



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

November 8, 2017

Lance B. Landgraf, Jr., P.P., AICP
Director of Planning
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

RE: **Garden Pier AC, LP c/o Bart Blatstein**
600 Boardwalk & New Jersey Avenue
Block 1, Lots 160 & 161
Application #2017-10-2282

Dear Mr. Landgraf:

We have deemed this application **complete** for review.

In the subject application, the applicant is seeking minor subdivision approval. The Applicant's intent is to relocate a property line to clear an encroachment of the existing Garden Pier deck onto a portion of Lot 161. There are no proposed site improvements, new lots being created, or variances required.

As part of our analysis, we undertook the following tasks: an inspection of the subject premises; a survey of surrounding land uses; review of the City of Atlantic City Zoning Ordinance and Zoning Map; review of the applicant's application submission package; review of a "Minor Subdivision Plan," prepared by Arthur W. Ponzio, Jr., PP, PLS or Arthur W. Ponzio Co. & Associates, Inc. consisting of 1 sheet and dated June 20, 2017; an authorization letter from Benjamin J. Kaufman, Esq., city of Atlantic City, dated October 6, 2017; an application cover letter from Arthur W. Ponzio, Jr., dated October 31, 2017; and a CRDA application dated October 31, 2017.

We offer the following analysis and comments for your consideration.

Description of Site and Summary of Development Proposal

The overall site includes a pier structure and vacant land upon which the pier is proposed to be expanded.

125 Half Mile Road, Suite 200 • Red Bank, New Jersey 07701 • Office: 732.933.2715 • Fax: 732.933.2601 • Cell: 732.439.6400

E-mail: ccofone@cofoneconsulting.com • www.cofoneconsulting.com



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

According to a letter from the city of Atlantic City, a co-applicant in this application, a survey completed in connection with the property owner's acquisition of the Garden Pier property from the municipality "revealed that a small portion of the pier extends onto Lot 161." The letter goes on to explain that "the parties seek a realignment of the boundary line at the intersection of Lots 160 and 161 such that the entirety of Garden Pier falls within Lot 160."

Surrounding Land Uses

Surrounding uses include the Showboat Atlantic City hotel and the former Revel Casino Hotel, boardwalk, and beach.

Zoning Compliance

The property is located in the Beach Zone District. As stated at Ordinance Section 163-63, the purpose of the Beach Zone is as follows:

This district is established to contain all natural public beaches along the Atlantic Ocean; more specifically, it shall be defined as the area between the Boardwalk and the ocean from the City's boundaries with Ventnor to the jetty at the mouth of the inlet. The district is established explicitly for water- and visitor-oriented recreational and amusement uses and for the adaptive reuse, reconstruction or restoration of piers located in the district. Its purpose is to preserve valuable sandy beaches, to prevent their erosion, to maintain their pure natural beauty, to reduce visual pollution and to secure their function as public parks of both a passive and an active nature and to upgrade existing piers in the district as viable environmental commercial, cultural, recreational or traditional boardwalk elements.

No variances are required.

Master Plan Review

The subject property is located within the Atlantic City Tourism District. Pursuant to the New Jersey CRDA Atlantic City Tourism District Master Plan, the overall intention and vision is to "reinvigorate Atlantic City in the near-term as the leading resort destination in the Northeast and beyond (Page 4, New Jersey CRDA Atlantic City Tourism District Master Plan). Among others, overarching objectives are to "develop an economically viable and sustainable tourism district" and "[expand] Atlantic City's tourism and economic bases" (Id, Page 1-2).



COFONE CONSULTING GROUP, LLC

CHRISTINE A. COFONE, PP, AICP
Principal

Planning Analysis and Issues for Consideration by the Board

We offer the following for your consideration in reviewing the Application:

- 1) No variances are required.
- 2) The Applicant's surveyor shall provide a detailed overview of the proposed minor subdivision through testimony.
- 3) The Applicant shall discuss how the proposed minor subdivision will advance the intent of the New Jersey CRDA Atlantic City Tourism District Master Plan and the Tourism District.

We would be happy to address any questions or comments on the above at the public hearing.

Respectfully submitted,

Christine A. Nazzaro-Cofone, AICP, PP
CRDA Consulting Planner

cc: Robert L. Reid, AICP, PP, Land Use Regulation Enforcement Officer
Paul G. Weiss, Esq., Chief Legal Counsel
William England, PE, Board Engineer
Applicant's Attorney
Applicant's Engineer