

N.J.A.C. 19:66-1.1

This file includes all Regulations adopted and published through the New Jersey Register, Vol. 50 No. 1, January 2, 2018

New Jersey Administrative Code > TITLE 19K. CASINO CONTROL COMMISSION/CASINO REINVESTMENT DEVELOPMENT AUTHORITY > CHAPTER 66. CASINO REINVESTMENT DEVELOPMENT AUTHORITY TOURISM DISTRICT LAND DEVELOPMENT RULES > SUBCHAPTER 1. TOURISM DISTRICT GOALS AND OBJECTIVES

§ 19:66-1.1 Short title

This chapter shall be known as and may be referred to as the "Casino Reinvestment Development Authority Tourism District Land Development Rules."

Annotations

Notes

Chapter Notes

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N.J.A.C. 19:66-1.2

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§ 19:66-1.2 General purpose and intent

(a) This chapter establishes and implements regulatory powers to the ends that the general health, safety, and welfare of the Tourism District established pursuant to P.L. 2011, c. 18, are promoted; that the taxable value of Land and Buildings throughout the city of Atlantic City may be conserved and enhanced; that congestion in the public streets may be lessened or avoided; and that Development occurs in appropriate locations based on the neighboring context and overall environment. To these ends, this chapter is enacted to:

1. Advance the purposes of the P.L. 2011, c. 18 (N.J.S.A. 5:12-218 et seq.), the Atlantic City Tourism District Act;
2. Provide a zoning scheme generally consistent with the P.L. 1975, c. 291 (N.J.S.A. 40:55D-1 et seq.), the Municipal Land Use Law, that will catalyze appropriate, highly functional, exciting, and ratable-producing Development in an orderly and safe manner within the Tourism District;
3. Create zoning controls that will enhance the boardwalk, beach, and nearby streets through extensive entertainment and event programming, create an improved street-level experience on major thoroughfares, offer new and dynamic retail offerings, increase cleanliness and safety, take advantage of the Tourism District's frontage on the ocean, inlet, and back bay, and provide for a variety of mixed uses;
4. Capitalize on and protect the Tourism District's unique natural resources;
5. Encourage innovative land uses and public-private partnerships to stimulate new markets and strengthen and diversify the Tourism District's economic base;
6. Guide future residential and non-residential growth in a coordinated and managed approach and to provide for logical transitional uses between residential and non-residential areas of the Tourism District;
7. Continue to use practical and flexible development controls to spur market-friendly development that promotes a desirable visual environment and protects from natural forces;
8. Consider potential future growth in relationship to the Tourism District's infrastructure;
9. Collaborate with the city of Atlantic City, as it implements its fair share low and moderate income housing and seeks to improve the existing housing stock; and
10. Promote, where practicable, sustainable green building practices in accordance with U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) guidelines.

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