

PROJECT NARRATIVE
Public R-O-W AND BLOCK 28, P/O Lot 1.01 (C0018 – Unit R-18)

Applicant, Celebrity Corners, Inc., seeks minor site plan approval and variance relief for the renovation and expansion of the outside seating area for the Celebrity Corner Restaurant (“Celebrity”) located at the Ocean Club Condominium building. Celebrity is located on Block 28, part of Lot 1.01 (C0018 – Unit R-18), known as 3119 Boardwalk and the seating area is located on the adjoining Atlantic City Boardwalk right-of-way. The property is zoned Resort Commercial District (“RC”). The use is permitted. The restaurant was previously approved when the Ocean Club Condominium project was approved.

Applicant is seeking to expand the previously approved outdoor seating area. The existing licensed area has a total of 2,086 sf pursuant to a license agreement with the City of Atlantic City dated 9/6/17 (copy attached). Previously, Applicant’s outdoor seating area had a licensed area of 1287 sf. The outdoor seating area will have a total of 80 seats in a bar/lounge/restaurant arrangement as shown of the submitted site plan. The required parking is .3 spaces for each seat for a total of 24 required spaces (80 seats multiplied by 30% is 24).

Applicant requests variance relief from the parking requirement. A variance can be justified because many persons visiting the restaurant are already in the City of Atlantic City and parked at hotels or at public parking garages and lots or at metered spaces. Many customers will arrive by way of the Boardwalk, others via Jitney, taxi and Boardwalk tram. Moreover, an increasing number of persons travel to restaurants and bars by way of ride sharing such as Uber. This is known as the “Uber effect” and evidence suggests the parking required at restaurants and bars is down as a result. Finally, there is simply an abundance of parking in the area. Providing additional parking spaces is unnecessary and is not an efficient use of land.

Applicant also requests relief from the requirement that outdoor restaurant seats not exceed indoor restaurant seating. In this case the outdoor seating promotes the goal of revitalizing the Boardwalk and providing an additional non-gaming amenity.

The Applicant requests any other waivers or variances that may be deemed necessary and/or appropriate for the project.