

# **RULES AND REGULATIONS OF THE OCEAN GROVE CAMP MEETING ASSOCIATION OF THE UNITED METHODIST CHURCH**

On March 3, 1870 the founding fathers of the Ocean Grove Camp Meeting Association of the United Methodist Church (hereinafter referred to as the "Association") were granted a charter "for the purpose of providing and maintaining for the members and friends of the Methodist Episcopal (now United Methodist) Church, a proper, convenient and desirable permanent Camp Meeting Grounds and Christian seaside resort."

To this end, the following Rules and Regulations are adopted by the Board of Trustees of the Association to which all of the lands of the Camp Grounds commonly known as "Ocean Grove" are described as follows:

Bounded on the east by the Atlantic Ocean; on the north by Wesley Lake and extending westwardly along the major Wesley Lake storm drain right-of-way to a point in the middle of Main Street; on the West by the center line of Main Street; on the South by Fletcher Lake and extending westwardly along the major Fletcher Lake storm drain right-of-way to a point in the middle of Main Street, (which hereinafter is referred to as the "Camp Grounds"), are hereby made subject as appropriate by specific terms of the various leases (including ground leases) with the Association. It should be further understood that these Rules and Regulations are in addition to any and all ordinances of the Township of Neptune or laws or regulations of any other governmental or quasi governmental body having jurisdiction.

## **RULES AND REGULATIONS APPLICABLE TO ALL PROPERTIES WITHIN THE CAMP GROUNDS**

### **1. The Sale of Alcoholic Beverage on the Premises of a Public Place Is Strictly Prohibited**

No person, corporation or other entity within the limits of Camp Grounds, shall sell for a consideration, any alcoholic beverage, either wholesale or retail, by the bottle, can, glass or in any other manner. This rule shall not apply to medicine having an alcoholic content sold by any licensed drugstore. The prohibition of this rule shall specifically apply to any business or establishment which must hold a license granted by the New Jersey Division of Alcohol Beverage Control Board.

The term "alcoholic beverages" for the purposes of this rule shall include all forms of liquor, beer, wine and any other spirituous, vinous, malt, brewed or fermented liquor or mixed liquors which contain one-half of one per centum or more of alcohol by volume and which are used or are to be used for beverage purposes.

### **2. Property Uses Permitted**

The following uses of real estate will be permitted on premises located within the Camp Grounds under and subject to all applicable zoning laws of the Township of Neptune.

- A. One family dwellings detached
- B. Two family dwellings detached
- C. Three family dwellings detached
- D. Rooming houses
- E. Garden apartments
- F. Attached row or townhouses
- G. Hotels and motels
- H. Multi-family apartment houses and condominiums
- I. Tent cabins with canvas fronts
- J. Retail business establishments of a neighborhood type
- K. Retail stores and banks
- L. Museums, galleries, and gift shops
- M. Personal service establishments
- N. Coffee shops, restaurants, and light food concessions
- O. Professional and business offices
- P. Laundromats & coin operated dry cleaning establishments
- Q. Motion picture theaters
- R. Public or private parking facilities
- S. Nursing homes and shelter health care facilities
- T. Public buildings such as houses for worship, libraries, firehouses and post offices
- U. Light impact commercial establishments which sell, repair, or service automobiles and wholesale distribution establishments provided said establishments front on Main Street
- V. Parks, playgrounds and similar public or semi-public recreation facilities provided such facilities are deemed by the Board of Trustees to be compatible with the objects of the Association.

The Association may grant additional uses by vote of the Board of Trustees or of its Executive Committee. Any such uses shall be considered on a case-by-case basis and shall be limited in effect to the premises for which such additional use is granted. Any additional use granted in one case shall not be construed as an indication that the same exception or use shall be granted in another case. The grant of any additional use may be made subject to such conditions or restrictions as the Association believes are reasonable and in the best interest of the Association or the community.

### **3. Change from Existing Use**

Whenever any leaseholder or sub-lessee shall desire to change the use of a leased property, whether or not said use is specifically permitted by Article 2 hereof, said person shall first obtain the written consent of the Association. Such consent shall not be considered an endorsement of the use at the particular location for zoning purposes. The Association may address an objection or an endorsement of the use to the Zoning Board of the Township of Neptune when the Association wishes to take a position as to the appropriateness of the use at the particular location, even though the proposed use is one permitted on the Camp Grounds under Section 2 hereof.

#### **4. Construction on Sunday Prohibited**

Except in cases of emergency consisting of a condition threatening a clear and present danger to persons or property and only then with the written permission of the Association, no leaseholder or sub-lessee of any lot shall construct, erect, repair, make alteration to, do external painting, demolish or remove, (or cause or permit any other person, guest or invitee to do such work) of or to any building, or structure of any kind, whether attached to or severed from the land, upon any premises located on the Camp Grounds, on the first day of the week commonly known as Sunday.

#### **5. (Reserved for Future Use)**

#### **6. Buildings**

Any construction, alteration, addition or repair to any building, outbuilding or other lot Improvement within the Camp Grounds and for which work a building or other permit is required by the Township of Neptune, shall first be approved by the Association. With the approval of any such work, the Association may attach such conditions or restrictions as it believes are reasonable and in the best interests of the Association or the community.

#### **7. (Reserved for Future Use)**

#### **8. Parking of Motor Vehicles, Trailers or the Storage of Boats**

No motor vehicle, trailer or boat shall be parked or stored on any setback or open space lying between a leased lot and the curb or curb line of the street, avenue, lane, ways or places upon which such leased lot shall front. Corner lots shall be considered as fronting on both Intersecting streets, avenues, lanes, ways or places and through lots shall be considered to front at both ends. The holder of a leased lot to which this section applies not only shall refrain from parking on such area, but shall also not permit others to park thereon. This prohibition shall not apply to ground within the leased lot boundaries.

#### **9. Maintenance of Sidewalks, Curbs, Street Trees, Yards and Plantings**

**A.** It shall be the duty of all lessees of lots fronting on any of the streets, avenues, lanes, ways, or places within the premises of said Association to construct sidewalks In front of the same of either concrete or flagging of the width and at the grade established by the Township of Neptune (if any) and to properly curb the same, and to keep the sidewalks which are now constructed, or may hereafter be constructed, and the curbs along the same In front of these lots In proper repair and safe for travel. If the sidewalks and curbs along said lots shall not be constructed or repaired as aforesaid, or shall not be of the proper grade or width, the said Association shall have authority through Its Executive Director to notify said lessees to construct, repair or relay the same with either flagging or concrete, and if said lessee or lessees shall refuse or neglect to construct, repair or relay the same as aforesaid within twenty days after being so notified, the said Association may construct, repair or relay the same and collect the

expense thereof from the lessee or lessees by action at law, or may add the same to the annual assessment on said lot made against lessee or lessees, with legal interest thereon. The failure of the Association to take action hereunder shall not relieve the lessee of the obligation hereby imposed. Corner lots shall be considered fronting on both Intersecting streets, avenues, lanes, ways or places and through lots shall be considered to front at both ends.

**B.** It shall be the duty of all lessees of lots fronting on any of the streets, avenues, lanes, ways or places within the premises of said Association to maintain any trees, yards and plantings In front of the same In a manner which shall meet the codes and ordinances of the Township of Neptune and protect the welfare and safety of the public, and to afford neighboring lots an unrestricted view of the ocean within the first two blocks there from, and the trees, yards and plantings shall not be maintained as aforesaid, the Association shall have authority through its Executive Director to notify lessees to properly maintain the same, and if the lessee or lessees shall refuse or neglect to maintain the same aforesaid within twenty days after being so notified, the Association may perform such maintenance and collect the expense thereof from the lessee or lessees by action at law or may add the same to the annual assessment on said lot made against the lessee or lessees, with legal interest thereon. The failure of the Association to take action hereunder shall not relieve the lessee of the obligation hereby imposed.

**C.** It shall be the duty of all lessees of lots fronting on any of the streets, avenues, lanes, ways or places within the premises of said Association to maintain sidewalks in front of the same by keeping them free of debris, obstruction, snow, or Ice or any other substance which may present a danger to pedestrian traffic.

#### **10. (Reserved for Future Use)**

## **RULES AND REGULATIONS APPLICABLE TO PARKS GRASSED PROMENADES, AND OTHER AREAS INTENDED FOR PUBLIC USE WHICH ARE UNDER THE JURISDICTION OF THE ASSOCIATION**

### **11. Alcohol and Drugs Prohibited**

The consumption of alcoholic beverages of any kind or description, use of marijuana or any other natural or chemical substances which tend to alter the rational mind processes (commonly known as "drugs") is prohibited.

### **12. Littering Prohibited**

Littering is prohibited. For purposes of this Rule and Regulation the term "Littering" shall include (but not be limited to) the deposit of solid excrement by any pet. The owner of the pet, whether or not present shall be responsible and shall make provision for the removal of such excrement.

### **13. Riding of Bicycles Prohibited**

Riding of skateboards, pedal bicycles, motorized bicycles or other motorized vehicles, except equipment for handicapped persons, on pedestrian walkways (excepting the boardwalk as outlined in Rule #23) or on grassed areas is prohibited.

### **14. Sleeping at Night Prohibited**

Sleeping on grassed areas, sidewalks or park benches during the night hours of 10:00 P.M. to 7:00 A.M. is prohibited.

### **15. Camping Prohibited**

Any form of camping is prohibited in these areas. For this purpose the term "camping" shall not include picnicking provided no open fire is used.

### **16 through 20. (Reserved for Future Use)**

## **RULES AND REGULATIONS APPLICABLE TO THE BOARDWALK AND BEACH**

### **21. Alcohol and Drugs Prohibited**

The consumption of alcoholic beverages of any kind or description, the use of marijuana or any other natural or chemical substances which tend to alter the rational mind processes (commonly known as "drugs") is prohibited.

### **22. Dogs Prohibited During the Summer**

Dogs shall not be permitted on the beaches or boardwalk at any time of the day from the first day of May through the fifteenth day of September.

### **23. Pedal Bicycles**

Riding of pedal bicycles on the boardwalk is prohibited at all times except between the hours of 3:00 A.M. to 10:00 A.M.

### **24. Motorized Vehicles Prohibited**

Automobiles, motorcycles, motorbikes and any other type of motorized vehicle (except equipment for handicapped persons) are prohibited from riding or parking on the boardwalk or beach. Maintenance or work type vehicles while engaged in such maintenance or work will be permitted with the written consent of the Association subject to such restrictions as the Association may wish to impose for the prevention of damage to property or safety of persons.

### **25. Sleeping at Night Prohibited**

Sleeping on the beach, boardwalk or benches on the boardwalk during the hours 10:00 P.M. to 7:00 A.M. is prohibited.

### **26. Swimming on Unguarded Beaches Prohibited**

Swimming, rafting or surfing from an unguarded beach is prohibited. Persons swimming, rafting or surfing from an unguarded beach shall be trespassers; and the Association shall have no responsibility for their safety.

### **27. Use of the Beach and Guarded Beaches**

The Association will establish hours for the use of the beach and the hours for swimming on guarded beaches. Persons using the beaches shall be subject to regulations and restrictions in guarded areas as may be imposed by the lifeguard on duty at any time and from time to time depending upon his or her judgment of surf conditions, and swimmer safety.

### **28. Beach Fees**

Fees for the use of the beaches during established hours will be fixed by the Association annually.

### **29. Surfing**

Surfing on surf boards or other rigid flotation devices may be conducted only if and for so long as the Association designates a "surfing beach"; and then, and only then, on such designated beach and at such times when it is guarded. Persons surfing from any other beach, or at times when a "surfing beach", if any, is not guarded, shall be trespassers and the Association shall have no responsibility for their safety.

### **30. Bathing Tags**

Bathing tags or other proof of payment of the beach entrance fee shall be worn by all bathers on the beach during established hours in the summer season.

### **31. Entrance to the Beach**

Entrance to the beach shall only be gained through entrance ways provided in the railing on the boardwalk.

### **32. No One Permitted on Beaches Sunday Morning During Summer**

No one will be permitted on the beaches from 9:00 A.M. to 12:30 P.M. on Sundays commencing with the second Sunday of June to and including the second Sunday of September

### **33. Beach Parties**

Persons desiring to have a beach party at any time other than the hours established for swimming during the summer season shall first obtain written permission from the Association which shall fix a fee for such permission. Any written permission for a beach party shall be strictly under and subject to the rules hereof. In addition the Association, through its representative issuing the permit, may impose such additional restrictions as may be necessary to protect and preserve the interests of the Association or the community.

#### **34. Open Fires on the Beach**

Open fires on the beach at any time are prohibited except upon written permission of the Association. A permit for a beach party issued under the preceding paragraph 33 shall specify whether it includes permission for an open fire. Any open fire on the beach with Association permission shall be under and subject to regulation by the local Board of Fire Commissioners.

#### **35. Commerce on the Beach and Boardwalk**

No person may offer for sale, or sell any article, commodity, beverage, food or perform any service for which such person anticipates payment, either on the beach or the boardwalk except with the written permission of the Association. All such activity is also under and subject to zoning and mercantile license regulations of the Township of Neptune.

#### **36. Use of Beach and Boardwalk a Privilege**

The use of the beach and boardwalk by the public is considered by the Association as the extension of a privilege to the user. The Association reserves the right through its authorized representative/s to withdraw that privilege from any person (whether or not such person paid an entrance fee) who misuses that privilege by violating any of the above rules, or for indecent exposure, inappropriate display, abusive act of language directed to another user or a representative of the Association, destruction of property, conduct considered hazardous to other persons or property, or for any other conduct which is not generally considered compatible with the interest or purposes of the Association or Interests of the community.

The standard for the application of the terms "indecent exposure," "inappropriate display" and "abusive act or language" as used in the preceding sentence shall be the generally accepted standard for the community of Ocean Grove in keeping with the stated purpose of the Association being to provide and maintain "for members and friends of the Methodist Episcopal (now United Methodist) Church, a proper, convenient and desirable permanent Camp Meeting Grounds and Christian seaside resort."

#### **37 through 50. (Reserved for Future Use)**

### **MISCELLANEOUS**

#### **51. Headings for Convenience Only**

The descriptive headings in these Rules and Regulations are inserted for convenience only and shall not control or affect the meaning or construction of any of

the provisions hereof.

#### **52. Unenforceable Provisions**

It any section or provision of these Rules and Regulations or the application thereof to any person or circumstances shall to any extent be held to be invalid, illegal or unenforceable, the remaining provisions or the application of such term or provision to persons or circumstances other than those as to which it is held invalid, illegal or unenforceable, shall not be affected thereby, and each remaining term and provision hereof shall be valid and enforced to the fullest extent permitted by law.

#### **53. Amendment**

The Association reserves to itself the right to amend, repeal, or adopt additions to these Rules and Regulations at any time and from time to time, but such amendment, repeal or adoption shall only be by specific action of the Board of Trustees of the Association.

#### **54. Enforcement**

The Association will use reasonable efforts to enforce the provisions of limited resources. Enforcement may these Rules and Regulations within its take the form of forfeiture of the lease hold interest as provided in the lease, or such other civil or criminal remedies as may be available to the Association. Failure to enforce or delay in enforcement will not be construed as a waiver of the right of the Association to subsequently enforce these Rules and Regulations. Neither the Association nor any of its Trustees, Officers, or employees will be liable to any person, corporation or entity for the failure to enforce these Rules and Regulations.

#### **55. Repealer and Adoption**

With certain deletions, these Rules and Regulations constitute a codification and republication of existing Rules and Regulations which were adopted by the Association at the time the decision of the Supreme Court of Now Jersey became effective in the case of State vs. Celmer and which has formerly been Ordinances of the Association. To this end, all Rules and Regulations heretofore adopted by the Association are hereby repealed and replaced by the adoption of these Rules and Regulations heretofore recited.

Adopted this 31st day of September, 1992.

Revised January 21, 2000.

Revised February 1, 2010

Revised April 14, 2010

Philip O. Herr II, President  
Walter A. Quigg, Secretary

