

Ocean Gate School Redevelopment Plan

Community Engagement Survey

126 West Arverne Avenue | Block 3.03 Lots 5 and 6

Purpose. The former Ocean Gate Elementary School property includes three school buildings, including the historic one-room schoolhouse, recreational fields, parking, and accessory structures. The school is closed and will not be used for school-district instruction. The Borough is seeking community input to help shape a redevelopment plan and future zoning for the site.

How your response will be used. Survey results will be summarized for the Land Use Board and Borough officials. The survey is advisory and will help in the creation of the redevelopment plan and future zoning designation. Individual contact information is optional.

Instructions

Complete one survey per person. Unless a question says otherwise, select all answers that apply. You may skip any question.

Return by October 19, 2026

Email: tara@paxtonplanninggroup.com

Mail or deliver: Ocean Gate Land Use Secretary
801 Ocean Gate Avenue, Ocean Gate, NJ 08740



1 About You

1. What is your connection to Ocean Gate? *Select all that apply.*

- | | |
|--|--|
| ☐ Resident | ☐ Property owner |
| ☐ Parent or guardian | ☐ Student or young person |
| ☐ Local business owner or employee | ☐ Community organization member |
| ☐ Former student or school employee | ☐ Other: _____ |

2. How long have you lived in or been connected to Ocean Gate? *Select one.*

- | | |
|---|---|
| ☐ Less than 1 year | ☐ 1 to 5 years |
| ☐ 6 to 10 years | ☐ 11 to 20 years |
| ☐ More than 20 years | ☐ Not applicable |

3. Optional contact information

Name: _____ Email or phone: _____

Street or neighborhood: _____

2 Community Vision and Priorities

4. Which overall direction do you prefer for the property? *Select one.*

- | | |
|---|---|
| ☐ Primarily public or community use | ☐ A mix of public and private uses |
| ☐ Primarily private redevelopment | ☐ Open space and recreation only |
| ☐ Preserve the property largely as it is | ☐ Unsure or need more information |

5. Which goals should guide reuse of the property? *Select up to five.*

- | | |
|--|---|
| ☐ Provide indoor community gathering space | ☐ Reuse existing school buildings where feasible |
| ☐ Serve children, teens, and families | ☐ Serve older adults and people with disabilities |
| ☐ Provide education, training, or arts programs | ☐ Provide health or social services |
| ☐ Create housing options | ☐ Support small businesses or local services |
| ☐ Generate revenue or reduce public costs | ☐ Improve stormwater, resilience, and sustainability |
| ☐ Expand parks, fields, and recreation | ☐ Limit traffic and protect nearby neighborhoods |
| ☐ Other: _____ | |

6. In one sentence, what is your preferred vision for the property?

3 Potential Uses

7. How appropriate is each potential zoning use for this site? *Mark one response per row.*

Potential use	Very appropriate	Somewhat appropriate	Not appropriate	Unsure
Community center or meeting space	☐	☐	☐	☐
Youth, senior, or family programs	☐	☐	☐	☐
Indoor recreation or fitness	☐	☐	☐	☐
Outdoor fields, playground, or park	☐	☐	☐	☐
Arts, culture, museum, or performance space	☐	☐	☐	☐
Library, education, or workforce training	☐	☐	☐	☐
Childcare or early-learning center	☐	☐	☐	☐
Health, wellness, or social services	☐	☐	☐	☐
Municipal or other civic offices	☐	☐	☐	☐
Nonprofit or philanthropic services	☐	☐	☐	☐
Small-scale retail, cafe, or personal services	☐	☐	☐	☐
Professional or medical offices	☐	☐	☐	☐
Single-family housing	☐	☐	☐	☐
Townhouses or other attached housing	☐	☐	☐	☐
Apartments or condominiums	☐	☐	☐	☐
Senior housing or assisted living	☐	☐	☐	☐

Potential use	Very appropriate	Somewhat appropriate	Not appropriate	Unsure
Affordable or workforce housing	☐	☐	☐	☐
Mixed use with housing and community/commercial space	☐	☐	☐	☐
Renewable energy or resiliency facilities	☐	☐	☐	☐

8. Are there other uses you would support?

9. What uses or site impacts should the redevelopment plan prohibit or strictly limit?

- | | |
|--|---|
| ☐ Heavy industrial or warehousing | ☐ Large-scale commercial development |
| ☐ High-density residential development | ☐ Buildings out of scale with the neighborhood |
| ☐ Late-night or high-noise activities | ☐ Uses generating substantial truck traffic |
| ☐ Loss of fields, playground, or open space | ☐ Removal of historic resources |
| ☐ Other: _____ | |

4 Buildings Grounds and Neighborhood Fit

10. What should happen to the existing features? *Mark one response per row.*

Existing feature	Preserve and reuse	Replace or substantially change	No preference	Need more information
Main school building(s)	☐	☐	☐	☐
Recreational fields	☐	☐	☐	☐
Playground or outdoor activity areas	☐	☐	☐	☐
Parking and circulation areas	☐	☐	☐	☐

11. How important are the following factors in evaluating reuse proposals? *Mark one response per row.*

Evaluation factor	Very important	Important	Less important	Not important	Unsure
Traffic safety and parking	☐	☐	☐	☐	☐
Fit with nearby homes and neighborhood character	☐	☐	☐	☐	☐
Preservation of historic resources	☐	☐	☐	☐	☐
Retention of open space and recreation	☐	☐	☐	☐	☐
Stormwater, flooding, and environmental resilience	☐	☐	☐	☐	☐
Accessibility for people of all ages and abilities	☐	☐	☐	☐	☐

Evaluation factor	Very important	Important	Less important	Not important	Unsure
Cost to Borough taxpayers	☐	☐	☐	☐	☐
Long-term operating and maintenance costs	☐	☐	☐	☐	☐
Potential tax or lease revenue	☐	☐	☐	☐	☐
Ability to implement the project in phases	☐	☐	☐	☐	☐

12. If housing is included in allowable uses in the zone, which forms could be acceptable? *Select all that apply.*

- | | |
|--|---|
| ☐ Single-family homes | ☐ Townhouses or duplexes |
| ☐ Small apartment or condominium building | ☐ Senior housing or assisted living |
| ☐ Affordable or workforce housing | ☐ Housing within a mixed-use project |
| ☐ No housing should be permitted | ☐ Unsure or need more information |

13. If commercial or service uses are included in zoning, what types would be acceptable?

- | | |
|---|--|
| ☐ Childcare or early learning | ☐ Cafe or small restaurant |
| ☐ Neighborhood retail | ☐ Professional or medical office |
| ☐ Arts, studio, or maker space | ☐ Health, fitness, or wellness services |
| ☐ No commercial uses should be permitted | ☐ Other: _____ |

5 Ownership Funding and Timing

14. Which ownership or partnership approaches should the Borough consider? *Select all that apply.*

- | | |
|--|--|
| ☐ Continued public ownership and operation | ☐ Public ownership with nonprofit operation |
| ☐ Long-term lease to a private or nonprofit partner | ☐ Public-private redevelopment partnership |
| ☐ Sale with zoning and design protections | ☐ Unsure or need more information |

15. Which funding approaches would you support exploring? *Select all that apply; selection does not authorize spending.*

- | | |
|--|---|
| ☐ State or federal grants | ☐ County or regional funding |
| ☐ Private investment | ☐ Nonprofit or philanthropic funding |
| ☐ Lease or user-fee revenue | ☐ Local capital funding or borrowing |
| ☐ Land sale or development proceeds | ☐ Unsure or need more information |

16. What should happen in the near term while long-term plans are developed? *Select up to three.*

- | | |
|---|---|
| ☐ Maintain and secure the buildings | ☐ Continue safe use of fields and outdoor areas |
| ☐ Offer temporary community programs or events | ☐ Conduct building and environmental assessments |
| ☐ Seek grants and project partners | ☐ Issue a request for reuse or development proposals |
| ☐ Make no new use until a plan is adopted | ☐ Other: _____ |

17. What information would help you evaluate future options? *Select all that apply.*

- | | |
|--|---|
| ☐ Building condition and renovation costs | ☐ Traffic and parking analysis |
| ☐ Tax and municipal cost impacts | ☐ Flooding, drainage, and environmental conditions |
| ☐ Historic-preservation requirements | ☐ Concept plans or visual examples |
| ☐ Market or financial feasibility | ☐ Other: _____ |

6 Final Comments

18. What is the single most important outcome the redevelopment plan should achieve?

19. What is your greatest concern about reuse of the property?

20. Please share any additional ideas, concerns, or site history that should inform the plan.

Thank you for helping shape the future of the Ocean Gate School property.



<https://www.paxtonplanninggroup.com>

PLEASE Return Completed Surveys by October 19, 2026 by either emailing or mailing/dropping off at Ocean Gate Borough Hall

Email completed surveys to: tara@paxtonplanninggroup.com

OR

Mail or hand deliver to: Ocean Gate Land Use Secretary at
801 Ocean Gate Avenue, Ocean Gate, NJ 08740