

Narrative
Cory Parking, LLC
Atlantic City, NJ
Block 47 Lots 1-18

The Applicant, 2110 – 2118 ACPB, a Limited Liability Company, proposed to develop a surface parking lot in Atlantic City, New Jersey and requests preliminary and final site plan approval. The parking lot will be located between Indiana Avenue and Martin Luther King Blvd and between Pacific Avenue and the Boardwalk. It will comprise of approximately 703 stall surface parking lot together with new landscaping, lighting and grading.

The parking lot will be approximate 8.66 acres and will require a use variance as a stand-alone parking lot is not a permitted use under the current zoning. Please note that the Applicant has filed with the City of Atlantic City for initial review a Redevelopment Plan that would include this area. Pursuant to said Redevelopment Plan the parking lot will become a permitted use. This previous area was home to the Sands Casino which had parking on site.

The Applicant believes that the Use Variance can be granted as it will satisfy N.J.S.A. 40:55D-2 purposes of the act in that it will do the following:

A. It will encourage municipal action for the appropriate use and/or development of land which will promote the public health, safety, morals, and general welfare.

B. It will continue to provide adequate light, air, and open space.

C. It will promote the establishment of appropriate population densities that will contribute to the wellbeing of persons, neighborhoods, communities, and regions.

D. It will provide sufficient space in appropriate location for a variety of agriculture, residential, recreational, commercial, and industrial uses and open space both public and private.

It will also meet the negative criteria in both prongs of the negative criteria would be met:

A. The Applicant believes there would be no substantial detriment to the public good and/or character of the neighborhood in that the parking would provide a needed parking on a daily basis for the stores located on the Boardwalk; for special events throughout the summer and year; and for the purposed Polercoaster which was previously approved by the CRDA.

B. The Applicant also believes that the second prong that there would be no substantial detriment to the zone plan or zoning ordinance in that parking at a reasonable rate along the Boardwalk is a needed commodity in the City of Atlantic City.

Date: _____

5/23/16



BRIAN J. CALLAGHAN, ESQUIRE