

**Recreation, Open Space, and Conservation  
Element of the  
Bradley Beach Borough Master Plan**

Prepared for:

**The Borough of Bradley Beach Planning Board**

By:



1460 Route 9 South  
Howell, New Jersey 07731  
(732) 462-7400

Jennifer C. Beahm, PP, AICP  
License No. 05625

Adopted by the Bradley Beach Borough Planning Board on \_\_\_\_\_

# Contents

|  |   |
|--|---|
| I. INTRODUCTION .....  | 1 |
| II. GOALS AND OBJECTIVES.....  | 1 |
| III. EXISTING BOROUGH FACILITIES.....                                  | 2 |
| Lake Terrace Playground (Block 8, Lot 1) .....                         | 2 |
| Recreation Area #1 (Block 82, 4, Lots 14, 16, and 17A) .....           | 2 |
| Second Avenue Median (Block 91, Lots 1-3; Block 92, Lots 1 and 2)..... | 3 |
| Median Open Space (Block 93, Lots 1; Block 94, Lot 1) .....            | 3 |
| Riley Park (Block 95, Lot 1).....                                      | 3 |
| Beachfront (Block 96, Lot 1 and Block 99, Lot 1) .....                 | 3 |
| Additional Facilities.....   | 4 |
| Fletcher Lake and Sylvan Lake.....                                     | 4 |
| Bradley Beach Elementary School .....                                  | 4 |
| IV. RECOMMENDATIONS .....  | 4 |

## List of Figures

Figure 1: Recreation, Open Space, and Conservation Facilities Location Map

## **I. INTRODUCTION**

The Borough of Bradley Beach has prepared this Recreation, Open Space, and Conservation Element of the Borough Master Plan in accordance with the provisions of the Municipal Land Use Law ("MLUL", N.J.S.A. 40:55D-28). The purpose of Recreation, Open Space, and Conservation Element is to catalog the existing parks, open space, and recreational facilities in the Borough and to provide goals and objectives for preserving and enhancing land dedicated to such uses.

The Monmouth County Open Space Plan notes that according to the Balanced Land Use Standard, the Borough has a 10.38-acre deficit in Borough land dedicated to recreation, conservation, and open space. The Borough faces significant difficulty in expanding its inventory of recreation, open space, and conservation areas due to its relative small size and lack of vacant available land. Furthermore, the Borough experiences a substantial increase in demand for recreational opportunities due to the seasonal population increase associated with its character as a tourist destination. Therefore, the preservation and enhancement of the Borough's existing recreation, open space, and conservation areas is paramount to ensuring that adequate recreational opportunities exist for residents and visitors and to enjoy.

The sections that follow serve to provide an inventory of the Borough's existing, recreation, open space, and conservation facilities and establish goals and objectives to guide enhancement, preservation, and development of these facilities.

## **II. GOALS AND OBJECTIVES**

The primary goal of this Recreation, Open Space, and Conservation Element is to ensure that the reasonable and affordable needs and demands for recreation and open space of Borough residents are met. The following objectives have

been established in order to achieve the overarching goal of the Recreation, Open Space, and Conservation Element:

1. Ensure that the Borough's existing inventory of parks and open space are well-maintained.
2. Increase the acreage of land within the Borough dedicated to recreation, open space, and conservation.
3. Encourage the development of both active and passive recreation opportunities for the residents and visitors, while maintaining sensitivity to environmental and cultural resources.
4. Encourage improvements to existing parks to enhance the Borough's inventory of existing parks and open space.
5. Align improvements and enhancements to Borough parks and open space in a manner that capitalizes on available county, state, and federal funding sources.
6. Incorporate resiliency and sustainability measures within the Borough's inventory of parks and open space to ensure these facilities are resilient to future natural disasters.

### **III. EXISTING BOROUGH FACILITIES**

Figure 1 depicts the location of existing recreational facilities in the Borough. According to the NJDEP Green Acres Program, the Borough of Bradley Beach maintains the following open space, recreation, and conservation areas:

#### ***Lake Terrace Playground (Block 8, Lot 1)***

The Lake Terrace playground is located between Fletcher Lake Avenue and Madison Avenue in the northerly portion of the Borough. This facility includes open grassed areas, playground equipment, and a picnic area.

#### ***Recreation Center (Block 82, Lots 4, 5, and 16)***

This facility is located in the southwesterly portion of the Borough on the west side of Main Street between Evergreen Avenue and Burlington Avenue. The facility serves as the primary facility for the Bradley Beach Recreation

Department and is developed with one Little League field, one basketball court, one tennis court, and playground equipment.

***Second Avenue Median (Block 91, Lots 1-3; Block 92, Lots 1 and 2)***

These parcels exist as grassed medians located on Second Avenue between Ocean Avenue and Central Avenue. No recreational facilities are developed on the parcels.

***Median Open Space (Block 93, Lots 1; Block 94, Lot 1)***

These parcels are located between the convergence of Second Avenue and Third Avenue near Fletcher Lake Avenue and Hammond Avenue. No improvements exist on these parcels, and each serves as a grassed median separating the two roadways.

***Riley Park (Block 95, Lot 1)***

Located on the west side of Main Street between Larene Avenue and Brinley Avenue, Riley Park serves as a significant community focal point and is one of the main recreational facilities that host Borough events. The park is located adjacent to the Bradley Beach Train Station and is improved to serve as a "village green." Decorative paver paths traverse the park and provide pedestrian access to Main Street from the train station. The park contains a gazebo, several monuments, benches, and landscaped and grassed areas and provides a passive recreational opportunity adjacent to the Borough's downtown.

***Beachfront (Block 99, Lot 1)***

Like Riley Park, the Borough's waterfront area is a significant community focal point and the main destination for residents and visitors during the summer months. The beachfront comprises the easterly border of the Borough. In addition to providing access the Atlantic Ocean, the beachfront is developed with a boardwalk along Ocean Avenue. There are a number of buildings located along the boardwalk that contain snack bars and public restrooms that cater to

beachgoers. The boardwalk area also contains four bocce courts, a series of gazebos, a miniature golf course, grassed areas, and playground facilities.

### ***Additional Facilities***

In addition to the above, the Borough contains a number of additional recreation an open space facilities that are not listed on the Borough's Recreation and Open Space Inventory. These facilities are described below.

#### Fletcher Lake (Block 97, Lot 1) and Sylvan Lake (Block 98, Lot 1)

Fletcher Lake and Sylvan Lake are located at the northerly and southerly borders of the Borough respectively. Each lake's waterfront is improved with benches and seating areas to provide passive recreational opportunities for residents and visitors.

#### Bradley Beach Elementary School (Block 47, Lot 1)

Bradley Beach Elementary School, located on Hammond Avenue between Brinley Avenue and 5<sup>th</sup> Avenue, contains one basketball court, playground equipment, and a paved area that is striped with a variety of games.

## **IV. RECOMMENDATIONS**

It is recommended that the Borough implement the following actions consistent with the Goals and Objectives of this plan element:

1. Develop a target list of properties within the Borough that are appropriate for recreational facilities, open space, or conservation and evaluate the potential for acquisition of each property.
2. Identify deficiencies in the types of recreational facilities offered within the Borough and evaluate the ability to develop such facilities within the Borough.
3. Enhance recreational opportunities along the waterfront of Fletcher Lake and Sylvan Lake.
4. Improve shore stabilization along Fletcher Lake and Sylvan Lake in a manner that increases resiliency to natural disasters, enhances water

quality, and reduces the potential for erosion and siltation resulting from stormwater runoff.

5. Coordinate with the Bradley Beach Board of Education to facilitate enhanced access to existing recreational facilities at Bradley Beach Elementary School.
6. Establish linkages between parks and open space areas to link existing and future recreation and open space areas where appropriate.



**Figure 1**

Recreation, Open Space, and Conservation Facilities Location Map  
 Borough of Bradley Beach  
 Monmouth County, New Jersey

