



Greenbriar Oceanaire's Firewise USA® Program



FIREWISE USA®
Residents reducing wildfire risks



2026 FIRE SAFETY GROUP

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FIREWISE USA®
Residents reducing wildfire risks

Firewise USA[®] Overview

- The *Firewise USA*[®] program is co-sponsored by the [USDA Forest Service](#), the [U.S. Department of the Interior](#), and the [National Association of State Foresters](#)
- The program is administered by the National Fire Protection Association[®] (NFPA[®])
- The national program was created in 2002 to help reach the public with wildfire safety information and knowledge to reduce losses to life and property from wildfire
- Firewise USA is a voluntary recognition program that brings neighbors and wildfire experts together to address the residential piece of the wildfire problem
- Firewise USA was developed with the understanding that private residents often lacked knowledge about how to prepare homes and neighborhoods to resist wildfire ignition and that the fire service and government agencies could not require activity on private property. The program seeks to educate residents in order to help them realize their ownership of the risk and provides a path for them to take practical, science-based steps to reduce their individual and collective risk.
- The program provides grants to communities to assist in their wildfire mitigation efforts

Firewise USA[®] History at Greenbriar Oceanaire

- In 2018, GOCA partnered with the New Jersey Forest Fire Service (NJFFS), Township of Ocean Fire Department, and the Township of Ocean Office of Emergency Management to create the initial risk assessment and community plan
- The initial goals of this multi-year plan were:
 - To obtain Firewise USA[®] recognition for Greenbriar Oceanaire
 - To promote awareness and increase knowledge amongst residents concerning wildfire and the need for forest fire management and wildfire mitigation
 - Implement a hazard mitigation plan
- Activities included the first Firewise awareness day for community residents, campaign to build resident engagement and the defensible space pilot behind the tennis courts at the clubhouse
- As a result of these actions, GOCA was designated a Firewise Community in 2018 by the NJFFS who is the local administrator of the Mid-Atlantic Firewise compact.
- In 2019, the first defensible space efforts were completed in Zones 4 & 5 along the perimeter of the community behind Bayville Way and Harvey Cedar
- These efforts to remove ladder fuels in and around the community combined with educational activities for residents about Firewise landscaping and wildfire awareness have continued every year since (See Appendix A for the details year by year)

Firewise USA[®] History at Greenbriar Oceanaire

- In 2024, as part of a grant from the US Department of Agriculture Natural Resources Conservation Service, GOCA engaged a forester to prepare a forest management plan focused on the interior of the community.
- In 2025, following the evacuation of the community due to the threat from the Jones Road wildfire, GOCA committed a heightened focus on our Firewise efforts and equipping residents with essential information relating to fire preparations and prevention efforts
- This forest stewardship plan was submitted to the Board in early 2026 with the following long-term goals:
 - Forest Stewardship Goals*
 - The long-term goal for the property is management of the forest to sustain ecological integrity, enhance the natural forest aesthetics, and encourage the diversity and extent of ecologically preferable floristic assemblages. This long-term goal will ensure the sustainability of the land into the future. The property will be managed in the context of its broader surroundings however it will not be managed in coordination with adjacent properties.
 - Wildfire Resilience Goals*
 - Through stewardship activities, reduction of wildfire severity is a primary goal for the community. This may also entail manipulation of fuel arrangements to reduce the rate of spread, increase access opportunities for direct attack and enhance wildland firefighter safety.
- The stewardship plan dovetails with the on-going Firewise plans to assist in the prioritization of our investments and wildfire mitigation efforts

Firewise USA® Future Plans for Greenbriar Oceanaire

- The Fire Safety Group will be meeting with representatives of the NJFFS in August at Coyle Field to further refine the priority areas for the next several years based on the risk assessment (see Appendix B) and the stewardship plan (see Appendix C)
- Current planning outlines the following:

Year	Firewise Activities
2026	• Continue to educate residents regarding Firewise principles and Ready Set Go. • Continue to create defensible space for perimeter homes based on risk assessment • Complete vegetation control (hand or machine) of high-risk internal wooded islands • Host a Firewise awareness day for community residents • Have a brush & vegetation clean up day • Maintain vegetation control around entire community • Continue regular communication with Township, Ocean County and NJ State officials to implement a coordinated forestry management plan
2027	• Continue communicating regular fire safety messages to residents, stressing prevention and preparation. • Continue to create defensible space for perimeter homes based on risk assessment • Host a Firewise awareness day for community residents • Have a brush & vegetation clean up day • Continue vegetation control within and around entire community • Continue regular communication with Township, Ocean County and NJ State officials to implement a coordinated forestry management

Appendices

Appendix A – GOCA Firewise USA® Activities by Year

Year	Firewise Activities
2018	• Host a Firewise awareness day for community residents • Submit application for Firewise Community designation by NJFFS • Create and disseminate a Firewise Plan for the community • Awareness campaign to build involvement • Create defensible space pilot project in Zone Clubhouse
2019	• Continue to educate residents regarding Firewise principles and Introduce Ready Set Go • Have a brush & vegetation clean up day • Host a Firewise awareness day for community residents • Create defensible space for perimeter homes in Zones 4 & 5 • Maintain vegetation control around entire community
2020	• Continue to educate residents regarding Firewise principles and Ready Set Go • Create defensible space for perimeter homes in Zones 2 & 3 • Introduce & educate residents on Firewise landscaping with pilot project at Clubhouse • Host a Firewise awareness day for community residents • Have a brush & vegetation clean up day • Maintain vegetation control around entire community • Build partnerships with adjacent land owners to have defensible space completed on their land adjacent to our property

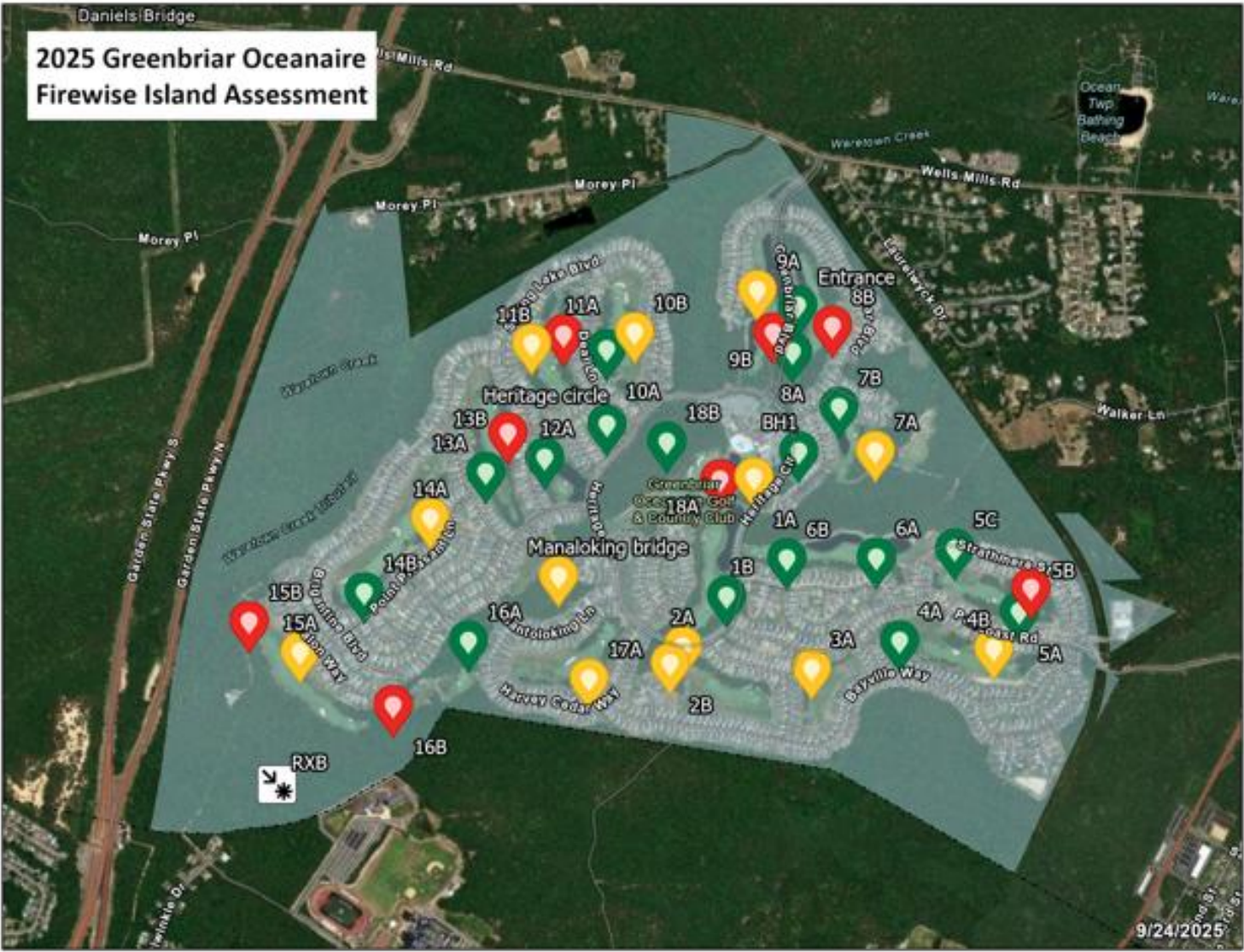
Appendix A – GOCA Firewise USA® Activities by Year

Year	Firewise Activities
2021	• Continue to educate residents regarding Firewise principles and Ready Set Go. • Create defensible space for perimeter homes & Clubhouse within Heritage Circle (Zone Clubhouse) • Create defensible space for perimeter homes in Zone 1 • Continue to educate residents on Firewise landscaping • Host a Firewise awareness day for community residents • Have a brush & vegetation clean up day • Maintain vegetation control around entire community • Continue partnership with other landowners to have defensible space completed on their land adjacent to our property • Assess Firewise plan for overall effectiveness • Plan for updating next 4 years objectives
2022	• Create defensible space for perimeter homes on Strathmere Street and Brigantine Blvd. • Continue to educate residents regarding Firewise principles and Ready Set Go • Have a brush & vegetation clean up day • Maintain vegetation control around entire community
2023	• Create defensible space for perimeter homes on the west side of Rumson Court • Continue to educate residents regarding Firewise principles and Ready Set Go • Have a brush & vegetation clean up day • Maintain vegetation control around entire community

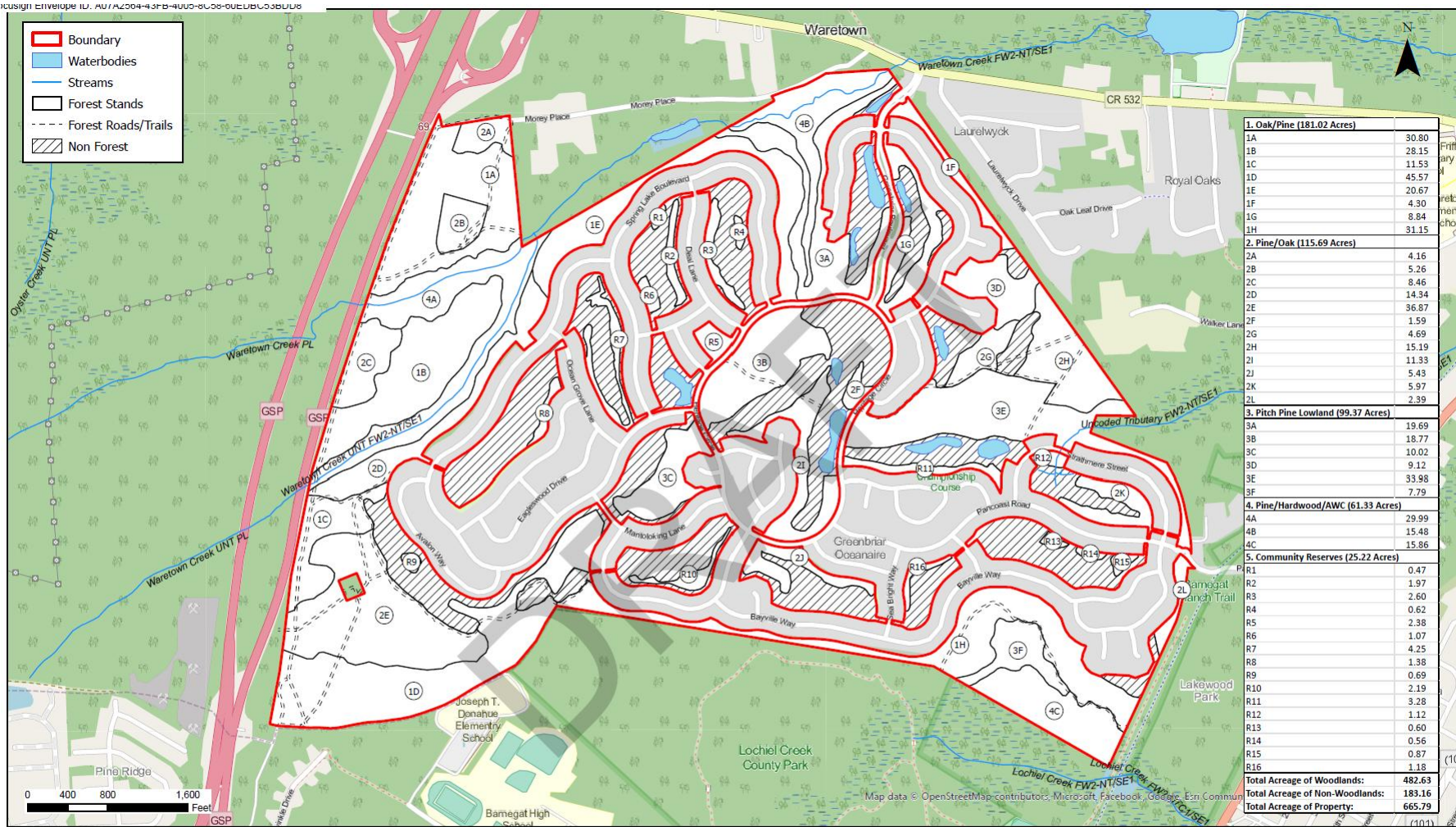
Appendix A – GOCA Firewise USA® Activities by Year

Year	Firewise Activities
2024	• Engaged a Forester to conduct forestry risk assessment • Maintained Firewise Community designation by NJFFS • Continued vegetation control in higher risk areas around community • Added fire safety information to the Community website
2025	• Evacuated community in response to nearby Jones Rd Wildfire • Re-established community Fire Safety Group • Conducted a lessons-learned of Jones Rd Forest Fire • Added forest fire prevention/preparation information to community website • Hosted a regional Firewise awareness day for nearby communities • Conducted a Firewise awareness day for community residents • Completed a Firewise risk assessment of internal wooded islands (Appendix E) • Maintained vegetation control in highest risk areas throughout entire community. • Worked with Township, Ocean County and NJ State officials to develop a coordinated forestry management plan for surrounding areas

Appendix B – GOCA Firewise USA® 2025 Risk Assessment



Appendix C – GOCA Forest Stewardship Plan



SEE BLOCK/LOT LIST
OCEAN TOWNSHIP
OCEAN COUNTY, NJ

Forest Stand Map

1 inch = 900 feet



PINE CREEK FORESTRY, LLC

STATE APPROVED & CERTIFIED FORESTERS
1405 CHEWS LANDING ROAD, SUITE 31
LAUREL SPRINGS, NEW JERSEY 08011, (856) 352-2090

Greenbriar Oceanaire Community
1 Heritage Circle
Waretown, NJ 08758
Map created: 1/23/2026

74°13'37"W 39°47'N F-2693/B-xxxxx

Appendix C – GOCA Forest Stewardship Plan – Management Plan

General:

- Monitor annually for gypsy moths, southern pine beetles, and invasive species.
- Monitor stand years 3, 6 & 9 to be kept as records.

Notes:

- All forest management schedules are dependent upon annual weather conditions, economics and regulatory review process.
- Woodland boundaries in the vicinity of proposed forest management activities will be marked with paint and/or posters as needed.
- This plan is not intended for farmland assessment purposes.
- This schedule is intended to be a guideline or framework to work within. It is not, nor should it be taken, as a lockstep schedule. With any forest management plan, things change, and schedules need to be flexible and adaptive. All forest plans need to adapt to changing conditions when unknown circumstances occur. Some things may even be extended into the next management period.

Stand #	Treated acres / Total Acres	Recommended Action	Year of Recommended Action
1	+/-50.00 / 181.02	<u>Objective 1</u> : Single and Group Tree Selection; reduction of approx. 80 sq.ft. BA (no more than 23.00 cords/acre on average removed and; up to a total average of 1150.00 cords). +/- 10.00 acres treated in multiple entries. Depending on markets, nutrients may be left to be cycled in the system, removed, or masticated. Access and operations on foot or with a feller and forwarder.	In multiple entries over management period (2026 ~ 2035)
	+/-50.00 / 181.02	<u>Objective 2</u> : Forest stand improvement weeding; reduction of approx. 40 sq.ft. BA (no more than 11.50 cords/acre on average removed and; up to a total average of 575.00 cords). +/- 5.00 acres treated annually on average. Depending on markets, nutrients may be left to be cycled in the system, removed, or masticated. Access and operations on foot or with a small forestry mower	Annually over management period (2026 ~ 2035)
	+/-80.00 / 181.02	<u>Objective 3</u> : Brush control efforts to reduce surface and fuel ladders, reduction of brush, shrubs, and small diameter woody vegetation. Treatment is designed to decrease fuel continuity, lower potential fire severity and improve overall stand resilience while maintaining overstory conditions. Brush mowing may occur within other silvicultural units or as a standalone activity. A target reduction of 80% brush is anticipated. Access and operations with a small forestry mower.	Annually over management period (2026 ~ 2035)
	+/- 181.02 / 181.02	<u>Objective 4</u> : Weather depending prescribed fire and maintenance of roads for wildland fire access (to a practical extent for wildland fire and forest management only).	In multiple entries over management period (2026 ~ 2035)

Appendix C – GOCA Forest Stewardship Plan – Management Plan (cont.)

Stand #	Treated acres / Total Acres	Recommended Action	Year of Recommended Action
2	+/-50.00 / 115.69	<u>Objective 1</u> : Single and Group Tree Selection; reduction of approx. 100 sq.ft. BA (no more than 28.75 cords/acre on average removed and; up to a total average of 1435.00 cords). +/- 10.00 acres treated in multiple entries. Depending on markets, nutrients may be left to be cycled in the system, removed, or masticated. Access and operations on foot or with a feller and forwarder.	In multiple entries over management period (2026 ~ 2035)
	+/-30.00 / 115.69	<u>Objective 2</u> : Forest stand improvement weeding; reduction of approx. 40 sq.ft. BA (no more than 11.50 cords/acre on average removed and; up to a total average of 345.00 cords). +/- 3.00 acres treated annually on average. Depending on markets, nutrients may be left to be cycled in the system, removed, or masticated. Access and operations on foot or with a small forestry mower	Annually over management period (2026 ~ 2035)
	+/-60.00 / 115.69	<u>Objective 3</u> : Brush control efforts to reduce surface and fuel ladders, reduction of brush, shrubs, and small diameter woody vegetation. Treatment is designed to decrease fuel continuity, lower potential fire severity and improve overall stand resilience while maintaining overstory conditions. Brush mowing may occur within other silvicultural units or as a standalone activity. A target reduction of 90% brush is anticipated. Access and operations with a small forestry mower.	Annually over management period (2026 ~ 2035)
	+/-115.69 / 115.69	<u>Objective 4</u> : Weather depending prescribed fire and maintenance of roads for wildland fire access (to a practical extent for wildland fire and forest management only).	In multiple entries over management period (2026 ~ 2035)

Appendix C – GOCA Forest Stewardship Plan – Management Plan (cont.)

Stand #	Treated acres / Total Acres	Recommended Action	Year of Recommended Action
3	+/-40.00 / 99.37	<u>Objective 1</u> : Forest stand improvement weeding; reduction of approx. 50 sq.ft. BA (no more than 14.50 cords/acre on average removed and; up to a total average of 585.00 cords). +/- 4.00 acres treated annually on average. Depending on markets, nutrients may be left to be cycled in the system, removed, or masticated. Access and operations on foot or with a small tractor and firewood wagon	Annually over management period (2026 ~ 2035)
	+/-40.00 / 99.37	<u>Objective 3</u> : Brush control efforts to reduce surface and fuel ladders, reduction of brush, shrubs, and small diameter woody vegetation. Treatment is designed to decrease fuel continuity, lower potential fire severity and improve overall stand resilience while maintaining overstory conditions. Brush mowing may occur within other silvicultural units or as a standalone activity. A target reduction of 75% brush is anticipated.	Annually over management period (2026 ~ 2035)
	+/-40.00 / 99.37	<u>Objective 3</u> : Weather depending prescribed fire and maintenance of roads for wildland fire access (to a practical extent for wildland fire and forest management only).	In multiple entries over management period (2026 ~ 2035)

Appendix C – GOCA Forest Stewardship Plan – Management Plan (cont.)

Stand #	Treated acres / Total Acres	Recommended Action	Year of Recommended Action
4	+/- 0.00 / 61.33	<u>Objective 1</u> : Passive Conservation, protection and monitoring for calibration of future management strategies	Annually over management period (2026 ~ 2035)
5	+/- 25.22 / 25.22	<u>Objective 1</u> : Brush control efforts to reduce surface and fuel ladders, reduction of brush, shrubs, and small diameter woody vegetation. Treatment is designed to decrease fuel continuity, lower potential fire severity and improve overall stand resilience while maintaining overstory conditions. A target reduction of 90% brush is anticipated. Landscaping and tree work per community needs and / or as required by Firewise USA®	Annually over management period (2026 ~ 2035)