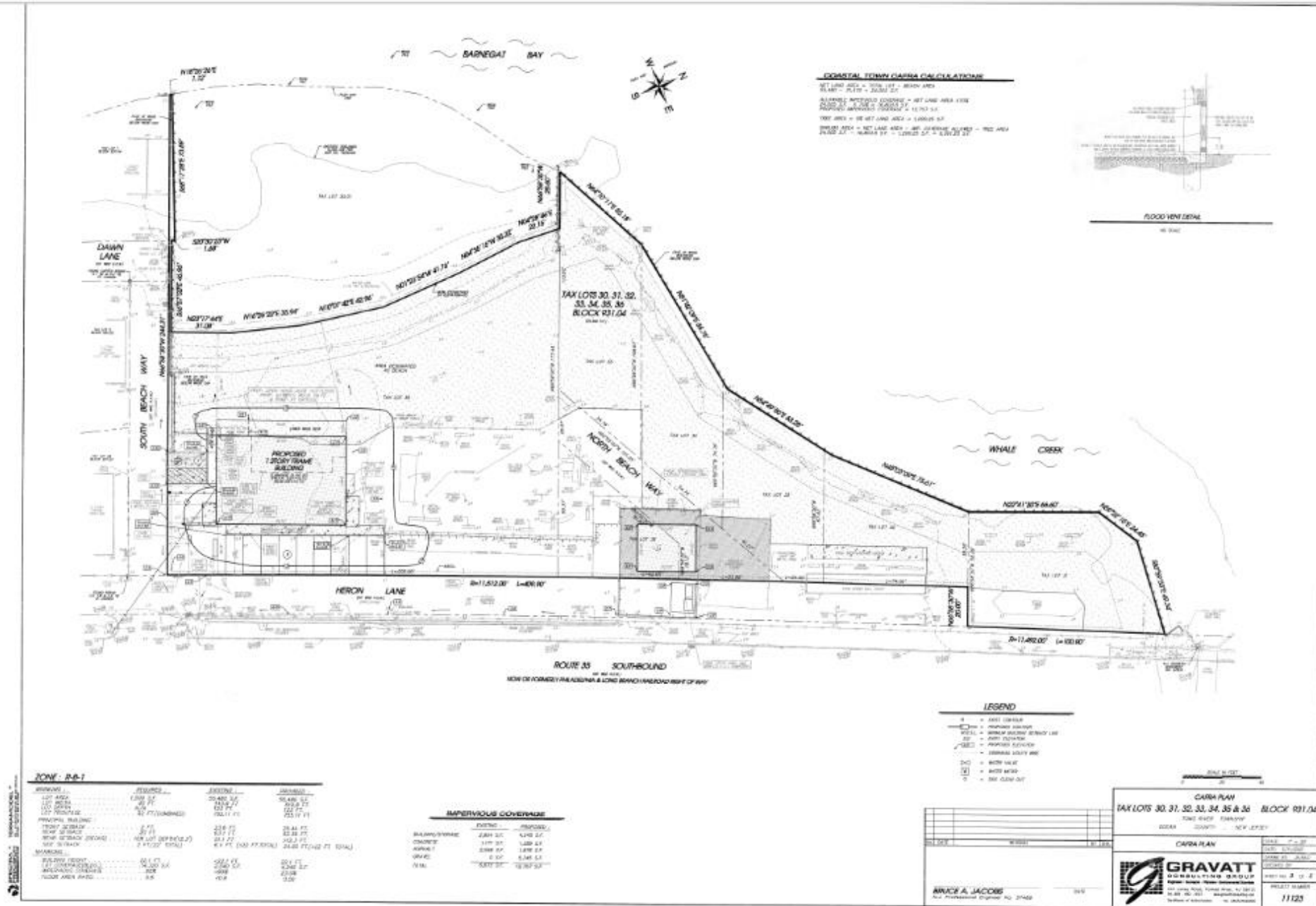
Existing
Playground
Fencing

Leased Land OBBC Owned Land

Corral

Basketball
Court

Page 3 of CAFRA Permit Proposed Plot Plan



[illegible]

Page 5 of CAFRA Permit -Landscape Planting Detail
Total 1069 Plants, plus Irrigation System (Mandatory)

LANDSCAPE ARCHITECTURAL NOTES
1. GENERAL NOTES
2. PLANTING SCHEDULE
3. PLANTING
4. PLANTING KEY
5. PLAYGROUND NOTE
6. SHRUB AND CONTAINER PLANTING DETAIL
7. EVERGREEN AND DECAIDUOUS TREE PLANTING DETAIL
8. SHRUB AREA PLANTING MODULE
9. SMALL POT & BARE ROOT PLANTING DETAIL

(Pic to be straightened)

Landscaping

~ CAFRA Permit Mandate ~

6,000 square feet of native plant landscaping as outlined on CAFRA Permit

Started Seedling Nursery to Save Money.

Thank you! to Seedling Pick Up & Planting Volunteers 🙌



Steve – Our Director



Kate & Pat



Donna



Donna Kate & Steve



Lorraine & Pines



Kate

Why can't the New clubhouse be moved north to the owned lots where it does not flood?

October 12, 2019 @ 10 AM



Highway in Front of Bay Beach – October 12, 2019 9:53 AM



October 12, 2019 @ 10 AM– Basketball Court – Owned Lots

The benches are stored on the basketball court off season.
Notice the water level on the benches and barrel.

Lifeguard Equipment
Boxes Under Water



October 12, 2019 - Bocci Ball Court OBBC Owned Lots



April 12, 2020 Inside the Corral - Flooded



Expenditures to Date – 5/29/2021

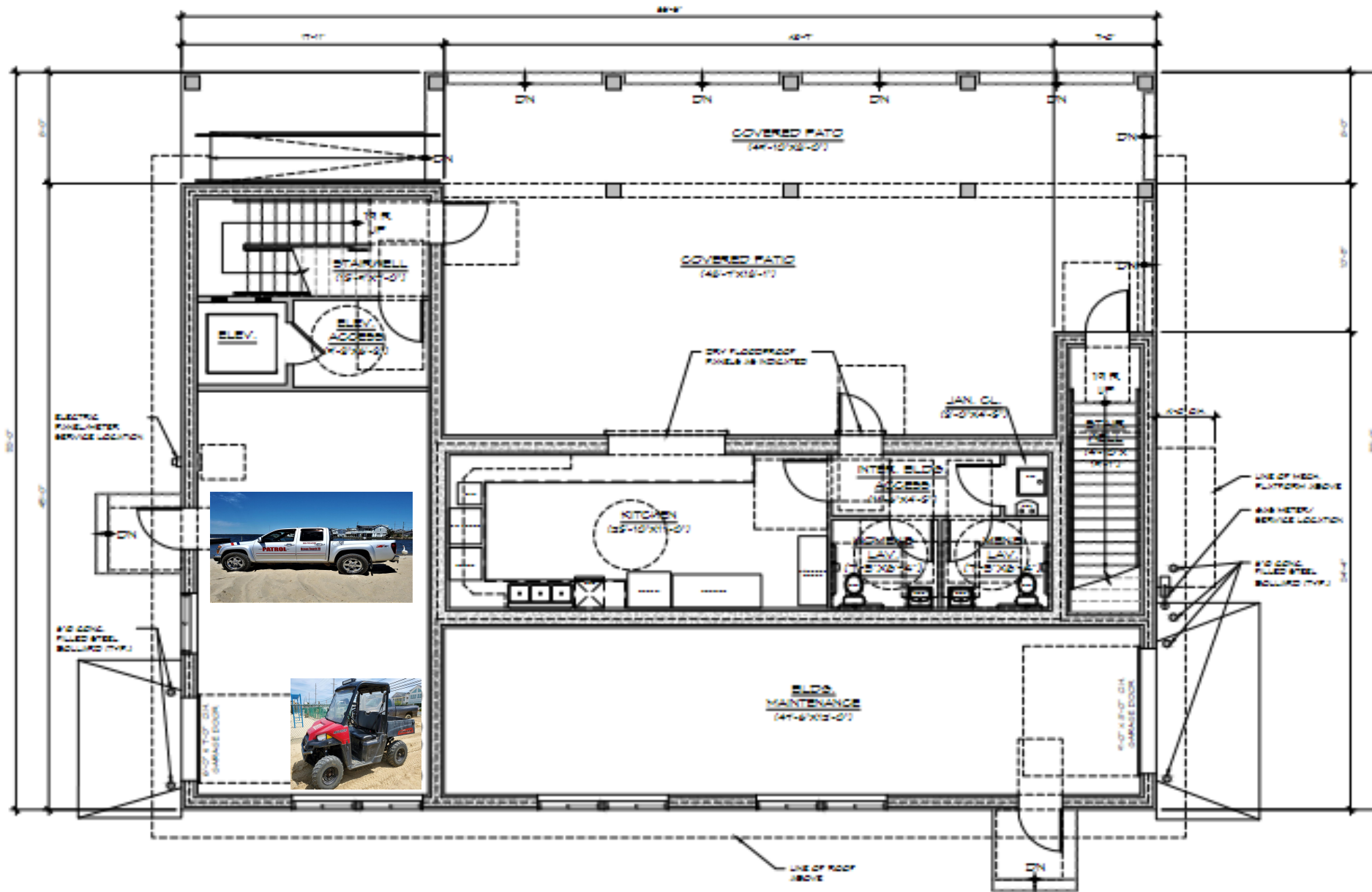
Check to	Reason	Total Contract/Fee Amount	Paid to Date	Balance of Contract	Reserve Balance as of 5/4/2021
					675,296.39
Gravatt Consulting	Preliminary Plot Plan	\$33,000.00	\$ 22,000.00	\$ 11,000.00	\$ (22,000.00)
Kim Dixon Enviornmental, LLC.	CAFRA Permits	\$ 3,500.00	\$ 2,800.00	\$ 700.00	\$ (3,500.00)
Kim Dixon Enviornmental, LLC.	Invoice - CAFRA letters, legal notices	\$ 1,191.30	\$ 1,191.30	Paid in Full	\$ (1,191.30)
Asbury Park Press	CAFRA Legal Notices	\$ 69.65	\$ 69.65	Paid in Full	\$ (69.65)
Township of Toms River	CAFRA Permit Fee	\$ 50.00	\$ 50.00	Paid in Full	\$ (50.00)
NJ DEP	CAFRA Permit Filing Fee	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ (6,000.00)
Barlo, Governale & Assoc, LLC.	Preliminary Plot Plan	\$ 8,500.00	\$ 8,500.00	Paid in Full	\$ (8,500.00)
Novins, York, Jacobus & Dooley	Attorney Retainer	\$ 6,500.00	\$ 6,500.00	Paid in Full	\$ (6,500.00)
Disantis Contracting	Demolition	\$ 7,850.00	\$ 3,925.00	\$ 3,925.00	\$ (3,925.00)
				Current Total	\$623,560.44

New Clubhouse

Ground Level Interior View

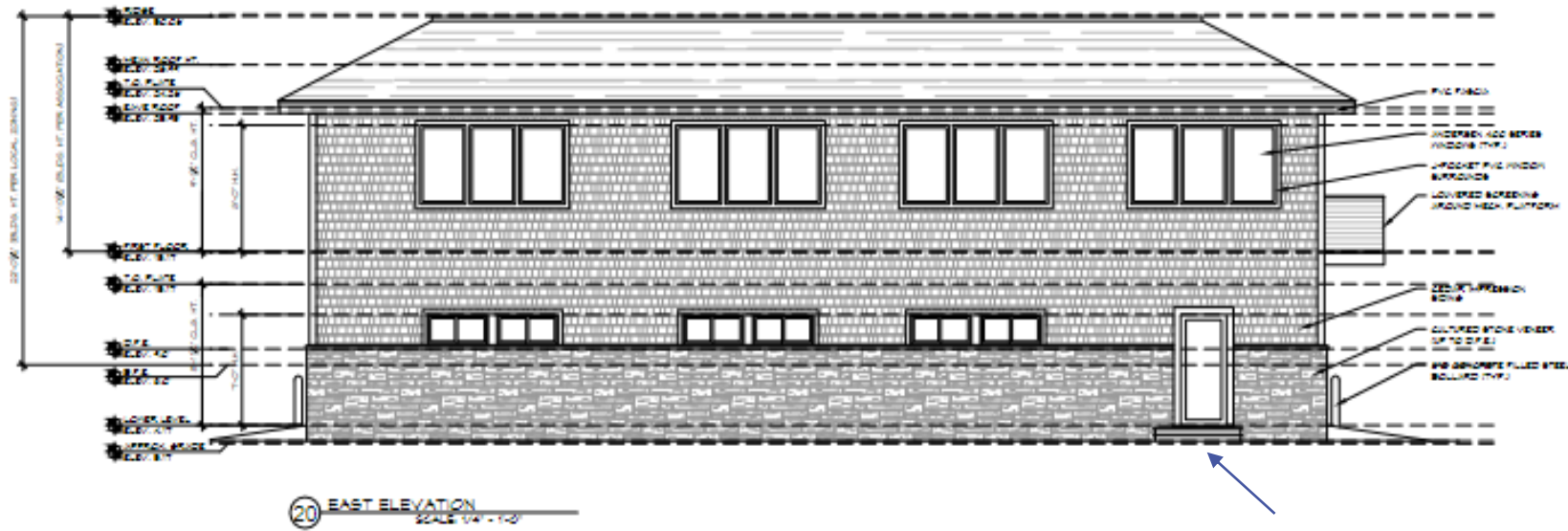
Conceptual Design

Not shown to scale on this slide.



First Floor Level Conceptual Design

Architectural floor plan of the first floor of a building. The plan shows a large "Open Meeting Room" (146'-11" x 64'-11") with a "View to Open Bay" indicated by a blue arrow. To the left is a "STAIRWELL" (17'-0" x 12'-0") and a "CORRIDOR" (15'-0" x 12'-0"). Below the corridor is an "OFFICE" (11'-0" x 12'-0"). To the right of the meeting room is a "MECH. PLATFORM W/ LOWERED SCREENING". The plan also shows an "OPEN DECK" (15'-0" x 12'-0") and a "LINE OF ROOF ABOVE". Dimensions are provided for various areas and overall building size (146'-11" x 64'-11"). A scale bar at the bottom indicates 1/4" = 1'-0".

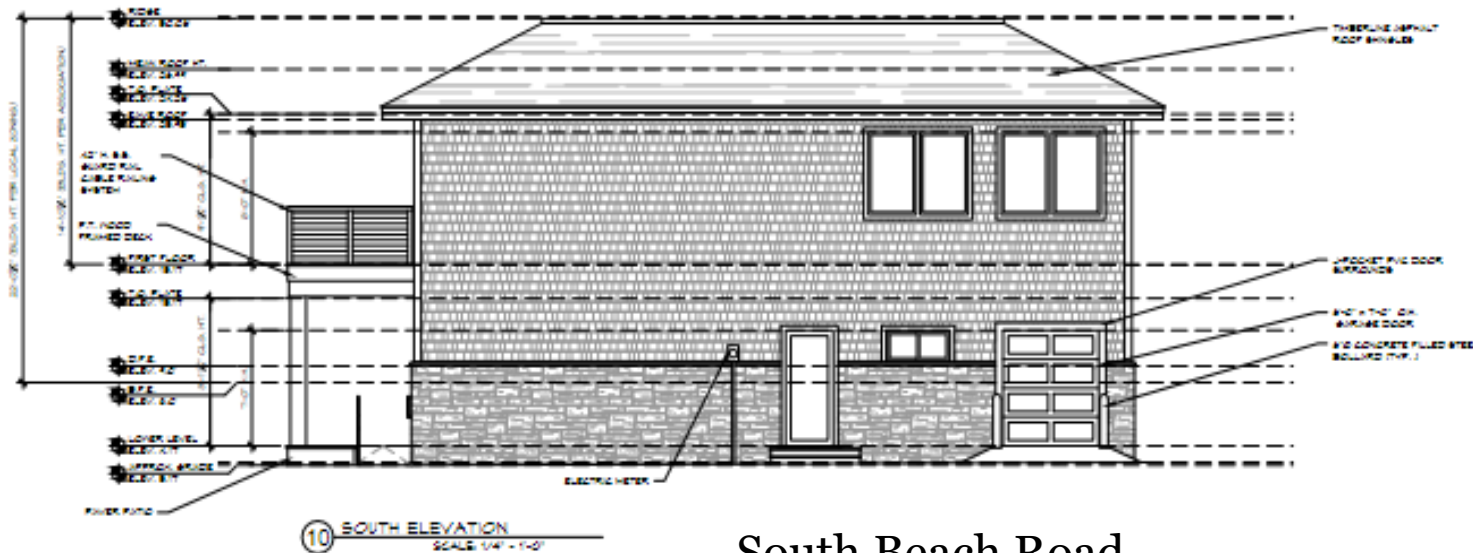


Entrance Door

New Clubhouse

Exterior View
Facing Route
35 South

**Conceptual
Design**



South Beach Road

Exterior View
South Along
South Beach
Road

Simulated Rendering Facing Bay Beach



Simulated Overview Street View



How Do We Raise the Money?

- \$240,000 Sale of Parking lot - Complete
- \$300,000 Sale of Office – Open
- \$ 90,000 Reserve Funds - Complete
- \$ 50,000 Renter Beach Badge Increase Ongoing
- \$ 20,000 Fundraising - Continuing
- \$300,000 Members 2020 \$300/lot
Complete in 2022





That's all Folks!