



*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

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The original of this document has been signed and sealed
pursuant to N.J.S.A. 45:14A-12.

Respectfully Submitted:

REMINGTON, VERNICK & WALBERG ENGINEERS

By:

Stuart B. Wiser, P.P., A.I.C.P.
NJ Professional Planners License # LI005598

Edward J. Walberg, P.E., P.P., C.M.E.
NJ Professional Planners License #33LI00544400



REMINGTON, VERNICK & WALBERG ENGINEERS



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1.0 INTRODUCTION

1.1 AUTHORIZATION

On June 19, 2003, the City Council of the City of Absecon ("Governing Body"), by Resolution No. 117-2003¹, commissioned Remington, Vernick & Walberg Engineers, licensed Professional Planners in the State of New Jersey, to prepare a Redevelopment Plan for an area of the City generally bounded by Church Street to the north, the eastern boundary line of Block/Lot 161/1, Block/Lot 160/8 and Station Avenue to the east, the southern line of New Jersey Avenue to the south and the western line of School Street to the west (specifically Block/Lot 161/1, Block/Lot 160/8 and portions of Church Street, School Street, New Jersey Avenue and Mechanic Street); said area being known as "Area 1" of a larger area which was determined by the Governing Body via Resolution No. 209-2000² to be "An Area in Need of Redevelopment" pursuant to the New Jersey *Local Redevelopment and Housing Law*³ and referred to herein as the "CBD Redevelopment Area".

1.2 PURPOSE

1.2.1 Having undertaken the prescribed process to determine that the CBD Redevelopment Area exhibits conditions which meet the statutory criteria for Redevelopment Area designation, and acknowledging that such conditions are amenable to correction and amelioration by the concerted effort of responsible public bodies and are not likely to be corrected or ameliorated solely by private effort, the purpose of the directive in Resolution No. 117-2003 is to provide a mechanism for the orderly (re)planning and (re)development of Redevelopment Area 1 consistent with certain municipal goals and objectives as stated herein.

1.2.2 Upon adoption by the Governing Body, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the Redevelopment Actions outlined herein.

2.0 HISTORICAL OVERVIEW

In July of 2000, Absecon's Mayor and Governing Body directed the municipal Planning Board ("Planning Board") to undertake what the Redevelopment Statute terms a "Preliminary Investigation" to determine whether the City's Central Business District and surrounding areas, generally described as that portion of the City of Absecon bounded by Shore Road to the east, Church Street to the north, School

¹ Exhibit 12.1

² Exhibit 12.2

³ N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Statute")



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Street to the west and the White Horse Pike/U.S. Route 30⁴ to the south, and extending to the block bounded by Station Avenue to the east, Route 30 to the north, New Road to the west, and the Seashore Lines (railroad) right-of-way to the south ("Study Area"), met the criteria established in the Redevelopment Statute for Redevelopment Area designation. The Mayor and Governing Body issued such directive in response to a persistent loss of retail establishments in the City's Central Business District resulting from, among other factors, development of regional shopping centers elsewhere in the County. Such factors have resulted in a stagnant, or not fully productive, condition in the Study Area, which could (and should) otherwise be useful and valuable for contributing to and serving the health, safety and welfare of the community. The Mayor and Governing Body recognize that such conditions have existed for some time, and that they can only be corrected by the active efforts of the City. Without such active efforts (i.e., if left to solely to private efforts), said conditions are not likely to improve.

Additionally, the aforementioned actions were intended to avert expected impacts on the businesses in the Study Area from a (then) planned New Jersey Department of Transportation "improvement" program for Route 30⁵.

The Planning Board assigned this Preliminary Investigation to Absecon's (then) Municipal Planner, who prepared and submitted a Report of Findings⁶ detailing the conditions within the Study Area, and finding that such conditions conform with four (4) of the seven (7) Statutory criteria for Redevelopment Area designation⁷. Specifically:

Criterion 'a': The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.⁸

⁴ "Route 30"

⁵ Construction commenced in the Spring of 2002 and appeared substantially complete at Time of Publication. Completion of this project is expected by the Spring of 2004. The impact of this road program, which includes removal of sidewalks and multi-week adjustments to the existing traffic pattern, has had a significant impact to businesses in the Study Area.

⁶ Absecon City, New Jersey - Central Business District and Surrounding Areas Report of Findings: Area in Need of Redevelopment. Dixon Associates. October 2, 2000.

⁷ Only one (1) of which is required by the Redevelopment Statute for an area to be declared In Need of Redevelopment.

⁸ N.J.S.A. 40A:12A-5a



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Criterion 'c': Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.⁹

Criterion 'd': Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.¹⁰

Criterion 'e': A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.¹¹

Additionally, the Report of Findings noted that the Redevelopment Statute permits a Redevelopment Area to include "lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part",¹² and found that such conditions also exist in the Study Area.

The Report of Findings divided the CBD Redevelopment Area into four (4) 'subareas', labeled Area 1 through Area 4¹³. This Redevelopment Plan for Redevelopment Area 1 retains the boundaries of Area 1 as established¹⁴.

⁹ N.J.S.A. 40A:12A-5c

¹⁰ N.J.S.A. 40A:12A-5d

¹¹ N.J.S.A. 40A:12A-5e

¹² N.J.S.A. 40A:12A-3

¹³ Map from Report of Findings, reproduced as Exhibit 12.3 herein.

¹⁴ Exhibit 12.6



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It is anticipated that enacting this Redevelopment Plan for Redevelopment Area 1¹⁵ will result in a public/private partnership whereby the City will utilize the powers granted under the *Local Redevelopment and Housing Law* to assist a private developer in addressing the aforementioned conditions within this portion of the CBD Redevelopment Area.

3.0 DEFINITIONS

For the purposes of this Redevelopment Plan, and in addition to any terms defined within the body of this document, the following terms shall have the meaning as set forth in this section. Terms not defined herein shall have the meaning set forth in the Development Ordinance. Terms presented as singular or plural, masculine or feminine, shall be construed within the context in which they occur.

- 3.1 "Absecon" shall mean the City of Absecon, a body corporate and politic, and unless otherwise indicated, includes its Governing Body, elected officials, officers and staff.¹⁶
- 3.2 "Age-Restricted Housing" shall mean a residential community designed for senior citizens which shall contain residential dwelling units, open space and social, cultural and recreational facilities. Age-Restricted Housing may include provisions for food service, housekeeping and maintenance services, health care and social services which may be normal and customary for such facilities.

As permitted by this Redevelopment Plan, examples of Age-Restricted Housing are Independent or Assisted Living Facilities, Congregate Senior Residences, Adult Retirement Communities and Adult Intermediate Care Facilities. For the purposes of this Redevelopment Plan, Age-Restricted Housing may include provision of Adult Day Care¹⁷ to qualified nonresidents.

- 3.3 "Assisted Living Facility" shall mean a multi-unit residence for otherwise self-sufficient senior citizens providing light-to-moderate personal care and supervision for self-administered medication and may also provide communal dining, housekeeping services, recreational activities, financial and other social services and transportation.

¹⁵ The Redevelopment Statute permits a Redevelopment Plan to address "all or any part of" a Redevelopment Area (N.J.S.A. 40A:12A-3). Accordingly, this Redevelopment Plan need not address the entire CBD Redevelopment Area.

¹⁶ Within the context of the various sections of this document, the terms "Absecon", "City" and "Governing Body" shall mean the Governing Body of the City of Absecon, acting in its capacity as Redevelopment Entity.

¹⁷ Provision of health care, food service and/or recreational, social and cultural activities and other support services on a daily basis.



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- 3.4 "Board of Education" shall mean the Absecon Board of Education, a body corporate and politic, and unless otherwise indicated, includes its elected Board Members, officers and staff.
- 3.5 "Central Business District Redevelopment Area" or "CBD Redevelopment Area" shall mean that area described in section 2.0 herein and having been determined to be An Area In Need of Redevelopment via City Council Resolution No. 209-2000.
- 3.6 "City" shall have the same meaning as Absecon.¹⁸
- 3.7 "Congregate Senior Residences" shall mean a multi-unit residence for self-sufficient senior citizens providing communal dining, housekeeping services, recreational activities, financial and other social services and transportation.
- 3.8 "Development Ordinance" shall mean Chapter 224 of the Absecon City Code, otherwise known as the Land Use and Development Ordinance of the City of Absecon, as may be amended from time-to-time.
- 3.9 "Governing Body" shall mean the City Council of the City of Absecon.¹⁷
- 3.10 "Independent Living Facility" shall mean an age-restricted planned residential development that emphasizes social and recreational activities but may also provide communal dining, personal services, limited health facilities and transportation¹⁹.
- 3.11 "Intermediate Care Facility" shall mean a licensed or otherwise State approved residential facility providing personal care (dressing, eating, and health related care or services) on a regular basis to individuals who require such assistance but who do not require the level of care of a Nursing Home (as defined).
- 3.12 "Municipal Land Use Law" shall mean the New Jersey *Municipal Land Use Law* (N.J.S.A. 40:55D-1 et seq.).
- 3.13 "Nursing Home", "Nursing Facility", "Long-Term Care Facility" and "Extended Care Facility" shall mean a licensed or otherwise State approved facility providing health care under medical supervision for residents.
- 3.14 "Planning Board" shall mean the Planning Board of the City of Absecon, established pursuant to section 23 of the Municipal Land Use Law and operating pursuant to §224-190 of the Development Ordinance.

¹⁸ Within the context of the various sections of this document, the terms "Absecon", "City" and "Governing Body" shall mean the Governing Body of the City of Absecon, acting in its capacity as Redevelopment Entity.

¹⁹ Also known as an "Adult Retirement Community".



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- 3.15 "Project Concept" shall mean the preliminary depiction of a Redevelopment Project proposed by a Redeveloper, and shall include, at a minimum, a conceptual site plan, color renderings of all building elevations, floor plans, budgetary information and associated narrative description of project elements sufficient to provide the City with an understanding of said Redevelopment Project.
- 3.16 "Project Plan" shall mean a detailed depiction of a Redevelopment Project proposed by a Redeveloper and shall include all submission requirements for making application to the City for development pursuant to the City's existing Planning Board application procedures as detailed in the Development Ordinance.
- 3.17 "Redeveloper" shall mean the Corporation, partnership or other entity or entities designated by the Redevelopment Entity as Redeveloper pursuant to N.J.S.A. 40A:12A-1 et seq. Should municipal assistance be required to facilitate a particular Redevelopment Project, a Redeveloper's Agreement between the Redeveloper and the Redevelopment Entity shall be required.
- Nothing herein shall prohibit the City from acting as a Redeveloper if and when appropriate.
- 3.18 "Redeveloper's Agreement" shall mean a contract made by and between a designated Redeveloper and the Redevelopment Entity which shall detail the specific rights, responsibilities and obligations of the City and said Redeveloper related to the development of a Redevelopment Project.
- 3.19 "Redevelopment Area 1" or "Area 1" shall mean that portion of the CBD Redevelopment Area described in section 4.0 herein; said Area being within a portion of the City of Absecon determined to be An Area In Need of Redevelopment via City Council Resolution No. 209-2000.
- 3.20 "Redevelopment Entity" shall mean the City of Absecon, acting as the implementing agent for this Redevelopment Plan in accordance with and under the provisions of N.J.S.A. 40A:12A-1 et seq.²⁰
- 3.21 "Redevelopment Parcel" shall mean any of the four (4) specific tracts created within Redevelopment Area 1 pursuant to the Parcelization Plan (section 6.2.2) herein.
- 3.22 "Redevelopment Plan" shall mean this instant document entitled Redevelopment Plan for Area 1: CBD Redevelopment Area, City of Absecon.

²⁰ Within the context of the various sections of this document, the terms "Absecon", "City" and "Governing Body" shall mean the Governing Body of the City of Absecon, acting in its capacity as Redevelopment Entity.



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- 3.23 "Redevelopment Project" shall mean the construction, rehabilitation or renovation of buildings and/or other improvements in Redevelopment Area 1 in accordance with this Redevelopment Plan. For the purposes of issuing a Certificate of Completion and Compliance pursuant to section 10.2 herein, an "Independent Component of a Redevelopment Project" shall mean any portion of a Redevelopment Project which can stand alone and be considered complete without completion of any connecting or nonconnecting portion of a Redevelopment Project.
- 3.24 "Redevelopment Statute" shall mean the New Jersey *Local Redevelopment and Housing Law* (N.J.S.A. 40A:12A-1 et seq.).
- 3.25 "Time of Publication" shall mean the time this Redevelopment Plan was submitted to the City for adoption.
- 3.26 "Zoning Officer" shall mean the "Construction Official" or "Assistant Zoning Officer" pursuant to §224-180 and 224-181 of the Development Ordinance.

4.0 REDEVELOPMENT AREA 1²¹

- 4.1 Redevelopment Area 1 is located within an area designated as the CBD Redevelopment Area in the City of Absecon, Atlantic County. This Area was determined to be In Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.
- 4.2 Redevelopment Area 1 consists of 2.7 acres in the form of two (2) tax parcels and 2.07 acres in the form of municipal rights-of-way for a total of 4.77 acres²². Specifically:
- Block 160, Lot 8 (19,991 s.f. or .46 acres) located at the intersection of New Jersey Avenue and Mechanic Street.
 - Block 161, Lot 1 (97,585 s.f. or 2.24 acres) bounded by New Jersey Avenue, Mechanic Street and Church Street.
 - Portion of New Jersey Avenue forming the southern boundary of Redevelopment Area 1 (45,654 s.f. or 1.05 acres).

²¹ Exhibit 12.3, Exhibit 12.4, Exhibit 12.5 and Exhibit 12.6.

²² Area calculations were developed by scaled measurements taken from reproductions of the City's tax maps. Acreage is therefore deemed accurate to the level of the scale. A boundary survey of the Study Area and the individual parcels therein is required for precise measurements.

Area calculations do not include overlapping sections of New Jersey Avenue, Mechanic Street, School Street or Church Street as applicable.



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- Portion of School Street forming the western boundary of Redevelopment Area 1 (22,146 s.f. or .5 acres).
- Portion of Church Street forming the northern boundary of Redevelopment Area 1 (14,703 s.f. or .34 acres).
- Portion of Mechanic Street bisecting Redevelopment Area 1 (6,880 s.f. or .16 acres).

- 4.3 The major defining characteristic of Redevelopment Area 1 is the presence of the (former) H. Ashton Marsh School²³ on Block 161, Lot 8. This multi-story brick structure most recently served as a satellite school for the Atlantic County Special Services School District. At time of Publication, the Special Services School District had completed its new facility in May's Landing (Hamilton Township) and had vacated the School. The School is now abandoned.

The Absecon Board of Education has no use for this facility and has expressed practicable concern regarding its ability to maintain such an old, large property once it is vacated by the Special Services School District. The Board of Education has been actively marketing this parcel.

- 4.4 The section of New Jersey Avenue within Redevelopment Area 1 extends into the City's downtown shopping district. This district is lined with traditional architecture hosting a series of small restaurants, sundry shops, professional offices and personal service establishments. As underutilized and underproductive lands and buildings, the potential for this district to thrive as a commercial center will be greatly enhanced with proper utilization of the School property and by the introduction of public parking on Block 160, Lot 8 (section 4.5).

The downtown shopping district between Station Avenue and School Street is bisected by New Jersey Avenue, which is within Redevelopment Area 1. However, the actual properties fronting this portion of New Jersey Avenue are in CBD Redevelopment Area 2 to the north and CBD Redevelopment Area 3 to the south²⁴. These properties are thus not subject to this Redevelopment Plan.

While the Anticipated Redevelopment Actions provided for herein do not directly improve conditions on these properties, the provisions of this Redevelopment Plan may be expected to benefit businesses in the shopping district by providing for an increased customer base in the area, by improving the general appearance and condition of New Jersey Avenue as a public right-of-way and by providing for needed public parking.

²³ Also known as the New Jersey Avenue School ("School").

²⁴ Exhibit 12.3



- 4.5 Consistent with section 6.2.2 C herein, Redevelopment Area 1 contains one (1) occupied commercial property²⁵. This existing operation does not contribute to the underutilization or underproductivity of Redevelopment Area 1.

Said property is configured with a building located on the eastern side of the lot, a graveled parking lot to the west of the building and a generous lawn area to the west of the parking lot. To the west of the lawn is the intersection of New Jersey Avenue and Mechanic Street²⁶. The building is in active (office) use and has therefore been designated as "Not-To-Be-Acquired". The parking and lawn areas have been offered to the City for public parking²⁷.

5.0 STATEMENT OF PURPOSE AND INTENT

5.1 GENERAL STATEMENT

This document constitutes a Redevelopment Plan under the provisions of the New Jersey *Local Redevelopment and Housing Law*. Upon adoption, the City will be statutorily empowered to solicit for, negotiate with and enter into Redeveloper's Agreements with selected Redevelopers for the purposes of advancing the Public Policy Goals and Redevelopment Plan Objectives described herein.

5.2 PUBLIC POLICY GOALS

- 5.2.1 Provide a mechanism for a public/private partnership leading to the redevelopment of Redevelopment Area 1. Such partnership shall necessarily include or otherwise address the Absecon Board of Education, which currently owns the lands and buildings comprising the School and whose participation is critical to the successful redevelopment of Redevelopment Area 1²⁸.
- 5.2.2 Prevent the introduction (or spread) of blight arising from the abandoned School by the application of powers granted to the City under the Redevelopment Statute.
- 5.2.3 Eliminate substandard, unsafe, unsanitary, dilapidated or obsolescent buildings which are not conducive to wholesome living or working conditions²⁹.

²⁵ Block/Lot 160/8

²⁶ Exhibit 12.8

²⁷ Exhibit 12.12

²⁸ Consistent with the Parcelization Plan (section 6.2.2) and the Development Regulations (section 6.2.3) herein, the primary development opportunity in Redevelopment Area 1 is on the School property.

²⁹ Said conditions, fully documented in the Report of Findings, led the City to declare the Study Area In Need of Redevelopment via City Resolution No. 209-2000 (Exhibit 12.2).



- 5.2.4 Improve areas with buildings which, due to a combination of factors, are detrimental to the safety, health, morals or welfare of the community²⁹.
- 5.2.5 Reverse a growing lack of proper utilization of lands which are potentially useful and valuable for contributing to and serving the public health, safety and welfare but, due to a combination of factors, are stagnant or not fully productive²⁹.
- 5.2.6 Maximize tax revenue and generate new tax ratables by the active use of lands and buildings previously used for nontaxable purposes.
- 5.2.7 Improve the general appearance and condition of New Jersey Avenue and thereby provide a more attractive setting in the City's downtown shopping district.

5.3 REDEVELOPMENT PLAN OBJECTIVES

- 5.3.1 Develop a Parcelization Plan which will (re)organize and (re)plan Redevelopment Area 1 into appropriately sized and located parcels in order to create a favorable physical environment for this portion of the CBD Redevelopment Area.
- 5.3.2 Provide for Age-Restricted Housing in an appropriately planned Redevelopment Project designed to harmonize with the existing residential neighborhood in the vicinity of Redevelopment Area 1 while providing an active customer base for New Jersey Avenue businesses and thereby complementing existing land uses in this section of the City.
- 5.3.3 To the extent reasonably practicable, work with the designated Redeveloper(s) to minimize disruption of the residential communities adjacent to Redevelopment Area 1 both during construction and operation of any Redevelopment Project.
- 5.3.4 Develop a Circulation & Parking Plan to:
 - a. ensure appropriate vehicular, pedestrian and bicycle access internal to Redevelopment Area 1;
 - b. ensure appropriate vehicular, pedestrian and bicycle access through Area 1 (to and from other sections of the City);
 - c. provide for public parking for New Jersey Avenue patrons; and
 - d. minimize disruption to existing traffic patterns.
- 5.3.5 Provide open space to compliment new Redevelopment Projects and provide passive recreation opportunities for City residents.
- 5.3.6 Consistent with section 5.2.7 and Objective 5.3.4, provide for the creation of an attractive, pedestrian-friendly streetscape on Area 1 rights-of-way, with special attention focused on New Jersey Avenue as part of the downtown shopping district.



5.4 ADDITIONAL GOALS AND OBJECTIVES

- 5.4.1 This Redevelopment Plan does not attempt to anticipate every possible project design or land use solution. Accordingly, this Plan has been generated to be as flexible as possible in order to foster quality Redevelopment Projects while maintaining consistency with the foregoing municipal Goals and Objectives.
- 5.4.2 The City recognizes certain financial and planning realities related to developing Redevelopment Projects in Redevelopment Area 1, and may make available such assistance as may be reasonably necessary to aid such development, including, without limitation, endorsing and/or (with the Redeveloper) making joint application for state and federal grant funds, negotiating property tax issues and exercising its powers of eminent domain (at the Redeveloper's expense) should said powers be required. All such assistance shall be addressed within the context of the Redeveloper's Agreement to be negotiated between the City and the Redeveloper.

6.0 REDEVELOPMENT PLAN

6.1 ANTICIPATED REDEVELOPMENT ACTIONS

The Redevelopment Actions proposed for Redevelopment Area 1 consist of the replanning of the lands within said Area into distinct Redevelopment Parcels and providing such reasonable assistance to private sector Redevelopers as may be within the power of the City under the Redevelopment Statute in order to facilitate approved Redevelopment Projects.

6.1.1 REDEVELOPER DESIGNATION

- A. It is the intention of the City, upon adoption of this Redevelopment Plan, to immediately join the Board of Education in exploring this development opportunity with such interested parties as may be identified.

While it is the intention of the City to work with the Board of Education in identifying appropriate interested parties for this development opportunity, the City reserves the right ~ should the Board not be able to identify such a party, or should such a party propose a Redevelopment Project which, in the sole opinion of the City, does not meet the goals and objectives of this Redevelopment Plan~ to acquire all or select portions of Redevelopment Area 1 (through good-faith negotiation or condemnation) and to transfer said lands to an entity which, in the sole opinion of the City, warrants Redeveloper designation.

- B. Parties so identified shall be required to submit to the City formal Expressions of Interest for undertaking a Redevelopment Project in Redevelopment Area 1. Expressions of Interest shall address, at a minimum:



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1. Financial capability and ability to obtain the financing required to develop the proposed Redevelopment Project.
2. Demonstrated success in developing and marketing the proposed Redevelopment Project.
3. Organizational strength, business reputation and professional capability to develop, manage and/or operate the proposed Redevelopment Project.
4. Ability to comply with and achieve the Public Policy Goals and Redevelopment Plan Objectives specified herein.
5. Redevelopment Project concept(s).
6. The type and scope of any financial or other assistance requested from the City to effectuate the proposed Redevelopment Project.
7. Additional information as may be necessary and appropriate.

Successful Expressions of Interest shall provide the City with demonstrated evidence of an Interested Party's superior experience and qualifications in developing and, as appropriate, operating the type, size and scope of Redevelopment Project proposed, consistent with the Goals and Objectives of this Redevelopment Plan. The City reserves the right to interpret the components of a submission as it sees fit based on said Goals and Objectives.

C. Upon Governing Body acceptance of an Expression of Interest, the City shall commence negotiations leading to a Redeveloper's Agreement³⁰ with said party. Said Redeveloper's Agreement shall include, at a minimum:

1. The Project Concept(s) and description of project elements for the undertakings proposed.
2. A schedule for the commencement and completion of improvements.
3. Statements regarding compliance with the Goals and Objectives of this Redevelopment Plan.
4. Provisions for termination of Redeveloper's status in the event of default by the Redeveloper.
5. Issues identified within the body of this Redevelopment Plan as being subject to such negotiations.
6. Such provisions as may be required by law.

D. Upon Governing Body acceptance of an Expression of Interest, and as a basis for the aforementioned negotiations, the City and the Redeveloper shall agree on a scope of services and a professional to undertake a Traffic Study of the area in and around Redevelopment Parcel 1. Such Study shall include key intersections and shall, at a minimum, evaluate the necessity for changes in traffic patterns, roadway geometry and traffic control.

³⁰ Redeveloper designation shall be conferred by the City only upon execution of a Redeveloper's Agreement.



Such Traffic Study shall be directed jointly by the City and the prospective Redeveloper, but shall be funded solely by the Redeveloper.

6.1.2 ACQUISITION

Pursuant to the Redevelopment Statute³¹, the City, upon adoption of this Redevelopment Plan, will be statutorily permitted to acquire real property in Redevelopment Area 1, either through good-faith negotiations with the existing property owners or, upon failure of good-faith negotiations, through condemnation (eminent domain). Upon such acquisition, the City will be permitted to transfer said parcels to a designated Redeveloper to effectuate this Redevelopment Plan.

Similarly, upon Plan adoption, the City will be permitted to acquire leasehold or other interests in Area 1 lands in order to advance this Redevelopment Plan.

6.1.3 CONVEYANCE

Subsequent to actions pursuant to section 6.1.2, and pursuant to N.J.S.A. 40A:12A-8g, the City may convey any lands so acquired to a Redeveloper in furtherance of an approved Redevelopment Project or may, as appropriate, construct a Redevelopment Project on such acquired or leased lands itself.

Details related to any conveyance shall be determined within the context of a Redeveloper's Agreement to be negotiated between the City and a designated Redeveloper.

6.1.4 ACTIONS SUBSEQUENT TO CONVEYANCE

Subject to the provisions of a Redeveloper's Agreement, upon taking ownership of any lands within Redevelopment Area 1, Redeveloper(s) shall be responsible for all taxes which become due and owing from the date of acquisition; for all demolition and site work; and for all planning, permitting and other activities (including compliance with all applicable City codes) necessary for the construction of a Redevelopment Project in accordance with this Redevelopment Plan.

6.2 LAND USE PLAN

The Land Use Plan is comprised of Standards and Controls of General Applicability, a Parcelization Plan, Development Regulations, Landscaping & Streetscaping Provisions, a Circulation & Parking Plan, Utility Controls and Architectural Controls.

³¹ N.J.S.A. 40A:12A-8b & c



6.2.1 STANDARDS AND CONTROLS OF GENERAL APPLICABILITY

- A. The controls and regulations governing land use and structural form specified herein are designed to promote the redevelopment of Redevelopment Area 1 in accordance with the Goals and Objectives of this Redevelopment Plan. As such, they are intended to provide a setting within which Redevelopers and their designers are encouraged to generate detailed plans in order to produce Redevelopment Projects of outstanding design and superior quality.
- B. The Project Concepts and description of project elements proposed for the Redevelopment Area will be reviewed and approved by the Redevelopment Entity as part of the Redeveloper's Agreement to be negotiated between the City and designated Redeveloper(s).
- C. Except where otherwise modified by this Redevelopment Plan, the Redevelopment Area shall be governed by the standards and regulations contained in the Development Ordinance. By reference herewith, said provisions are included in and adopted by this Redevelopment Plan.
- D. Pursuant to the Redevelopment Statute³², the Planning Board shall review and approve the Project Plans for all Redevelopment Projects in accordance with the requirements for review and approval of subdivisions and site plans set forth by the Development Ordinance adopted pursuant to the *Municipal Land Use Law*.
- E. Consistent with its responsibilities pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall retain the right, at time of Site Plan Review and Approval, to require such off-site or off-tract improvements as may be necessary to mitigate possible impacts to the public safety and welfare arising from buildout of the subject Redevelopment Project, and to otherwise ensure the effective implementation of this Redevelopment Plan consistent with the Goals and Objectives outlined herein.
- F. Applicability of Other Regulations
 - 1. The provisions of this Land Use Plan are those of the City of Absecon and do not substitute for any law, code, rule or regulation established by any State or Federal agency. All development within Redevelopment Area 1 shall comply with such laws, codes, rules and regulations as applicable.
 - 2. The above notwithstanding, whenever a code or regulation contains comparable but less restrictive provisions or requirements than set forth in this Redevelopment Plan, the standards set forth herein shall govern.

³² N.J.S.A. 40A:12A-13



3. The City recognizes that certain environmental issues may exist within Redevelopment Area 1, including, but not limited to, underground (fuel) storage tanks, soils contamination and lead paint and asbestos contamination within the School building. The City shall not be responsible, financially or otherwise, for compliance with any State or Federal requirements related to any such contamination or remediation.

6.2.2 PARCELIZATION PLAN³³

- A. The Parcelization Plan divides Redevelopment Area 1 into three (3) Redevelopment Parcels of varying size and character as follows:
 - **Redevelopment Parcel 1:** Block/Lot 161/1 and contiguous portion of Mechanic Street (104,460 s.f. or 2.4 acres).³⁴
 - **Redevelopment Parcel 2:** westerly portion of Block/Lot 160/8 (1,855 s.f. or .27 acres).
 - **Redevelopment Parcel 3:** easterly portion of Block/Lot 160/8 (8,157 s.f. or .19 acres).
- B. At Time of Publication, these Parcels contained a mix of improvements and vacant land³⁵.
- C. Redevelopment Parcels 2 and 3 consist of a single tax parcel which is in active, productive use as a professional office with supportive parking and associated green space.

The owner of these Parcels has offered to transfer the parking and lawn areas (Redevelopment Parcel 2) to the City to be used for public parking³⁶. The building (Redevelopment Parcel 3) is in active use and has therefore been designated as "Not-To-Be-Acquired".

- E. The intent of this Redevelopment Plan is to provide for distinct land uses on each of the three (3) Redevelopment Parcels. However, the City reserves the right to enter into a Redeveloper's Agreement to permit Redevelopment Projects on any combination of said Parcels, or to permit the subdivision of said Parcels into smaller development tracts should a particular proposal merit such action.

³³ Exhibit 12.7

³⁴ Acreage to be adjusted to reflect Right-of-Way Reservations for the widening of School Street and Church Street (section 6.2.4.1 and section 6.2.6.)

³⁵ Exhibit 12.8

³⁶ Exhibit 12.12



6.2.3 DEVELOPMENT REGULATIONS

- A. All lands within Redevelopment Area 1 shall be governed by the Development Regulations detailed herein and graphically depicted on Exhibit 12.9. Said regulations address Permitted Uses as well as Building Limit Controls, and were developed to be consistent with the Parcelization Plan. As such, they are intended to provide for Redevelopment Projects which compliment and enhance this portion of the City.
- B. Permitted Uses within each Redevelopment Parcel shall be limited to the uses enumerated herein. Uses not specifically enumerated shall be prohibited.
- C. Building Limit Controls provide standards for the physical development of each Redevelopment Parcel. Within their framework, Redeveloper's and their designers are encouraged to exercise maximum ingenuity and creativity consistent with the Goals and Objectives of this Redevelopment Plan.
- D. Except as otherwise provided for herein or by law, this Redevelopment Plan does not recognize the 'use ('d') variance' process under the *Municipal Land Use Law*³⁷. Uses proposed but not permitted by this Redevelopment Plan shall require a formal amendment to this Plan pursuant to law.
- E. Consistent with sections 9.3 and 9.5 herein, the Planning Board shall have authority for the interpretation of permissibility of uses within Redevelopment Area 1 where such interpretation is required; including, but not limited to, application of any definition under section 3.0 of this Redevelopment Plan.
- F. Unless Planning Board approval is required by this Redevelopment Plan or by the Development Ordinance, land use approvals shall be granted by the Zoning Officer pursuant to Article XXV of the Development Ordinance.
- G. Building Setbacks, where indicated, shall be clear, unoccupied and unobstructed space measured at a right angle between a Redevelopment Parcel Boundary Line³⁸ and a Building Envelope line. Setbacks shall extend from grade to sky, except for the following permitted obstructions:
- awnings
 - flag poles
 - street furniture
 - signage
 - lighting
 - canopies
 - ornamental architectural features
 - fences
 - landscaping
 - like and similar features.

³⁷ N.J.S.A. 40:55d-70 d-1

³⁸ Which may or may not coincide with a lot line.



Setbacks may also include parking areas, pedestrian walkways and necessary access drives.

Encroachment of preexisting structures into Setbacks may remain. New structures must respect the Building Setback lines established herein.

Unless physically attached, no structures shall be situated closer than 15' from another structure.

Rather than setbacks from rights-of-way being construed as minimums, setbacks for Redevelopment Area 1³⁹ shall be deemed as absolute. Buildings fronting rights-of-way shall be constructed on the setback lines.

- H. Maximum Building Height shall be measured to the highest point of ceiling of the top story in the case of a flat roof, to the deck line of a mansard roof, and to the average height between the plate and ridge for a gable, hip or gambrel roof.

Parapets, chimneys, ornamental architectural features and stair towers, elevator and mechanical rooms (appropriately screened) may exceed Maximum Building Height upon approval by the Planning Board.

6.2.4 REDEVELOPMENT PARCELS

6.2.4.1 REDEVELOPMENT PARCEL 1

A. Permitted Uses

- 1) Age-restricted housing as defined in section 3.1 herein.
- 2) Surface or structured parking to support any Permitted Use on this Redevelopment Parcel.

Except where designed for the residents, guests, employees or service recipients of the subject building as defined in section 3.1 herein, the following uses shall be limited to ground-floor levels of multi-story buildings oriented toward School Street, Mechanic Street or New Jersey Avenue.⁴⁰

- 3) Neighborhood-oriented retail establishments.
- 4) Personal service establishments.
- 5) Financial institutions, banks or loan offices.
- 6) Professional, Administrative or Consulting Service Offices.

³⁹ Adjusted to reflect Right-of-Way Reservations for the widening of School Street and Church Street (section 6.2.4.1 and section 6.2.6.)

⁴⁰ Drive-through components are prohibited.



B. Building Limit Controls

1. Minimum Lot Size

Redevelopment Parcel 1 shall be developed as a single development site, which shall constitute the minimum lot size, exclusive of public rights-of-way or easements which may exist or may be required under the Circulation & Parking Plan (section 6.2.6) and Utility Controls (section 6.2.7) herein.

The above notwithstanding, the City reserves the right to permit the subdivision of this Redevelopment Parcel into smaller development tracts should a particular proposal merit such action. Any such subdivision shall be for the purpose of advancing a Redevelopment Project and shall not be used as a mechanism for a Redeveloper to sell a portion of the Redevelopment Parcel to a third party without formal City authorization. Details related to any such subdivision⁴¹ shall be established within the context of the Project Concept submitted and the Redeveloper's Agreement to be negotiated between the City and the Redeveloper.

2. Maximum Lot Coverage (impervious): 80%
3. Building Coverage: Not less than 40% and not more than 60%.
4. Building Setbacks⁴²
 - a. Right-of-Way Reservation

At Time of Publication, Church Street and School Street were 33' wide rights-of-way providing one-way access along the periphery of Redevelopment Area 1 ~ from New Jersey Avenue to the residential neighborhoods north of the CBD Redevelopment Area.

In order to improve circulation in this section of the City while retaining on-street parking for the existing residents adjacent to Redevelopment Parcel 1, this Redevelopment Plan requires the widening of School Street by 8.5' on the eastern (Parcel 1) side of the street and the widening of Church Street by 8.5' on the southern (Parcel 1) side⁴³.

⁴¹ All subdivisions remain subject to approval by the Planning Board.

⁴² Exhibit 12.9

⁴³ Circulation & Parking Plan (section 6.2.6).



The Church Street and School Street setbacks shall be measured from these new right-of-way lines.

- b. Church Street: Setback shall conform with the prevailing setbacks for the existing structures on this right-of-way at Time of Publication. Existing conditions suggest 20'.⁴⁴
 - c. School Street: Setback shall conform with the prevailing setbacks for the existing structures on this right-of-way at Time of Publication. Existing conditions suggest 20'.⁴⁴
 - d. New Jersey Avenue & Mechanic Street⁴⁵: 0'
 - e. Abutting Contiguous Tax Lot: 37'
5. Maximum Building Height⁴⁶
- a. Neighborhood-Oriented Design

These Building Height regulations are designed to work in conjunction with the Church Street and School Street Setbacks and the Architectural Controls of this Redevelopment Plan (Section 6.2.8) in order to create a Redevelopment Project whose front (Church Street and School Street) yards and street-side building heights reflect the front yards and building heights of the existing buildings in the adjacent neighborhood.

Components of the Redevelopment Project taller than the buildings in the adjacent neighborhood shall be set back to the interior of Parcel 1, thereby minimizing possible impacts of such height on the residents and pedestrians in this section of the City.

- b. Lowrise Zone

For that portion of a Redevelopment Project fronting a right-of-way and extending to the interior of the Parcel to 50' from said right-of-way⁴⁷: The lower of 2½ stories or 35' from existing grade.

⁴⁴ Redeveloper shall field verify distances prior to design.

⁴⁵ Measured from the northerly line of Mechanic Street at Time of Publication, whether vacated or not.

⁴⁶ Exhibit 12.9

⁴⁷ Adjusted to reflect Right-of-Way Reservations for the widening of School Street and Church Street (section 6.2.4.1 and section 6.2.6.)



c. Midrise Zone

For the balance of the Building Envelope (i.e., that portion of the building behind the 2½ story ~ 35' portion of the structure): 4 stories.

The Governing Body may, at time of approval of the Redeveloper's Agreement, permit building height to exceed 40' if the architectural design requires more than 10' height per story. The Redeveloper shall be required to present justification, satisfactory to the Governing Body, for any such additional height request, which justification shall address limitations of alternative designs as specifically relates to the Redevelopment Project proposed.

6.2.4.2 REDEVELOPMENT PARCEL 2

Redevelopment Parcel 2 consists of a parking area and lawn space attendant to the existing (office) building on Redevelopment Parcel 3. The owner of this land has offered to transfer these areas to the City to be used for public parking⁴⁸.

A. Permitted Uses

1. Public parking.
2. Landscaped Public Open Space, limited to that section of Parcel 2 which, due to its triangular shape⁴⁹, can not appropriately be used for public parking.
3. Additional Permitted Uses.

The public parking and public open space areas constituting this Redevelopment Parcel may be used from time to time, collectively or individually, for community events. Such use may include, but need not be limited to, small concerts, public ceremonies, art shows and like and similar activities.

Permission for such events shall be granted by the City Administrator, in consultation with such public safety and other officials as is deemed appropriate for the type and scope of event proposed. Such activities shall not require Governing Body or Planning Board approval.

⁴⁸ Exhibit 12.12.

At Time of Publication, the method of transfer (donation, purchase, perpetual easement, other) had not been finalized. Said issue shall be addressed within the context of a Redeveloper's Agreement between the City and the owner of these lands.

⁴⁹ Exhibit 12.7



B. Building Limit Controls

Other than specific regulations governing the design of parking lots contained in the City's Development Ordinance, no Building Limit Controls have been established for Redevelopment Parcel 2. This Parcel shall be designed to maximize public parking as well as interconnectivity between surrounding land uses, including the landscaped public open space, which shall serve as a focal point for this portion of Redevelopment Area 1.

- C. The parking and landscaped public open space areas may be improved by any combination of the Redeveloper of Parcel 1, the owner of the lands in Parcels 2 (and 3) or the City, acting as Redeveloper. Notwithstanding the entity making the improvements, Parcel 2 shall remain accessible to and usable by the general public.
- D. Details related to the design, construction and maintenance of the improvements on this Parcel shall be addressed within the context of the Redeveloper's Agreements to be negotiated between the City, the owner of this land and/or, as applicable, the Redeveloper for Redevelopment Parcel 1.
- E. With the exception of improvements required for parking, no buildings other than gazebos, pergolas, arcades or similar semi-open structure shall be permitted on this Redevelopment Parcel.

6.2.4.3 REDEVELOPMENT PARCEL 3

A. Permitted Uses

- 1) General Retail.
- 2) Personal Service Establishments.
- 3) Professional, Administrative or Consulting Service Offices.
- 4) Financial Institutions, Banks or Loan Offices, including drive-through.
- 5) Surface parking to support any Permitted Use on this Redevelopment Parcel.

B. Building Limit Controls

1. Minimum Lot Size

This Redevelopment Parcel shall be treated as a single development site, which shall constitute the minimum lot size, exclusive of public rights-of-way or easements which may exist or may be required under the Circulation & Parking Plan (section 6.2.6) herein or under the terms of the Redeveloper's Agreement addressing the transfer or use of Redevelopment Parcel 2.



2. Maximum Lot Coverage (impervious): 65%
3. Maximum Building Coverage: 40%
4. Building Setbacks⁵⁰
 - a. New Jersey Avenue: 0'⁵¹
 - b. Mechanic Street: Setback shall conform with the prevailing setback for the existing structures on this right-of-way at Time of Publication. Existing conditions suggest 15'.⁵²
 - c. East Side Setback: 10'
 - d. West Side Setback: 5'
5. Maximum Building Height: The lower of 2½ stories or 35' from existing grade.

6.2.4.4 TEMPORARY USES & CONSTRUCTION STAGING

In addition to the Permitted Uses for individual Redevelopment Parcels, this Redevelopment Plan permits lands within all Redevelopment Parcels to be used for such Temporary Uses as may be proposed from time-to-time, provided that such uses do not conflict with or adversely impact the construction or operation of any permanent Redevelopment Project, or unreasonably adversely impact any residential or non-residential property adjacent to Area 1.

Temporary Uses may be indoor uses housed in existing buildings or may be open-air uses and may include, but need not be limited to, indoor storage of materials, community block parties, stages for plays or concerts, skating rinks, circus/carnival attractions, miniature-golf courses, arts/crafts or antique sales, sidewalk sales, sale of holiday ornaments or like and similar attractions.

Staging for construction conducted in Redevelopment Area 1, including parking and all other activities normally attendant thereto, shall be permitted on Redevelopment Parcels 1 and 2.

⁵⁰ Exhibit 12.9

⁵¹ Redevelopment Projects on this Parcel shall be oriented toward New Jersey Avenue.

⁵² Measured from the southerly line of Mechanic Street at Time of Publication, whether vacated or not. Redeveloper shall field verify distances prior to design.



Unless Planning Board approval is required by this Redevelopment Plan or by the Development Ordinance, Temporary Uses and Construction Staging activities shall be approved by the Zoning Officer, who may impose such restrictions and/or conditions as he may deem reasonable and appropriate for the protection of any permanent Redevelopment Project or adjacent residential or non-residential property, including, but not limited to, provisions concerning hours of operation, parking and site lighting.

Within this context:

- A. Temporary Uses shall last for not less than one (1) day nor more than one (1) month. An Applicant may apply for a continuation of an approved Temporary Use. However, in no case shall any such use be permitted to operate for more than three (3) months without Site Plan approval from the Planning Board.
- B. Construction Staging activities may last for the duration of the Applicable Construction Project, or for such time as may be approved by the Zoning Officer. However, in no case shall storage of materials permitted to remain within the Redevelopment Area for longer than one (1) month after completion of the Applicable Construction Project.

Unless Planning Board approval is required by this Redevelopment Plan or by the Development Ordinance, approvals, duration and interpretation of Temporary Use, Construction Staging, "Applicable Construction Project", "conflict" and "adverse impact" shall be at the discretion of the Zoning Officer, which shall be exercised in accordance with the standards set forth in this section.

6.2.5 LANDSCAPING & STREETSCAPING PROVISIONS

- A. All lands within the Redevelopment Area shall be landscaped in accordance with §224-78 and §224-129 of the Development Ordinance. Said requirements shall be construed as minimums.

Landscaping Plans shall be reviewed for adequacy within the context of the Redevelopment Project for which they are associated as part of the Planning Board Site Plan Review and Approval process.

- B. All exposed parking areas, be they surface lots or rooftop decks of a parking structure, shall be appropriately landscaped in accordance with §224-78 and §224-129 of the Development Ordinance.
- C. In addition to any requirements contained in the Development Ordinance:



1. Redevelopment Parcel 1

The exposed surface area of all flat roofs⁵³ shall be treated as follows:

- a. Where said surfaces serve as pedestrian accessible promenades and/or activity/recreation areas, a minimum of thirty-five percent (35%) of the total exposed surface area shall be landscaped as roof gardens. Said treatment may or may not include live vegetation.
- b. The balance of all exposed flat roof surfaces shall be treated in such a way as to blend with the roof gardenscape in an aesthetically acceptable manner. Said areas shall be constructed of non-reflective material in order to secure agreeable visual conditions in the roofscaping of Redevelopment Area 1.
- c. Rooftops of the buildings at the highest permitted building elevation within Area 1 shall not be subject to the provisions of this section.

2. Redevelopment Parcel 2

Consistent with section 6.2.4.2, details related to the development of improvements for Redevelopment Parcel 2 shall be addressed within the context of the Redeveloper's Agreements to be negotiated between the City, the owner of this land and/or, as applicable, the Redeveloper for Redevelopment Parcel 1.

3. Rights-of-Way

Streetscape design for New Jersey Avenue, the widened Church Street, the widened School Street and the realigned portion of Mechanic Street shall include street trees, decorative pavers, street furniture and such other ornamental landscape features as may be appropriate for a particular location. Such streetscaping shall be more intense for New Jersey Avenue as the central spine for the City's downtown shopping district.

All such improvements shall conform with the Americans with Disabilities Act (ADA).

Consistent with section 6.2.4.4, details related to such improvements shall be more fully developed as the City continues its planning for Redevelopment Area 1, the CBD Redevelopment Area and the balance of the municipality.

⁵³ Including decks and balconies when accessible as public open spaces and all parking garage roofs.



6.2.6 CIRCULATION & PARKING PLAN⁵⁴

- A. The Circulation & Parking Plan depicts all pre-existing rights-of-way and known easements within Redevelopment Area 1 as well as new elements to be created, and has been generated in order to promote the cohesive development of Area 1 and to maximize efficiency in land utilization and traffic control, both internal to Area 1 and between Area 1 and the adjacent portions of Absecon, including the residential neighborhoods adjacent to Area 1.
- B. Internal access drives and utility easements, as required by each individual Redevelopment Project, will be identified by the Redeveloper(s) within the context of the Project Concept to be submitted as part of the Expression of Interest process.
- C. The Circulation & Parking Plan anticipates no changes to the basic alignment of New Jersey Avenue, but allows for possible adjustments to the geometry of this right-of-way in order to improve traffic flow.
- D. The Circulation & Parking Plan anticipates no changes to the basic alignment of Church Street and School Street, but requires the widening of both of these rights-of-way in order to improve traffic flow.
- E. The Circulation & Parking Plan provides for the realignment and vacation of Mechanic Street in order to increase the size of Redevelopment Parcel 1 and better define Redevelopment Parcels 2 and 3⁵⁵.
- F. Existing Conditions⁵⁶
 - a. New Jersey Avenue is the primary spine through Redevelopment Area 1 and extends from Route 30 at Station Avenue to the western boundary of the City. Within Area 1, this two-way street consists of a 50' wide right-of-way with a 5' wide sidewalk on the northern side of the street and a 7' wide sidewalk on the southern side. The cartway for New Jersey Avenue is 30'
 - b. School Street is a one-block, 33' wide right-of-way providing one-way access northbound from Redevelopment Area 1 to the residential neighborhoods north of the CBD Redevelopment Area. This right-of-way includes 4' wide sidewalks on both sides of the street with on-street parking limited to the western side. The cartway of this street is 22'.

⁵⁴ Exhibit 12.10

⁵⁵ Reference section 6.2.6 F b herein.

⁵⁶ Right-of-Way widths taken from City Tax Maps.



**Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon**

- c. Church Street is a 33' wide right-of-way connecting Redevelopment Area 1 with Shore Road (CR 585) to the east and 12th Street to the west. While two-way to the west and east of Redevelopment Parcel 1, the street is one way (eastbound) abutting this Parcel⁵⁷. Within Redevelopment Area 1, Church Street is a 22' cartway, with a 4' wide sidewalk on the northern side of the street and a 7' wide sidewalk on the southern side.
- d. Mechanic Street is a local roadway cutting diagonally through Redevelopment Area 1 and connecting New Jersey Avenue with Church Street. This 20' wide right-of-way, without sidewalks, appears to be little more than a service alley, although it may have some benefit as a bypass for traffic wishing to avoid the Shore Road/Route 30 intersection.

Only the westerly (approximately) 260' of Mechanic Street lies within Redevelopment Area 1.

G. Proposed Improvements

While a traffic study has not been conducted for this Redevelopment Plan⁵⁸, it appears that the existing circulation system in-and-around Redevelopment Area 1 is sufficient for current traffic, and is likely to prove adequate, with possible adjustments in geometry and the widening of Church Street and School Street as provided for herein, to handle the increase in traffic generated by the Redevelopment Projects envisioned by this Redevelopment Plan. Accordingly, this Circulation & Parking Plan proposes the following:

a. New Jersey Avenue

Landscaping & streetscaping improvements as described in section 6.2.5 C 3 herein.

b. School Street

Widening of School Street by 8.5' on the east (Parcel 1) side of the street.

c. Church Street

Widening of Church Street by 8.5' on the south (Parcel 1) side of the street.

⁵⁷ Access to the City's residential neighborhoods north of the CBD Redevelopment Area is reached from Church Street via Pitney Road, Huron Avenue and New Road/Alameda Avenue.

⁵⁸ A Traffic Study will be required as a basis for the negotiations leading to a Redeveloper's Agreement with the prospective Redeveloper for Redevelopment Parcel 1 (section 6.1.1 D).



d. Mechanic Street⁵⁹

1. Vacate portion of this right-of-way north of Redevelopment Parcel 2.
2. Absorb the vacated portion of this right-of-way into Redevelopment Parcel 1, to be used exclusively for parking, internal circulation and open space attendant to a Redevelopment Project thereon.
3. Realign the remainder of the right-of-way to connect with New Jersey Avenue. Realignment shall take place on the easterly edge of Redevelopment Parcel 2. The realigned area shall maintain the right-of-way's existing 20' width, with adjustments for turning radii as required.
4. Should subsection b. 2 not be achievable, the City shall, in conjunction with subsection b. 1, retain the subject portion of Mechanic Street as a right-of-way, but shall convert its use to such parking and open space as may be appropriate.

In such case, subsection b 3 shall still apply.

d. Parcel 2

1. Creation of public parking lot. Lot design shall maximize the number of public parking spaces. Lot to be accessible from New Jersey Avenue.
2. Landscaping improvements for parking lot and public open space to be consistent with section 6.2.4.2 and section 6.2.5.C. 2 herein.

H. Final Circulation & Parking Plan

A Final Circulation & Parking Plan, addressing existing and proposed utility easements, municipal vacations and dedications and other pertinent issues, shall be more fully developed by each Redeveloper as part of the Project Concept submitted with the Expression of Interest as provided for in section 6.1.1 herein. All improvements to municipal rights-of-way shall conform to City Improvement Standards pursuant to Development Ordinance §224-158.

Details related to the design and development of these improvements shall be more fully developed within the context of the Redeveloper's Agreement to be negotiated between the City and the Redeveloper for Redevelopment Parcel 1 and/or 3, as appropriate, and shall be based on the information derived from the Traffic Study detailed in section.6.1.1 D herein.

⁵⁹ Exhibit 12.10



6.2.7 UTILITY CONTROLS

- A. Redevelopment Area 1 is serviced by all public utilities, including electric, gas, sewer, water, communications (telephone) and cable television systems. The City makes no warranties as to the adequacy of service for any particular Redevelopment Project.
- B. Distribution lines for all utility systems within Redevelopment Area 1 shall be placed underground. All easements shall comply with City requirements. Exact locations for utility lines and easements shall be established at time of Planning Board Site Plan Review and Approval for individual Redevelopment Projects. Existing above ground utilities shall be incorporated into the underground systems as improvements are undertaken.

6.2.9 ARCHITECTURAL CONTROLS

- A. This Redevelopment Plan recognizes that a variety of factors will influence the final design of any Redevelopment Project within Area 1, and that the character of such Redevelopment Projects will depend on a variety of economic and non-economic factors.
- B. Redeveloper's shall recognize the proximity of Redevelopment Area 1 to the City's downtown shopping district (to the south) and to the residential neighborhoods (to the north, east and west). Exterior building and site architecture⁶⁰ shall be harmonious with the existing architecture in these sections of the City. Project elements shall employ, to the extent possible, a compatible design vocabulary.
- C. Within this context, Redevelopers and their designers are encouraged to exercise maximum ingenuity, creativity and freedom of design consistent with the Goals and Objectives of this Redevelopment Plan.
- D. Exterior building architecture shall coordinate design elements⁶⁰ to achieve design harmony and continuity for all building elevations. All elevations facing a street shall be considered primary elevations, with façades and appurtenances treated accordingly.
- E. Loading, mechanical equipment, storage and similar uses shall not be visible from any public right-of-way.
- F. Lowrise Rooftop Decks of Multi-Story Buildings

⁶⁰ Form, materials, color and detailing elements for building facades, windows, awnings, lighting & signage.



Consistent with section 6.2.5 C 1 herein, the rooftops of multi-story structures on Redevelopment Parcel 1 may be developed as pedestrian accessible promenades, rooftop gardens and/or active or passive recreation areas.

G. Interpretation of this section 6.2.8, including the balance between design and community character, shall be made by the Governing Body as part of its review of the Project Concepts attendant to the Expressions of Interest process.

7.0 EQUAL OPPORTUNITY & INCLUSIONARY HOUSING

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Redevelopment Entity or by the Redeveloper (or any successors in interest) whereby the land or improvements in Redevelopment Area 1 is restricted, either by the Redevelopment Entity or the Redeveloper (or any successors in interest) upon the basis of race, creed, color, ancestry, sex, national origin, family status, disability or sexual preference in the sale, lease, use or occupancy thereof. The foregoing restrictions, as well as the provisions of N.J.S.A. 40A:12A-9, shall be implemented by appropriate covenants or other provisions in the Redeveloper's Agreement and/or disposition instruments as covenants running with the land.

Any Redevelopment Project within Redevelopment Area 1 which has a residential component shall comply with the requirements of §224-243B I of the City's Development Ordinance, whereby 5% of the total number of dwelling units within the Project shall be reserved for low-income residents and 5% of the total number of dwelling units within the Project shall be reserved for moderate-income residents.

8.0 PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS

Upon adoption by the Governing Body, this document shall constitute a Redevelopment Plan under the provisions of the *Local Redevelopment and Housing Law*. It includes an outline for the (re)planning and (re)development of Redevelopment Area 1 as follows:

8.1 RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES [N.J.S.A. 40A:12A-7a(1)]

This Redevelopment Plan has been crafted to achieve the City's Public Policy Goals and Redevelopment Plan Objectives pursuant to the Statement of Purpose and Intent (section 5.0).

8.1.1 APPROPRIATE LAND USES

Permitted Uses for Redevelopment Area 1 are specified in the Land Use Plan (section 6.2) herein.



8.1.2 DENSITY OF POPULATION

At Time of Publication, there were no occupied residential structures within Redevelopment Area 1.

This Redevelopment Plan recognizes that development of Age-Restricted Housing on Redevelopment Parcel 1 will necessarily depend on a variety of economic and noneconomic factors, including market conditions affecting the number and types of dwelling units feasible. Accordingly, the ultimate density of population within Area 1 shall be determined upon acceptance by the Governing Body of the Project Concept for said Redevelopment Parcel.

8.1.3 PUBLIC TRANSPORTATION AND TRAFFIC

The CBD Redevelopment Area is served by the New Jersey Transit Rail line, located on the south side of Route 30 and by New Jersey Transit on Shore Road.

There is no public transportation immediately servicing Redevelopment Area 1.

Proposals designed to facilitate traffic circulation in-and-around Redevelopment Area 1 are found in the Circulation & Parking Plan (section 6.2.6).

Specific improvements shall be adopted within the context of the Final Circulation & Parking Plan referenced in section 6.2.6 H herein.

8.1.4 PUBLIC UTILITIES

Utility service and Redevelopers' requirements relating thereto are outlined in Utility Controls (section 6.2.7) of this Redevelopment Plan.

8.1.5 RECREATIONAL AND COMMUNITY FACILITIES

Redevelopment Parcel 1 permits social, cultural and recreational uses as part of an Age-Restricted Housing facility.

Redevelopment Parcel 2 includes provision for public open space and passive outdoor recreation uses.

8.1.6 OTHER PUBLIC IMPROVEMENTS

Other than those improvements specified for Redevelopment Parcel 2 (section 6.2.4.2) and those included in the Circulation & Parking Plan (section 6.2.6), no Other Public Improvements are contemplated by this Redevelopment Plan.



Consistent with section 6.2.1 E herein, the Planning Board shall retain the right, at time of Site Plan Review and Approval, to require such off-site improvements as may be necessary for the effective implementation of a particular Redevelopment Project.

8.2 PROPOSED LAND USES AND BUILDING REQUIREMENTS [N.J.S.A. 40A:12A-7a(2)]

The Standards and Controls of General Applicability, Parcelization Plan, Development Regulations, Landscaping & Streetscaping Provisions, Circulation & Parking Plan, Utility Controls and Architectural Controls are specified in the Land Use Plan (section 6.2) of this Redevelopment Plan.

8.3 PROVISION FOR TEMPORARY AND PERMANENT RELOCATION [N.J.S.A. 40A:12A-7a(3)]

There are no residential dwelling units within Redevelopment Area 1. The single commercial entity within Area 1 has been designated Not-To-Be-Acquired (section 4.4 and section 6.2.2 C). No Relocation Plan is therefore required.

8.4 IDENTIFICATION OF PROPERTY-TO-BE-ACQUIRED [N.J.S.A. 40A:12A-7a(4)]

Acquisition status of lands within Redevelopment Area 1 is specified under Acquisition (section 6.1.2) and the Parcelization Plan (section 6.2.2) of this Redevelopment Plan.

8.5 SIGNIFICANT RELATIONSHIPS OF THE REDEVELOPMENT PLAN TO OTHER PLANS [N.J.S.A. 40A:12A-7a(5)a]

The Land Use components of this Redevelopment Plan (Standards and Controls of General Applicability, Parcelization Plan, Development Regulations, Landscaping & Streetscaping Provisions, Circulation & Parking Plan, Utility Controls and Architectural Controls) do not substantially differ from those in place prior to the adoption of this Redevelopment Plan. Accordingly, there is no change in the relationship between this Redevelopment Plan and (a) the master plans of contiguous municipalities, (b) the master plan of the county and (c) the state Development and Redevelopment Plan beyond those relationships which existed prior to the adoption of this Redevelopment Plan.

Said relationships have formally been addressed by the duly adopted Master Plan of the City of Absecon, as revised by reexamination of October, 1999, and are incorporated herewith.



8.6 RELATIONSHIP TO PERTINENT MUNICIPAL DEVELOPMENT REGULATIONS
[N.J.S.A. 40A:12A-7a(5)c]

The relationship of this Redevelopment Plan to pertinent municipal development regulations is outlined in the Land Use Plan.⁶¹

8.7 PROPOSED ZONING CHANGES [N.J.S.A. 40A:12A-7a(5)c]

8.7.1 Prior to the adoption of this Redevelopment Plan, Redevelopment Area 1 was zoned Central Business Commercial District (C-1), with Senior Citizen Housing Overlay District B. Permitted uses under said zoning are outlined in Exhibit 12.11.

8.7.2 Upon adoption of this Redevelopment Plan, the Land Use Plan of this Redevelopment Plan shall apply to all property within Area 1.

8.7.3 Any Ordinance adopting this Redevelopment Plan shall contain language indicating that this Plan is an explicit amendment to the Zoning District Map and Zoning Ordinance of the City of Absecon.

8.8 CONSISTENCY WITH MUNICIPAL MASTER PLAN

The City's current Master Plan was last revised through reexamination of October 1999.

While certain Permitted Uses⁶² for Redevelopment Area 1 have been modified by the Land Use Plan (section 6.2 herein), the Land Use components of this Redevelopment Plan⁶³ do not substantially differ from those in place prior to the adoption of this Plan. Accordingly, this Redevelopment Plan is consistent with and is designed to effectuate the duly adopted Master Plan of the City of Absecon as revised through reexamination, incorporated herein by reference.

8.9 REHABILITATION AND CONSERVATION

With the exception of Redevelopment Parcel 2, which has been reserved for public parking, public open space and passive outdoor recreation uses, no rehabilitation or conservation of lands and structures within Redevelopment Area 1 is required by this Redevelopment Plan.

⁶¹ Specifically section 6.2.1 C & section 6.2.3

⁶² Detailed in Section 8.7.

⁶³ Standards and Controls of General Applicability, Parcelization Plan, Rehabilitation and Conservation Plan, Development Regulations, Landscaping Provisions, Circulation & Parking Plan, Utility Controls and Architectural Controls.



9.0 GENERAL CONSTRUCTION, PLAN INTERPRETATION & APPLICATION OF PLAN PROVISIONS

- 9.1 All provisions of this Redevelopment Plan, including all building controls, regulations and/or restrictions imposed, shall be applicable to all real property and improvements within Redevelopment Area 1.
- 9.2 Consistent with section 6.2.1 B of this Redevelopment Plan, by adopting a negotiated Redeveloper's Agreement with a Redeveloper, the Redevelopment Entity shall have approved the Project Concept and a description of the project elements proposed for the subject Redevelopment Project.
- 9.3 The above notwithstanding, pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall have the authority to determine conformance of a Redeveloper's Project Plans with this Redevelopment Plan.
- 9.4 With the exception of regulations pertaining to Maximum Building Height, the Planning Board, at time of Site Plan Review and without formal amendment to this Redevelopment Plan, may approve modifications in or changes to the Building Limit Controls requested by a Redeveloper to a maximum of twenty percent (20%) of the subject regulation. Requests beyond 20% shall require a formal amendment to this Plan pursuant to law.

Modifications or changes to the Building Limit Controls which are inconsistent with the intent of this Redevelopment Plan shall not be approved in the absence of a formal amendment to this Plan.

- 9.5 Subject to the provisions of section 6.2.1 D & E and section 6.2.3 E herein, the Planning Board shall have authority to interpret or clarify of any provision of this Redevelopment Plan, including the interpretation of the intent of any regulation and the permissibility of any use proposed for Redevelopment Area 1.
- 9.6 Appeals of Planning Board decisions related to section 9.3 and section 9.5 herein shall be made to the Governing Body, acting in its capacity as Redevelopment Entity for this Redevelopment Plan.

10.0 DURATION OF PROVISIONS & EFFECTIVE DATE

- 10.1 This Redevelopment Plan, as it may be amended from time-to-time, shall be in effect for a period of ten (10) years from the date of adoption by the Governing Body.
- 10.2 Upon completion of construction of a Redevelopment Project or any Independent Component thereof, and at the request of the Redeveloper, the City shall issue the



Redeveloper a Certificate of Completion and Compliance for said Redevelopment Project or said Independent Component thereof, certifying that the Redevelopment Project or the Independent Component thereof was completed in accordance with this Redevelopment Plan AND the plans approved by the Planning Board as part of the Site Plan Review and Approval process, and further certifying that the applicable provisions of the Redeveloper's Agreement, including provisions related to N.J.S.A. 40A:12A-9a, have been satisfied.

- 10.3 Upon the issuance of such Certificate, or at the expiration of this Redevelopment Plan pursuant to section 10.1 herein, whichever shall occur first, the controls outlined in this Redevelopment Plan, with the exception of the Land Use Plan (section 6.2) and the Equal Opportunity provisions (section 7.0), shall terminate and the Redevelopment Area shall revert to such City Zoning as may be adopted at that time pursuant to N.J.S.A. 40:55D-1 et seq.
- 10.4 Unless otherwise addressed by an affirmative action of the City, the appropriate sections of the City's Development Ordinance shall hereby be amended to include the regulations contained in the Land Use Plan, which shall survive the expiration of this Redevelopment Plan.
- 10.5 Nothing herein shall be construed to limit the ability of the Governing Body to extend the duration of this Redevelopment Plan beyond that described in section 10.0 herein upon adoption of an Ordinance authorizing same.

11.0 PROCEDURES FOR AMENDING THE APPROVED REDEVELOPMENT PLAN

- 11.1 This Redevelopment Plan may be amended from time-to-time upon compliance with all applicable laws and statutes and upon approval of the Governing Body. In addition to any other requirements, including but not limited to those imposed by N.J.S.A. 40A:12A-13, mutual agreement between the City and a Redeveloper is required where a Redeveloper's Agreement is in place and where an amendment would change the controls governing the use of land under said Agreement.
- 11.2 The Governing Body may, at its discretion, amend this Redevelopment Plan to include areas of the (larger) CBD Redevelopment Area not addressed by this document in its current form. The goal of such action will be to coordinate the planning for any such area with the planning for Redevelopment Area 1 in order to provide a seamless, comprehensive set of Permitted Land Uses and Building Controls designed to maximum efficiency in land utilization and traffic control and thereby strengthening the City's Central Business District.



12.0 EXHIBITS

- 12.1 City Council Resolution No. 117-2003
- 12.2 City Council Resolution No. 209-2000
- 12.3 Map from Report of Findings
- 12.4 County Context Map
- 12.5 City Context Map
- 12.6 Redevelopment Area 1 Map
- 12.7 Parcelization Plan
- 12.8 Aerial: Redevelopment Area 1
- 12.9 Building and Setback Plan
- 12.10 Circulation & Parking Plan
- 12.11 Preexisting Zoning
- 12.12 Land Transfer Proposal: Redevelopment Parcel 2



*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

**CITY COUNCIL RESOLUTION
NO. 117-2003**



CITY OF ABSECON

RESOLUTION 117 - 2003

**A RESOLUTION AUTHORIZING REMINGTON, VERNICK & WALBERG, CITY
ENGINEERS, TO PROVIDE PROFESSIONAL SERVICES FOR
THE REDEVELOPMENT PLAN PREPARATION ADOPTION SERVICES
AREA 1: CENTRAL BUSINESS REDEVELOPMENT AREA**

WHEREAS, the Municipal Council has determined the need for professional services for the Redevelopment Plan Preparation Adoption Services, Area 1: Central Business Redevelopment Area; and

WHEREAS, the Engineering firm of Remington, Vernick and Walberg has agreed to provide professional services for a cost not to exceed \$16,170.00.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Absecon that the firm of Remington, Vernick & Walberg, Engineers, is hereby authorized to administer the professional services for the Redevelopment Plan Preparation Adoption Services Area 1: Central Business Redevelopment Area for a cost not to \$16,170.00.

DATED: June 19, 2003

**This is to certify that this is a true copy of a
Resolution adopted by the Council of the
City of Absecon at a regular meeting held
on June 19, 2003.**

ATTEST: Barbara J. Virden RMC
Barbara J. Virden, RMC, Municipal Clerk



*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

**CITY COUNCIL RESOLUTION
NO. 209-2000**

CITY OF ABSECON

RESOLUTION 209- 2000

**A RESOLUTION ACCEPTING THE REPORT OF FINDINGS:
AREAS IN NEED OF REDEVELOPMENT SPECIFIC TO THE
CENTRAL BUSINESS DISTRICT AND SURROUNDING AREA**

WHEREAS, Resolution 161 of 2000 authorized the City Planner, Robert Reid, to prepare a Report of Findings specific to areas in need of redevelopment; and

WHEREAS, the Report of Findings specific to the Central Business District has been completed and is hereby presented for acceptance by the Municipal Council of the City of Absecon.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ABSECON
as follows:

1. The Report of Findings: Area in Need of Redevelopment: Central Business District and Surrounding Area, is hereby accepted.
2. This Resolution shall be effective immediately.

Dated: November 16, 2000

**This is to certify that this is a true
copy of a Resolution adopted by the
Council of the City of Absecon at a
regular meeting held on November 16, 2000.**

ATTEST: Barbara J. Virden, RMC
Barbara J. Virden, RMC, Municipal Clerk



*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

MAP FROM REPORT OF FINDINGS





*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

COUNTY CONTEXT MAP



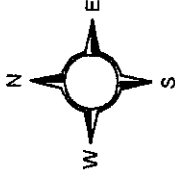


REKINGTON, VERMICK & WALBERG ENGINEERS
845 N. MAIN STREET, PLEASANTVILLE, NJ 08022
(609) 646-1770, FAX (609) 646-7074
WWW.RW-ENG.COM

SCALE: N.T.S.
PREPARED BY: STUART B. WISER, P.P., A.I.C.P.
LICENSE NO.: L105598
DATE: 7/07/03

Peter Elco, Mayor
City of Absecon

REDEVELOPMENT PLAN
CBD REDEVELOPMENT AREA 1
EXHIBIT 12.4
COUNTY CONTEXT MAP



ATLANTIC COUNTY

CITY OF ABSECON

REDEVELOPMENT AREA





Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon

CITY CONTEXT MAP



REKINGTON, VERMONT & WALLBERG ENGINEERS
845 N. MAIN STREET, PLEASANTVILLE, NJ 08859
(908) 665-1770, FAX (908) 665-1078
WEB SITE ADDRESS: WWW.RWEC.COM

SCALE: N.T.S.
PREPARED BY: STUART B. WISER, P.P., A.I.C.P.
LICENSE NO. LI05598
DATE: 7/07/03

City of Abscon
Peter Elco, Mayor

REDEVELOPMENT PLAN
CBD REDEVELOPMENT AREA 1
EXHIBIT 12.51
CITY CONTEXT MAP



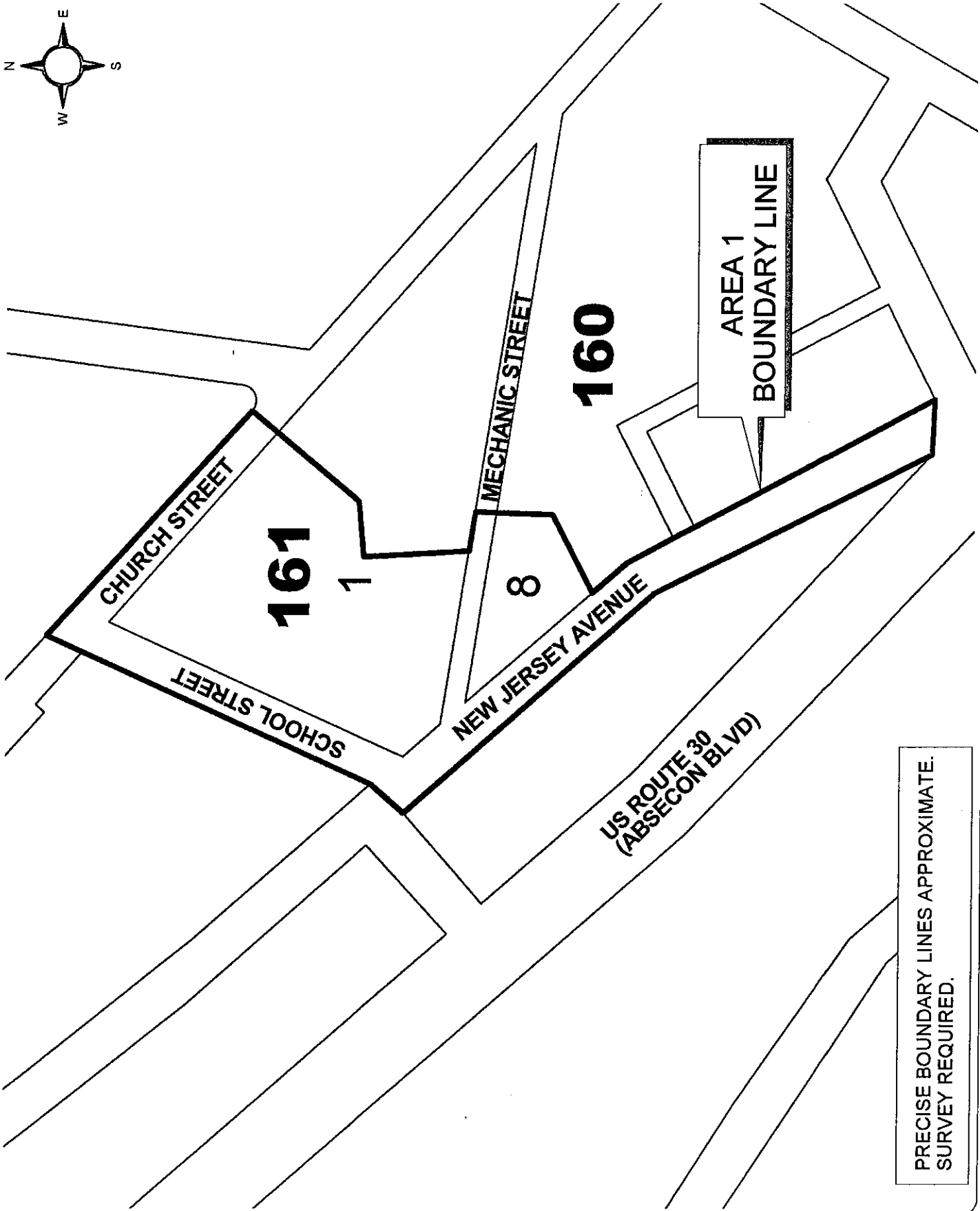


*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

REDEVELOPMENT AREA 1 MAP



PRECISE BOUNDARY LINES APPROXIMATE.
SURVEY REQUIRED.



AREA 1
BOUNDARY LINE

160

8

1

161

CHURCH STREET

SCHOOL STREET

NEW JERSEY AVENUE

MECHANIC STREET

US ROUTE 30
(ABSECON BLVD)



REMINGTON, VERBORN & WALBERG ENGINEERS
315 N. MAIN STREET, PLASANTVILLE, NJ 08222
(609) 466-1770, FAX (609) 466-1078
WEB SITE ADDRESS: WWW.R&W.COM
NORTH ARROW

SCALE: N.T.S.
PREPARED BY: STUART B. WISER, P.P., A.I.C.P.
LICENSE NO.: L105598
DATE: 7/07/03

REVISED:

City of Absecon
Peter Elco, Mayor

REDEVELOPMENT PLAN
REDEVELOPMENT AREA 1
EXHIBIT 12.6i
REDEVELOPMENT AREA 1



Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon
PARCELIZATION PLAN





REMINGTON, VERMICK & WALLBERG ENGINEERS
845 N. MAIN STREET, PLASMAYVILLE, NJ 08855
(609) 645-1770, FAX (609) 645-7078
WEB SITE ADDRESS: WWW.RVW.COM
REVISED: 01/07/04

SCALE: N.T.S.
PREPARED BY: STUART B. WISER, P.P., A.I.C.P.
LICENSE NO.: L105698
DATE: 7/07/03

REVISED:	1/27/04

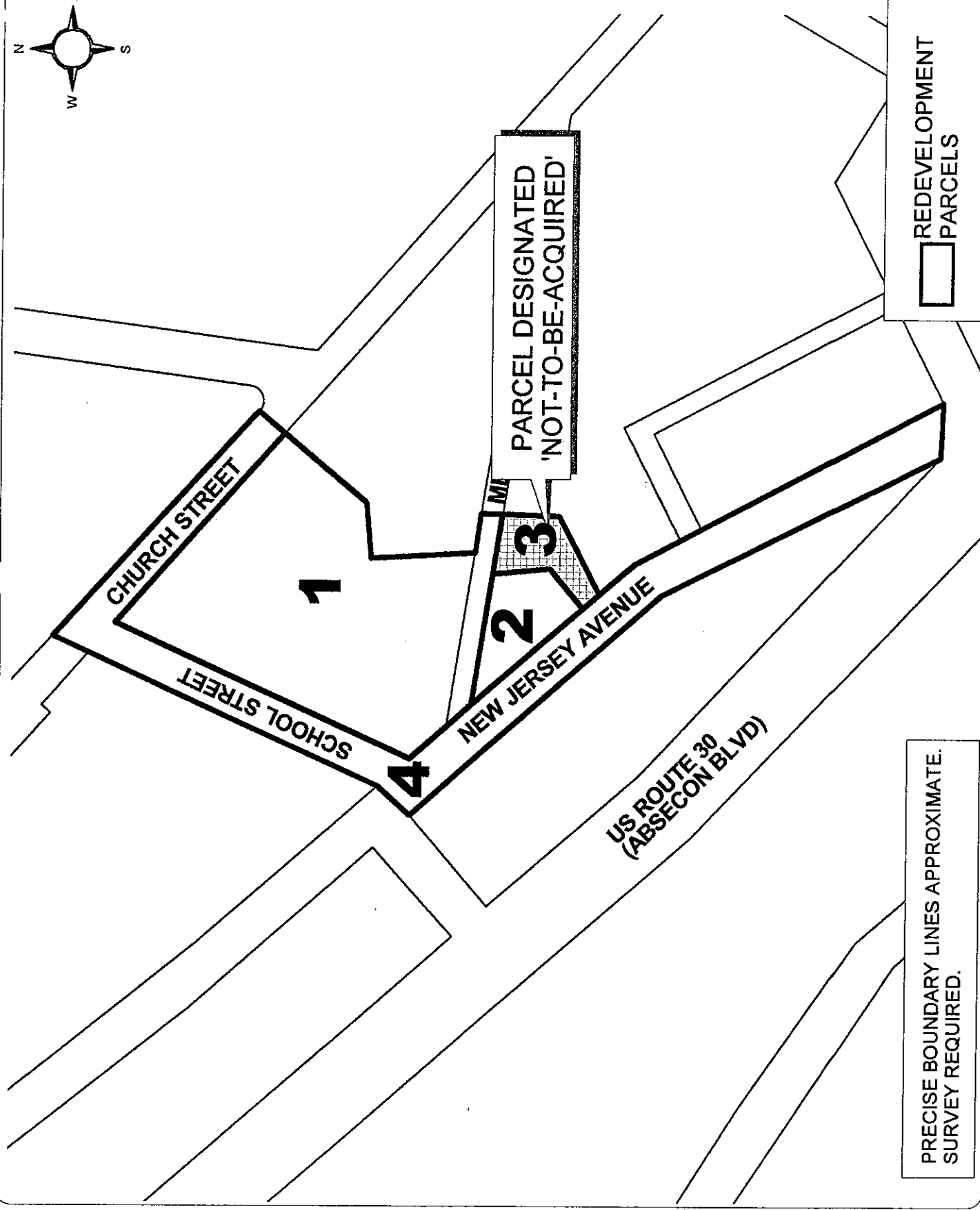
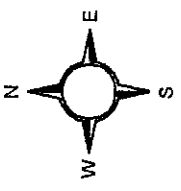
City of Absecon
Peter Elco, Mayor

REDEVELOPMENT PLAN
CBD REDEVELOPMENT AREA 1
EXHIBIT 12.71
PARCELIZATION PLAN

REDEVELOPMENT
PARCELS

PARCEL DESIGNATED
'NOT-TO-BE-ACQUIRED'

PRECISE BOUNDARY LINES APPROXIMATE.
SURVEY REQUIRED.





*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

**AERIAL:
REDEVELOPMENT AREA 1**





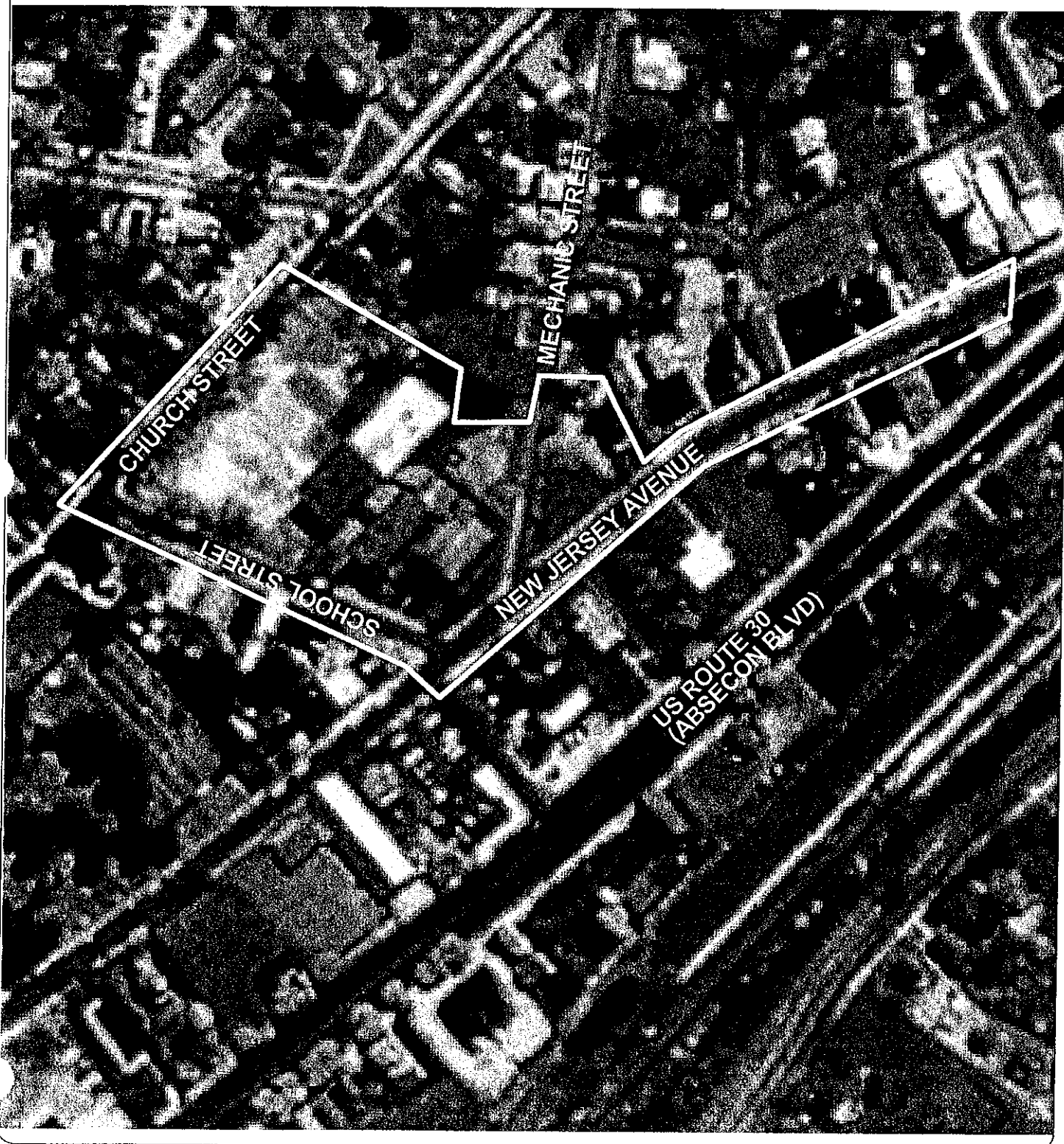
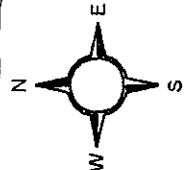
REMINGTON, YERNICK & WALBERG ENGINEERS
845 N. MAIN STREET, PLEASANTVILLE, NJ 08021
(609) 645-1770 FAX (609) 645-1076
WEB SITE ADDRESS: WWW.RVW.COM

SCALE: N.T.S.
PREPARED BY: STUART B. WISER, P.P., A.I.C.P.
LICENSE NO.: LI06598
DATE: 7/07/03

REVISED:

City of Absecon
Peter Elco, Mayor

REDEVELOPMENT PLAN
CBD REDEVELOPMENT AREA 1
EXHIBIT 12.8: AERIAL
REDEVELOPMENT AREA 1





Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon

BUILDING & SETBACK PLAN



PRECISE BOUNDARY LINES APPROXIMATE.
SURVEY REQUIRED.



*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

CIRCULATION & PARKING PLAN





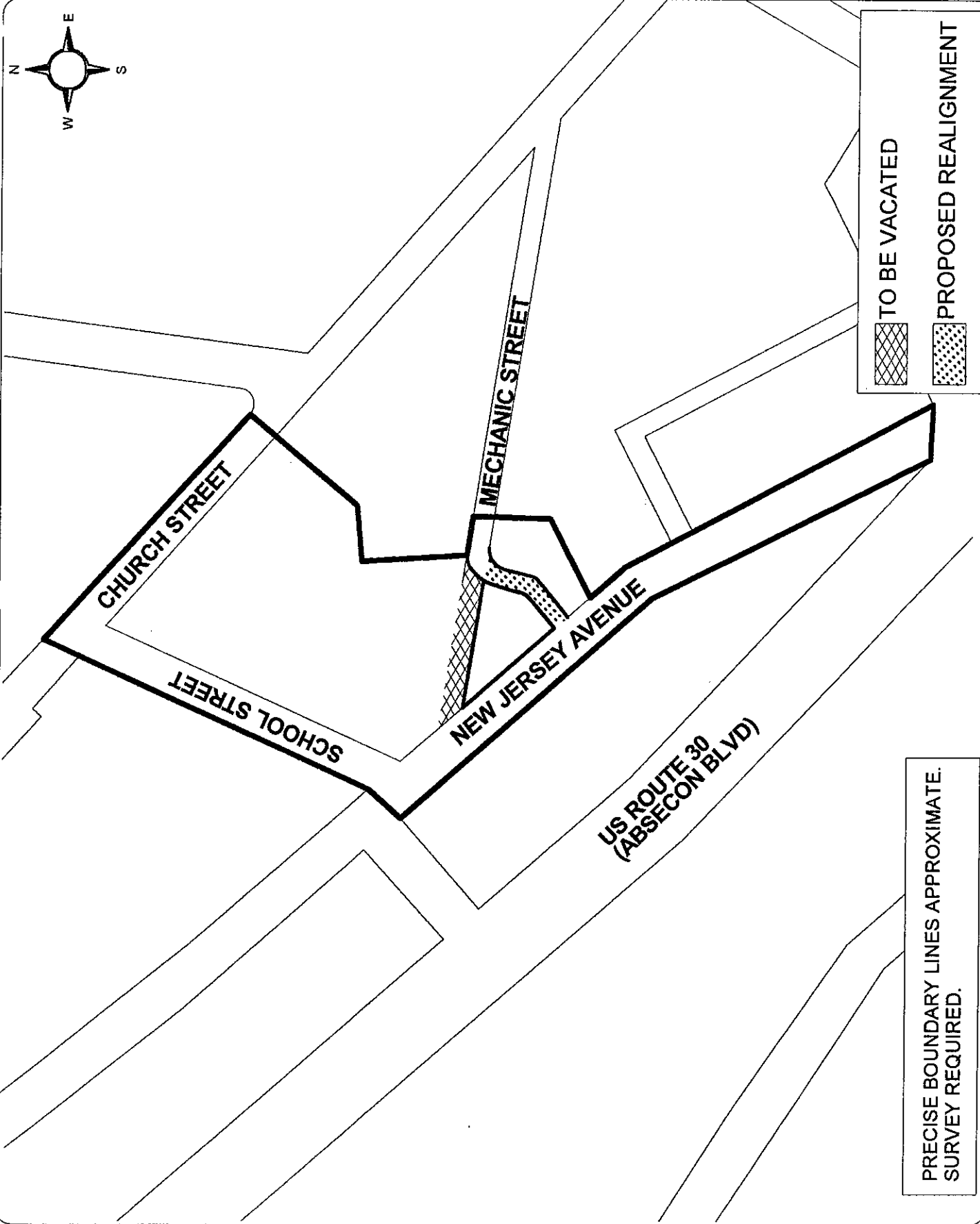
REMINGTON, VERNICK & WALBERG ENGINEERS
445 N. MAIN STREET, PLAINFIELD, NJ 08540
WEB SITE ADDRESS: WWW.RVE.COM
TEL: 609-717-1170 FAX: (609) 454-7006

SCALE: N.T.S.
PREPARED BY: STUART B. WISER, P.E., A.I.C.P.
LICENSE NO.: L105598
DATE: 7/07/03

REVISIONS	DATE	DESCRIPTION
1/27/04		

City of Absecon
Peter Elco, Mayor

REDEVELOPMENT PLAN
CBD REDEVELOPMENT AREA 1
EXHIBIT 12.10:
CIRCULATION & PARKING PLAN





*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

PREEXISTING ZONING





**Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon**

All Land Uses, building and other controls and regulations applicable to preexisting zoning for the Redevelopment Area are specified in the Absecon Land Use and Development Ordinance.

§224-68 Permitted Uses

A. Principal uses and buildings:

- (1) Retail stores and service establishments
- (2) Restaurants and bars
- (3) General business and professional offices
- (4) Banks
- (5) Motels
- (6) Gasoline service stations and auto repair garages, provided that:
 - (a) Excepting for gasoline and oil sales, changing of tires or other minor services, all repair work shall be carried on in fully enclosed structures.
 - (b) Equipment or parts, including junk vehicles, shall not be stored outdoors.
 - (c) All gasoline and similar substances shall be stored underground at least 25 feet from any property line other than a street line. No gasoline pump shall be erected within 20 feet of any street or property line.
- (7) Golf and tennis recreational uses.
- (8) Places containing games.⁶⁴

B. Accessory Uses: any use and building reasonably and customarily incidental to any of the principal uses permitted, provided that they do not create conditions detrimental to the health, safety or general welfare of the community.

C. Conditional uses:

- (1) Drive-in restaurants, subject to the standards of this chapter and to Planning Board review and approval.
- (2) Hotels, subject to the conditions and controls set forth for hotels in the Highway Development District (Article XIV)

§224-242B Permitted Uses

A. Residential Senior Citizen Community designed for senior citizens which may include the following uses:

Independent Living Facilities
Assisted Living Facilities
Medical Facilities
Social, Cultural Facilities
Adult Day Care Facilities
Indoor & Outdoor Recreation Facilities
Congregate Senior Residences
Intermediate Care Facility
Adult Retirement Community

⁶⁴ Refer to §224-68 (8) for full text of provision.



***Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon***

A "Senior Citizen Housing Community" is a planned community that includes any one or all of [the] permitted uses listed above.

The above uses are permitted provided that the senior citizen can contract for a lifetime or lesser duration use of a unit and may receive health care, including but not limited to food services; housekeeping, maintenance, utilities and the use of social, recreational and cultural [facilities].

Health care, food service and the use of recreational, social and cultural facilities may also be offered on a contract basis to nonresident senior citizens. The regulations for such community must comply with all applicable federal regulations governing age-restricted housing.

Accessory uses and buildings. Accessory uses and buildings shall be uses and buildings customarily incidental to the principal uses listed as permitted. They shall be understood to include but not be limited to, swimming pools [and] pool houses. Cultural and recreational structures shall be permitted.



*Redevelopment Plan
Redevelopment Area 1:
CBD Redevelopment Area
City of Absecon*

**LAND TRANSFER PROPOSAL
REDEVELOPMENT PARCEL 2**





HARRY S. HARPER

ARCHITECT and PLANNER

154 NEW JERSEY AVE.
ABSECON, N.J. 08201
PHONE: (609) 645-7566

HARRY S. HARPER
N.J. AI 08900
N.J.P.P. LI 03222

April 19, 2000

Robert L. Reid, PP City Planner
C/O Dixon Assoc
313 Jimmie Leeds Road
Absecon, N.J. 08201

Re: Donation of Land for City Parking Lot

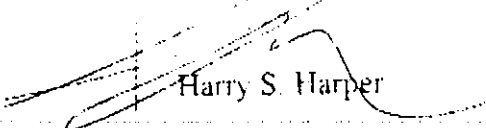
Dear Rob:

As previously discussed, I am willing to donate a portion of my property to the City of Absecon for a public parking lot subject to the following conditions.

1. Harry Harper will be responsible for site plan approval for expansion to office.
2. City will waive application and escrow fees for site plan application.
3. City will permit all parking required for Harry S. Harper office on city lot.
4. City will be responsible for obtaining subdivision approval including coordination With Board of Education.
5. City will be responsible for all improvements to Marsh Lane and the proposed city parking lot.
6. City will permit stormwater run-off generated by office expansion to flow to city stormwater system for parking lot.

Attached is a sketch which graphically depicts the concept that has been previously discussed with you and meets with my approval.

Very truly yours,


Harry S. Harper

HSI/fej

cc City Council w/encl
Thomas Henshaw, City Administrator, w/encl.



HARRY S. HARPER

ARCHITECT and PLANNER

154 NEW JERSEY AVE.
ABSECON, N.J. 08201
PHONE: (609) 845-7586

HARRY S. HARPER
N.J. AI 08900
N.J.P.P. LI 03222

