



November 21, 2025

2025 ANNUAL REPORT TO THE MEMBERSHIP

Dear Members:

Thank you for being a Member of LBT10 and your continuing support in 2025!

As 2025 draws to a close, we would like to take the opportunity to summarize what matters we have devoted effort to, or monitored, on your behalf during the year, and some of what we plan for 2026.

1. Our Actions on Your Priorities from the January 2025 Survey:

- **Offshore Wind Development** – This item remained the first priority in 2025 as it was in 2024. During 2025 we continued our 4-year long support of the efforts of Save LBI and other stakeholders and government representatives toward the suspension and reevaluation or cancellation of the offshore wind projects off LBI. Our support has included, among other things, offshore wind electric rate economic analyses, co-signing comment letters in administrative actions, and being a co-party in legal proceedings. The efforts by all parties contributed to the following significant developments during 2025.

The President’s Wind Directive: Upon taking office in January, President Trump issued this directive calling for the “temporary cessation and immediate review of federal wind leasing and permitting practices.” This directive has resulted in a considerable reevaluation of the offshore wind regulatory processes and the operational, environmental and economic efficacy of these projects and the industry.

Phase-Out of the Federal Investment Tax Credits for Offshore Wind: These tax credits provided a significant financial incentive to offshore wind development projects. However, in the OBB Budget Reconciliation Act, signed in July, these tax credits have been cancelled through phase-out, which will have adverse impacts on the financial viability of these projects.

NJ Board of Public Utilities Cancels its 4th Solicitation for Offshore Wind: This step, which took place in February, prevented Atlantic Shores (the offshore

wind developer off LBI) from securing the additional subsidies it was seeking for both its #1 and #2 projects.

Atlantic Shores Halts its Projects #1 and #2: In June, Atlantic Shores announced that it would halt both its projects off LBI. They cited high interest rates, inflation, supply chain challenges, strong local resistance, and federal policy changes toward offshore wind development as the reasons for its decision. However, it should be noted that the decision to halt the projects does not mean Atlantic Shores has abandoned its interest in pursuing such project opportunities in the future.

Current Status: While the Atlantic Shores projects have been halted, they have not been fully cancelled. We plan to continue to support Save LBI and others in their extensive planned efforts of administrative actions and legal proceedings to achieve full cancellation, including cancellation of the offshore leases held by Atlantic Shores.

- **LBI Resilience** – This is a comprehensive set of efforts which includes the Resilient LBI effort, flood intervention and related infrastructure projects, the NJ PACT REAL proposed regulations, and beach erosion and replenishment. These efforts are integral parts of an overall strategy to address LBI’s short-term and long-term resilience in response to the risks and challenges presented by climate change impacts and increasing development.

Resilient LBI Effort: The initial phase of the Resilient LBI (RLBI) effort (which is part of the larger NJ Resilient effort) was completed with the issuance of a “working” report in October 2022. During 2024 and into 2025, the RLBI Project has entered into a second phase focused on the six LBI municipalities analyzing the comprehensive description of issues and recommended actions contained in the RLBI report, determining priorities for action, and considering resource requirements and funding availability. This phase also includes coordination with respect to both the projects identified in the RLBI report and other projects and efforts the six LBI municipalities have been planning or implementing, some of which have been undertaken and/or funded by Ocean County or the State.

During 2025, preliminary progress was made on projects on LBI involving both nature-based and structural-based solutions for flood intervention. However, as mentioned to you in our 2024 Annual Report, addressing this critical matter will require significant and sustained commitments and efforts by all levels of government and the LBI community well into the future.

Of note is the Township Department of Public Works Resilience Project between 79th and 83rd Streets on the bay. In 2025, the Township was awarded a grant from the National Fish and Wildlife National Coastal Resilience Funds for the design of a project to improve resilience and mitigate the considerable flooding risk at this location. This project, which evolved out of the Resilient LBI effort, is in the design/concept phase, and would include both nature-based solutions of salt march

restoration and creation of a living shoreline, and structural-based solutions of pump station improvements and resilient street ends.

We will continue to monitor the progress of all the Resilient LBI efforts to provide comments and keep you informed.

If you want to learn more about the Resilient NJ effort and the NJ Climate Change Strategy, please go to:

<https://dep.nj.gov/ocr/resilientnj/>

<https://dep.nj.gov/climatechange/resilience/resilience-strategy/>

Also, if you want to learn more about the Resilient LBI effort, please go to:

<https://resilient-nj-long-beach-island-rambollglobal.hub.arcgis.com>

Other Flood Intervention and Related Infrastructure Projects:

During 2025, work continued on a number of tide valve, pump station, bulkhead and sewer maintenance projects in the Township to deal with flooding. These projects, which are managed or funded by the Township, County and the State, are located at the most critical flooding locations within the Township. We will continue to monitor these projects and provide comments and keep you informed.

We should note that the part of the Route 72 project in Ship Bottom that provides flood intervention at the critical intersections of 8th and 9th Streets, and the Boulevard is now substantially complete and appears to be successful. This is the most significant flood intervention project on LBI in decades.

However, as we all know, much more needs to be done to adequately address the flooding on LBI!

Further, if you want to learn more about flood safety, please go to:

https://dep.nj.gov/newsrel/25_00826/

NJPACT REAL Proposed Regulations: You may recall that we included a summary of the subject proposed regulations in our 2024 Annual Report. In essence, these proposed regulations, issued in August 2024 by the NJ Department of Environmental Protection (DEP), call for substantial changes to numerous regulations issued under various statutes which are intended to address climate related threats to vulnerable NJ communities. As originally written, these proposed regulations could have significant adverse impacts on land use and development in the relevant areas and on our Members in the future.

Since these proposed regulations were first issued, there have been thousands of public comments which led the DEP to make substantial changes to the proposed regulations, which were published on July 21, 2025. Please refer to the News Release issued by the DEP on July 14, 2025, which provides further details:

https://dep.nj.gov/newsrel/25_0035/?utm_medium=email&utm_source=govdelivery

It should be noted that all six municipalities on LBI and Ocean County have provided comments critical of these proposed regulations.

After these changes were made to the proposed regulations, there was a further period for public comment for additional changes. The DEP is planning for the proposed regulations with any further adopted changes to become final and effective in January 2026.

LBT10 submitted comments on the proposed regulations, which you can read on our website (re: LBT10 Comment on NJ PACT REAL) at:

<https://lbt10.org/useful-links/>

In view of the importance of this matter to our Membership, we asked Ray Cantor, of the NJ Business & Industry Association, a noted authority on the NJPACT REAL policy and the proposed regulations, to speak at our Membership Meeting on September 27, 2025. If you want to see Ray's presentation slides, please go to our website (re: General Membership Meeting – September 27, 2025) at:

<https://lbt10.org/meetings/>

If you want to learn more about this matter, please go to:

https://dep.nj.gov/njreal/?fbclid=IwZXh0bgNhZW0CMTEAAR2Av-ILR80-ta80WmiuHJHnoYp_776ptLqM8Qz2XRwyfjl6irZos-ANIEE_aem_kcnuMYzbJHbb7zDhLuD65Q

In addition, you may want to review a FAQ NJPACT REAL document prepared by the Joint Council of Taxpayers Associations (JCTA), please go to our website at:

https://lbt10.org/wp-content/uploads/2025/11/JCTA_FAQ_NJREAL.pdf

Beach Erosion/Replenishment: The latest LBI periodic beach replenishment project, which is managed and funded by Federal, State and County agencies, began in September 2024 and was completed by May 2025. The project focused on some of the areas on LBI that have experienced the most erosion since the last periodic replenishment (*i.e.*, Beach Haven, Harvey Cedars, and the Township at 13th to 20th streets).

The funding process for this latest project has demonstrated to some government representatives and stakeholders that there is a critical need for a more regularized and consistent approach to addressing beach replenishment management and funding. Accordingly, Rep. Jeff Van Drew is urging Congress through his proposed legislation to enact a nationwide plan for a permanent, reliable, and efficient management process, and funding through the creation of a designated trust.

Further, some NJ coastal groups are calling for the use of different methods and designs in beach replenishment than used in the past on LBI, such as that used with success in Harvey Cedars in 2021. The proponents urge that their adopted research suggests that the methods and designs used in the past, in fact, are aggravating the beach erosion, and are more expensive and less efficient than their proposal. They also state that their proposal has been used in many places around the world with success.

More on LBI Resiliency Efforts: Finally, we continue to provide our Members with considerable material on a variety of LBI Resiliency Efforts. Please refer to our website (re: LBI Resiliency Efforts) at:

<https://lbt10.org/useful-links>

- **Residential Overbuilding/Zoning** - We have attended the monthly Township Commissioners' and Land Use Board meetings to monitor developments to assess the impact on our Members and communities. However, as mentioned in our 2024 Annual Report, we have come to realize that to be effective in this matter we need to increase our participation in meeting attendance and research of the matters. While some 40 Members have indicated in their applications that they are interested in supporting LBT10's efforts in these areas, we still do not have sufficient committed participation. We will continue during 2026 to organize our efforts toward more robust involvement in these matters.

- **Property Tax Assessments –**

Ocean County Board of Taxation Property Tax Process: As mentioned in our 2024 Annual Report, we joined a group of JCTA representatives for a meeting with the appropriate staff at the Ocean County Board of Taxation (OCBT) for the purpose of gaining an understanding of the process by which our property taxes are determined and administered. This meeting was well conducted and extremely informative for all who attended. We were able to understand the property valuation methods used and how our property taxes are determined, right down to the tax rate per \$100 of assessed value for each component of our property tax bills for 2024/2025.

As a result of this meeting, we collaborated with the JCTA representatives in preparing a FAQ document on how the property taxes are determined to aid our

respective members in their understanding. If you would like to see the FAQ document, please go to our website at:

https://lbt10.org/wp-content/uploads/2025/05/FAQ_OceanCountyTaxes.pdf

If you want more information on Ocean County property taxes for 2025 and the details, please go to:

<https://www.nj.gov/treasury/taxation/pdf/lpt/ratables/Ocean2025.pdf>

Attendance at Ocean County Board of Commissioners' Meetings: It should be noted that about 48% of our property tax assessment for 2025/2026 goes toward funding Ocean County functions. Also, the six LBI municipalities were apportioned about 17% of the entire Ocean County property tax assessments for 2025. As mentioned in our 2024 Annual Report, this fact led to the suggestion that the JCTA could better serve the members of all the LBI taxpayer associations if it learned more about the role of Ocean County in providing the many services needed on LBI, particularly as related to flooding and maintenance on the Boulevard, which is County Road 607. To this end, it was agreed that JCTA representatives would begin attending the meetings of the Ocean County Board of Commissioners (OCC) on a regular basis, which continued during 2025. Attendance at these meetings affords an opportunity for the JCTA representatives to bring critical matters for LBI to the attention of the OCC, and to establish a relationship with the members of the OCC, the County Engineering Department, and other County managers.

Southern Regional School District (SRSD) Property Tax Apportionment and Board of Education (BOE) Representation for LBI: As mentioned in our 2023 and 2024 Annual Reports, after conducting a review of the present arrangements for the property tax apportionment for the SRSD and representation on the BOE as between the six LBI municipalities and Stafford Township, we believe that consideration should be given to possible adjustments to the arrangements to make them less inequitable to the LBI taxpayers. In summary, the issues are that the LBI municipalities are: (i) apportioned about 80% of the property taxes to fund the SRSD yet send only about 9% of the students; and (ii) allocated just 3 of the 9 voting members on the BOE. This is an egregious situation that has existed for many years.

During 2025, we joined with JCTA representatives to develop a strategy on how we could approach the LBI municipalities to gauge their interest, suggestions and support in going forward to attempt to secure some relief from the situation. Addressing this matter will require a substantial effort and involve administrative rule or legislative changes at the State level.

It should be noted that about 23% of our property tax assessment for 2025/2026 goes toward funding the SRSD.

- **Bicycle & Pedestrian Safety & Related Issues** – As mentioned in our 2024 Annual Report, we prepared a comprehensive list of bicycle and pedestrian safety and related issues and suggested solutions for discussion with the Township leadership. We continued with this effort during 2025 with the result that the Township has installed more of the improved pedestrian and bicycling direction signs along Beach Avenue. We believe more needs to be done, and we will continue to review these issues and proposed solutions at the monthly Township Commissioners’ meetings during the off-season with a view to having as much as possible addressed for the summer 2026 season.

- **Beach Access & Beautification** – During 2025, we continued our efforts with the Township to expand the deployment of bicycle racks at beach access points, beach access walkway railings, and signs posted on the railings prohibiting the attachment of bicycles. During 2025, the Township has installed many bicycle racks and railing signs throughout the Township; however, more needs to be done. As mentioned in our 2024 Annual Report, to support the Township in this effort, we prepared a survey of the bicycle racks, railings, and “No Bike” on railing signs that are positioned or are needed at each of the 82 ocean beach accesses in our communities. We should also note that the Township has deployed street signposts on the beach at every 12 blocks (to be increased in Spring 2026 to every five blocks) to aid a person in identifying their location on the beach in case of an emergency. We will continue to review these issues at the monthly Township Commissioners’ meetings during the off-season with a view to having as much as possible addressed for the summer 2026 season.

2. We Held Three Membership Meetings: Following are summaries of the Membership Meetings held in 2025:

- **February 15, 2025** – Where Mayor Mancini was the guest speaker, and he addressed in a Q&A manner a number of the priority items identified in the 2025 Membership Survey.
- **June 7, 2025** – Which was held at the Long Beach Township Marine Field Station in Holgate. The guest speaker was Angela Anderson, director of the Field Station, who addressed the purpose and operation of the Field Station, and the bay resilience initiatives being undertaken. The attendees were also provided a tour of the Field Station.
- **September 27, 2025** – Where the guest speaker was Ray Cantor, of the NJ Business & Industry Association, a noted authority on the NJPACT REAL policy and the proposed regulations.

To view the agendas and materials for these meetings, please refer to our website at:

<https://lbt10.org/meetings/>

3. Our Processes Efforts:

- **Square Invoicing Platform** – We have made some improvements to our Square invoicing platform to further ease the Members payment of their annual dues by credit card or bank transfer. Of course, Members can still pay their dues by VENMO or check as they prefer.
- **Website** – We continually update our website with fresh and useful information for the benefit of our Members. Our website contains a substantial amount of information and external links designed to provide our Members with a comprehensive single source of reference on a broad range of matters. If you have not yet visited the website, please go to:

<https://lbt10.org>

- **Audit Committee Review** – The Audit Committee conducted its third review of the financial transactions processes and key operational activities. Based upon the review, the Audit Committee has determined that the financial processes and conduct of key operational activities are being performed in a manner that is in accordance with the By-Laws, and is adequate to preserve the assets of, and to avoid unintended liabilities and risks to, LBT10. Further, the financial statements prepared by LBT10 fairly present the financial position and changes in net assets for the reporting periods. To view the full Audit Committee report, please refer to our website (re: Audit Committee Report) at:

<https://lbt10.org/About Us>

4. 2025 Membership Drive:

During 2025, we conducted a two-part Membership Drive. First, we sent post cards or letters with our brochure to the On-Island and Off-Island addresses of residents of certain areas of our communities. Second, we conducted a door-to-door canvass of new property owners purchasing during the past year and provided them with a letter of introduction and our brochure.

We now have almost 700 Members, or about 18% of the residences in our communities, and we are committed to further increasing our Membership in 2026.

Our Members are our most valued asset...and the more Members we have the more views we have... and the louder our voice!

5. Some of Our Other Plans for 2026:

- **Catastrophic Storm Preparation** – During 2025 we did not have sufficient Membership participation to devote to gaining an understanding of the arrangements

that are in place or under consideration by the six LBI municipalities and other appropriate authorities to deal with a catastrophic event. We plan to devote an effort to this in 2026.

- **Water & Sewer Charges** – During 2025 we did not have sufficient Membership participation to devote to our plan of gaining an understanding of how the Township determines the water and sewer charges, and the preparation of a comparative analysis of other municipalities' water and sewer charges. We plan to devote an effort to this in 2026.

- **Membership Survey** - We plan to conduct another Membership Survey in January 2026 to gauge Member interest priorities to focus on in 2026.

- **Committee Expansion and Member Support** – During 2025 we did not have sufficient Membership participation on our committees to adequately address the interests of our Members. The committees in which we plan to expand participation in 2026 are:

- Bicycle & Pedestrian Safety & Related Committee
- Government Affairs Committee
- Beach Access & Beautification Committee

If you are interested in participating on these committees or any other Committee, please reach out to us at whmalone@gmail.com, or at 201-615-2603. You can also reach out to any member of our Board of Trustees.

- **Beach Clean-Up and Dune Grass Planting** - We participated in a dune grass planting in October; and plan to join a beach cleaning event possibly sponsored by Clean Ocean Action, or others, in spring 2026. We should note that the Holgate Taxpayers Association has identified a type of dune grass and planting process with which they have had success, and that could be shared for other dune grass planting efforts on LBI.

- **Surflight Theatre Show and Dinner** – In August we held a “Dinner & Show” event which was attended by 28 Members where the show *West Side Story* was enjoyed by all. We plan to offer it again in 2026.

In closing, we wish you and your family all the joys of the season, and a healthy and prosperous 2026!

Sincerely,

Bill Malone
Chair of the Board of Trustees &
President