

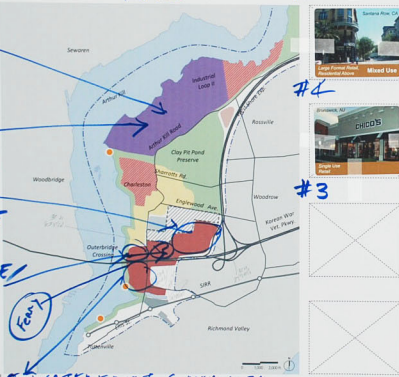
Concept #1 Enhanced Existing Trends Scenario

- Expand Retail at Outerbridge Crossing
- Park & Ride
- Expand Industrial Uses
- Commercial/Light Industrial (warehousing, wholesale, construction, building supplies, landscaping, small/large retail)



INFILL #8

- GREEN INDUSTRY
- KEEP INDUSTRY IN ZONE (COMPACT)
- RETAIL SINGLE USE TO EAST
- MIXED-USE/RETAIL @ W/WATER



8. WATERFRONT COMMUNITY OCEAN GROVE NJ

LEGEND

- Study Area
- Residential
- Retail
- Commercial / Light Industrial
- Industrial
- Transportation
- Open Space
- Bricktown II
- Arterial
- SIR
- Public Waterfront Access

Concept #2 Sustainable and Transit-supportable Scenario

- Expand Residential
- Mixed Use: Residential/Commercial near Existing Rail Station
- Connections to Fresh Kills Park
- Improve Waterfront Access
- Retail: Main Street



#1

- TRAIN STATION
- RESIDENTIAL (UNDER 30 YR. OLD MARKET)
- COMMERCIAL/RESIDENTIAL @ LNG TANKS
- COORDINATE DEVELOPMENT w/ INFRASTRUCTURE



LEGEND

- Study Area
- Residential
- Retail
- Mixed Use
- Industrial
- Transportation
- Open Space
- Bricktown II
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