

OCEAN CITY WATERFRONT PARK AND MARINA

MARINA OPERATIONS AND MAINTENANCE PLAN

April 2010

Ocean City Waterfront Park and Marina Marina Operations and Maintenance Plan

Introduction

This operation and maintenance plan for docking facilities at the Ocean City Waterfront Park and Marina located at 200 Bay Avenue adjacent to beach thorofare in the Great Egg Harbor Bay will explain rules and regulations, outline facility infrastructure, and discuss emergency procedures.

A. Upland Improvements includes

- Crushed shell parking area providing 36 off street spaces.
- A seasonal office and restroom trailer that is ADA compliant.
- Grassed passive recreation area with picnic tables.
- Landscaped buffer areas.

B. South Pier – A Dock

- One variable width, 195 foot long fixed pier.
- 5 finger piers servicing 11 boat slips to 35 in length.
- One 8 wide by 43' end platform.
- Day slips along south side for side to docking including electrical pedestals.
- Associated mooring pilings.

C. Middle Pier – B Dock

- One 7 foot wide 194 foot long fixed pier.
- Eleven finger piers servicing 24 boat slips, 13 of which are 25' foot long 11 are 30 foot long.
- Associated mooring piling.
- A 17.5 wide by 65 long fixed end platform.

D. North Pier – C Dock

- A 3.7 foot wide by 189 foot long fixed pier.
- 6 finger piers servicing 14 boat slips 20 feet in length.
- Associated mooring piling.
- A 40 wide by 28 fixed end platform.

Only South side of C dock is available for public dockage. North side slips are owned by others.

General Marina Information

A. Marina Name and Address

Ocean City Waterfront Park and Marina
200 Bay Avenue
Ocean City, NJ 08226

B. Name of Owner

City of Ocean City
861 Asbury Avenue
Ocean City, NJ 08226
(609) 399.6111

C. Other Contact Information

Dock master- Ocean City Waterfront Park and Marina
(609)525-9301
Email wmoyle@ocnj.us
Ocean City Police Department (24 hours)
(609) 399.9111 or 911 (emergency calls)

D. Emergency Telephone numbers

General

Police and Fire Emergency call box located next to dock master building.
City of Ocean City (609) 399.9111 or 911 (24 hours)
Ambulance/Medical Emergency call box located next to dock master building.
Ocean City Fire and Rescue (609) 399.9111 or 911 (24 hours)

Oil/Fuel Spill

NJDEP Pollution reporting (877) 927.6337
US Coast Guard's National spill Response Center (800) 424.8802

Marine Safety

US Coast Guard, Great Egg Station (609) 399.0119
Emergency South Jersey (609) 677.2222
General Information (609) 898.6900
NJ Marine Police (609) 522.0393

Marine Mammal protection

National Marine fish.... Service (609)390.8303

Mechanical problems

See Dockmaster for list of boat mechanics.

Severe Weather Information

NOAA weather center Mt. Holly, NJ

Towing

TowBoat US

Shamrock Towing (609) 391.9878

Sea Tow of Sea Isle (609) 263-2222

Marina Overview---Layout Information

A. Marina Facilities and Equipment

The Ocean City Waterfront Park and Marina is located along Beach Thorofare and adjacent to the Great Egg Harbor Bay. (See attachment 1 for location and vicinity maps). The 49 slip marina provides the following facilities and equipment (see attachment 2 for marina layout plan):

- 14 slips to 20' 10' beam
- 13 slips to 25' 12' beam
- 11 slips to 30' 12' beam
- 11 slips to 35' 14' beam
- B Dock fishing and passive recreation platform at end of pier.
- Waterlines to all slips.
- Electrical service to A dock slips and convenience outlets at entrance to B and C docks.
- Oil Spill containment kit (booms; absorbent pads), located at the seasonal dockmaster trailer.
- Lighting (along wooden walkway).
- Restroom facilities, seasonally in dockmaster trailer.
- Trash receptacles.
- Fire extinguishers.
- Floatation devices.
- Crushed shell parking area within spaces.
- Bicycle rack.

B. Water Depths

Existing water depths within the marina basin varies 3' (=MLW) Tide range (based on NOAA data) for Great Egg Inlet is 4 (mean tide range), and 4.5' Diurnal(spring tide range).

C. Slip Capacity

The marina provides a total of forty nine slips. Large slips are designated for daily transient use. Of the small to medium slips which are designated for seasonal use, and weekly or biweekly transient use.

D. MSD Types and Numbers

The Marina accommodates only Type III marine sanitation devices (MSDs), either holding tanks, recirculating, or incinerating systems. The specific number and type of MSD on board vessels berthed at the marina shall be determined, requiring slip holders to include such information on their lease agreement. The marina is a zero discharge area.

E. Fueling Rules

There are no fueling facilities in the marina. Marina users can purchase fuel at nearby marinas, or can bring approved portable tanks on board. Transfer of fuel is not permitted in the marina. Spilled fuels shall be wiped up completely using oil absorbent pads, which shall then be properly disposed.

F. Sanitation Location and Rules

Temporary restrooms will be available May 15 through November 30, 2010. They are located in the dockmaster trailer. The restrooms are connected to the New Jersey American Water Company sanitary sewer system.

G. Seasonal Wet Storage Reduction Plan

The marina shall be operational for seasonal and transient use from approximately April 15th through November 30, 2010. Vessels shall be removed from the marina by the owners in anticipation of any periods of non-use during the boating season. If a boat is left at the slip after close of the boating season, Dockmaster may, at his/her sole discretion, and at the boat owners' expense, have the vessel removed from the marina and safely stored at the towing company's discretion.

H. The City shall have the right to close the marina docks on Night in Venice.

I. Floating Docks by renters are not permitted.

Pumpout Compliance

The Marina does not offer pumpout facilities.

Stormwater Management

Stormwater is directed to the existing City of Ocean City storm sewer system on Bay Avenue and 2nd street. The storm runoff will be reduced (from present conditions) due to reduction in impervious surfaces and added vegetated areas.

Materials and Waste Management

No environmentally-hazardous material (paints, solvents, oil, gas, grease, corrosive cleaners, etc.) shall be stored upon marina property. Storage of chemicals shall be kept to a minimum and those shall be properly stored and contained to prevent spillage. There shall be no major maintenance of boats or boat systems (such as bottom scraping or painting, hull painting or repairs, engine overhauls, inboard or outboard engine oil changes, etc) permitted on marina premises. Routine maintenance such as hosing down the vessel will be permitted; hoses and water will be available at the slips. Use of phosphate-containing detergents or toxic cleaning agents is prohibited. Trash shall be placed in trash receptacle in the parking area and at no time to remain on the dock. The City of Ocean City department will empty the receptacles. Fish cleaning is prohibited on the marina dock.

Emergency Planning

A. Emergency Telephone Numbers see pages 3 and 4

B. Fuel/Oil Spill Containment Practices

There are no fueling facilities in the marina. Marina users can purchase fuel at nearby marinas, or can bring approved portable tanks on board. Transfer of fuel is not permitted in the marina. Spilled fuels on board vessels shall be wiped up completely using oil-absorbent pads, which shall then be disposed in designated containers. Disposal of waste oil shall not be permitted in the water or upon the ground. All waste oil shall be collected in leak-proof containers for transport to the nearest recycling center or to an approved disposal site. In the event that oil, gas, or diesel fuel is spilled into the waters of the marina, (1) Stop the flow; (2) Contain the spill (spill containment kits, containing booms, and absorbent pads, shall be available at the marina in clearly-marked and easily accessible boxes); and (3) Call the US Coast Guard's National Response Center at (800) 424.8802 and NJ DEP Emergency Response (877)927.6337. Emergency response personnel will follow established practices when responding to spills. The Ocean City Fire and Rescue shall be notified (609) 399.9111 or 911 if the spill creates a potential fire hazard. Boat owners shall be held financially responsible for costs incurred by the marina, the City of Ocean City, the State of New Jersey, or other authorities, for clean-up of fuel spills.

C. Sewage spill prevention and containment practices.

Overboard discharge of sewage into the water is prohibited. Violators shall be subject to penalties, including fines and arrest. In the event of an accidental sewage spill, the person responsible for the spill, or the person first observing such a spill, shall immediately determine if the leak is continuing, and take such action as to halt and contain the spill, and to contact the Ocean City Dockmaster, City of Ocean City, (609) 399.6111, the US Coast Guard (800) 424.8802 and the NJDEP Emergency Response Team (877) 927.6337. Boat owners shall be held financially responsible for any costs incurred by the marina, the City of Ocean City, State of New Jersey, or other authorities, for clean-up of sewage spills.

D. Fire

In the event of a fire, use the Police and Fire Emergency call box located at the temporary dockmaster trailer at the marina, or contact the Ocean City Police Department (609) 399.9111 or 911. Marina regulations emphasize precautions for prevention of fire. Patrons are required to store and handle fuel in accordance with local fire codes, and to exercise care in the use of flammable materials. The use of grills, barbecues, or any open flame device on boats or docks is prohibited. Fire extinguishers shall be available at designated locations on site. In addition, all boats berthed in the marina are required to have a fire extinguisher on board. Each boat in the marina must be in compliance with US Coast Guard requirements regarding fire protection and safety equipment.

E. Hurricane/severe weather

In weather emergencies, the marina will follow the recommendation of the Emergency management operations center regarding special precautions or evacuations. Boat owners are encouraged to be alert for the issuance of watches and warnings for hurricanes and severe weather, and to keep informed via the news media, the NOAA weather radio, and/or the VHF weather band. Boaters shall be required to secure boats accordingly for prevention of damage to other vessels and to marina property. All boat owners shall be required to remove their boats from the marina if evacuation is ordered by the authorities. Boat owners must be sure that their contact information (name, address, telephone number) is current and up-to-date and on file with the Dockmaster in the event that they need to be contacted for emergency purposes. If a boat cannot be removed from the water, all portable fuel tanks, CNG or propane tanks from stoves, and other loose gear shall be removed from the vessel at the Dockmaster's authority, and the vessel shall be properly secured using extra lines and fenders, if warranted.

Marina Rules, Regulations and General Guidance

The Ocean City Waterfront Park and Marina is owned and operated by the City of Ocean City, New Jersey. The purpose of these Rules and Regulations is to outline use of the marina and its facilities; to provide for the safety of all marina users; to protect the marina environment from adverse impacts to promote proper use and care for marina facilities and to establish that users shall be responsible for any damages and/or liability arising from violations. There shall be no vendors at the Ocean City Marina. A copy of the Marina Operations and Maintenance Plan containing the Rules and Regulations shall be given to each marina user.

A. Operation and Use

1. The Ocean City Marina, owned and operated by the City of Ocean City is open from April 15 through November 30 for seasonal and transient boaters.
2. A total of 49 slips are available
 - 14 slips to 20' 10' beam
 - 13 slips to 25' 12' beam
 - 11 slips to 30' 12' beam
 - 11 slips to 35' 14' beam
3. No land storage of equipment is permitted. Fish cleaning on docks and parking lot and discarding of fish remains shall not be permitted. Fish cleaning on boat is permitted.
4. Allocation of the seasonal slips is determined by a lottery system.
5. Fees shall be as designated in the current municipal fee ordinance schedule.
6. Use of docking facilities by transient vessels is limited to a maximum of seven (7) consecutive days, with a one-time seven (7) day renewal, pending availability.
7. Slips along the south side of a dock are available for short-term stays of three (3) hours or less at no charge. Vessels that stay beyond three (3) hours are charged the daily rate as outlined in the municipal fee ordinance.
8. All piers (A, B, and C) as well as end platform, are available for general public use dawn to dusk and are not restricted to slip holders. Finger piers for boat slip access are for the sole use of slip holders and are not considered public access areas.
9. Seasonal or extended live-a-boards are not permitted.

B. Safety

1. There are no fueling facilities in the marina. Marina users can purchase fuel at nearby marinas, or can bring approved portable tanks on board. Transfer of fuel is not permitted in the marina. Spilled fuel on decks shall be completely wiped up using absorbent pads, which shall then be properly disposed in trash receptacle in the marina.
2. All boats berthed in the marina shall be equipped with a fire extinguisher, and all boats shall be in compliance with US Coast Guard requirements regarding fire protection and safety equipment. The use of grills, barbecues, or any open flame device on docks or on boats in the marina is prohibited.
3. The marina is a "no wake" zone. Boats in the marina shall be operated at the slowest possible speed to prevent accidents caused by wakes.
4. Swimming in the marina is prohibited.

C. Maintenance

1. There shall be no major maintenance activities (pulling engines; bottom scraping or painting; hull painting or repairs; engine overhauls; soldering or welding inboard or outboard engine oil changes) while boats are in marina.
2. Routine, minor maintenance activities, such as hosing down the vessel, shall be permitted. Boat and systems maintenance activities to insure safety at sea shall be permitted.
3. Use of phosphate-containing detergents or toxic cleaning agents is prohibited.
4. Storage of chemicals on board shall be kept to a minimum and those shall be properly stored and contained to prevent spillage.

D. Environment

1. Discharge of solid waste, including but not limited to garbage, maintenance waste, plastics, refuse and rubbish into waters of the State, including marina basins, is prohibited.
2. Discharge of sewage into the water is strictly prohibited. Port-a-potties shall not be emptied in the restroom; use of a designated disposal facility is required.
3. The marina provides an Oil Spill Containment Kit (boom; absorbent pads) in the temporary Dockmaster trailer. In the event of a spill, the spill shall be stopped and contained as soon as possible, and call emergency numbers listed on page
Oil water shall not be treated with detergents; soaps pollute and make clean-up impossible.

4. Engine oil tends to accumulate in bilges. Discharging oily bilge water into the marina is prohibited. Marina patrons are encouraged to keep engines well tuned to minimize the amount of oil that is released, and to be sure that there are not leaking seals, gaskets, or hoses. Oil absorbent materials or a bioremediating bilge boom shall be kept in the bilge. Oil absorbent pads shall be placed under the engine, and shall be replaced regularly. Gasoline-soaked materials shall be treated as hazardous waste; the dockmaster shall be notified when gasoline-soaked materials are in need of disposal and the dockmaster will contact the appropriate local authorities, depending on the magnitude of the problem, and will arrange for appropriate disposal.
5. State of New Jersey Fish Waste Policy shall apply.
6. Trash shall not be thrown overboard. Place trash in containers provided at the marina and shall never be left loose on the dock or in parking areas.
7. Waste oil may be recycled at an appropriate recycling facility.

E. Security

1. Marina users are responsible for securing their vessels (including contents and personal items).
2. The Ocean City Police Department shall be contacted using the Police and Fire Emergency call box or by calling 911 to report theft, vandalism, or any other damage to vessels or contents.
3. The City of Ocean City shall not be held responsible for theft, vandalism, or any other damage to vessels or contents.

F. Facilities

1. The marina structures are owned and operated by the City of Ocean City. Modifications of the slips and/or structures are prohibited.
2. All boats must be secured in the slip in such a way as prevent damage to other boats or to marina structures and must be approved by the dockmaster.
3. Plastic or other non-metal bait traps or buckets are permitted; metal materials are not allowed. Individual bait keepers or traps shall be permitted within that marina users designated slip and shall not interfere with adjoining slips.

G. Severe Weather Events

1. In weather emergencies, the marina will follow the recommendation of the Ocean City Emergency Management regarding special precautions or evacuations. Boat owners are encouraged to be alert for the issuance of watches and warnings for hurricanes and severe weather, and to keep informed via the news media, the NOAA weather radio, and/or the VHF weather band. Slip holders may sign up for the City's reverse 911 warning system.
2. Boaters shall be required to secure boats accordingly for prevention of damage to other vessels and to marina property. All boat owners shall be required to remove their boats from the marina if evacuation is ordered by the authorities. Boat owners must be sure that their contact information (name, address, telephone number) is current and up-to-date and on file with the Dockmaster in the event that they need to be contacted for emergency purposes. If a boat cannot be removed from the water, all portable fuel tanks, CNG or propane tanks from stoves, and other loose gear shall be removed from the vessel at the Dockmaster's authority, and the vessel shall be properly secured using extra lines and fenders, if warranted.

H. Miscellaneous

1. Marina users shall be mindful of noise levels. The City of Ocean City Noise Ordinance prohibits loud and inappropriate noise between the hours of.....
2. Parents are encouraged to accompany children under the age of 12 years.
3. Pets must be on a leash at all times and walked in specified areas. Owners must clean up after their pet(s), and bag and dispose of wastes in accordance with current city ordinance.

I. Liability

1. Proof of boat operator's liability insurance is required by all boats occupying slips in the marina.
2. The City of Ocean City is not responsible for the safekeeping or condition of any boat in the marina. The City of Ocean City shall not be liable for damage to or loss of a vessel, its gear, tackle, or equipment or for damage of or loss of any other property for any cause whatsoever. Should the Dockmaster or any other City of Ocean City employee voluntarily go to the rescue vessel, or take action or lack of action with respect to the vessel's safekeeping or custody, which said actions owner hereby authorizes, all parties so assisting the

vessels are hereby released from all claims of liability with respect to the vessel or its contents.

J. Violations

1. A copy of the Ocean City Operations and Maintenance Plan including the Rules and Regulations shall be provided to all marina users.
2. Violations of the Rules and Regulations shall result in fines and/or arrest, and financial responsibility for any damages and/or liability arising from violations.

K. State of New Jersey Waste Policy

All slip holders shall be in total compliance with NJ Fish Waste Policy

L. Parking

Parking is available onsite for slip holders and general public for use during park visits only. Visitor parking is from dawn to dusk, slip holders may use parking lots at any time when utilizing their respective vessel.

M. Dockage agreement

Individual slip holders shall complete and comply with all terms and conditions outlined within the signed Dockage agreement. A dockage agreement is for one seasonally and does not assure the same as any slip in subsequent years.