

Riverside Redevelopment Area

Riverside Business/Industrial Park

**Block 741, Lots 5-24.01; Block 742, Lots 1-36; Block 743, Lots 1-21; and
Block 744, Lots 1-12**

Prepared for:

Atlantic City Planning Board

Prepared by:

Atlantic City Planning Division

June 11, 2009

This report was prepared under the direction of William D. Crane, P.P., AICP,
Planning Director for the City of Atlantic City.

The original report is signed and sealed by:

William D. Crane, P.P., AICP
License No. 03729

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Appendix

City Council Resolution No. 1034 of 2008

Planning Board Resolution No. 37 of 2008

BACKGROUND

On November 13, 2008, the City Council adopted Resolution 1034, which designated the Riverside Redevelopment Area as an "Area in Need of Redevelopment." The Council based its finding upon the recommendations of the Planning Board as set forth in Planning Board Resolution 37 of 2008.

In accordance with the Redevelopment and Housing Law at N.J.S.A. 40A:12 A7;

"No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by municipal governing body" Accordingly, the following Riverside Redevelopment Plan has been prepared for Planning Board recommendation and City Council approval.

1. STATEMENT OF PURPOSE AND INTENT

This document constitutes a Redevelopment Plan under the provisions of the Local Redevelopment and Housing Law for the purpose of facilitating the development of a Business/Industrial Park in the Riverside Redevelopment Area. The redevelopment objectives are as follows:

- 1.1 To provide a mechanism for a public/private partnership leading to the development of a business park in the redevelopment area.
- 1.2 To foster development of a business/industrial park and make available such assistance as may be reasonably necessary to aid development including, without limitation, the exercise of it's powers of eminent domain.
- 1.3 To stimulate development by allowing flexibility in land use project design and building regulations.
- 1.4 To provide land and incentives as permitted by N.J.S.A. 40A-12A-1 et seq. to promote growth of new private sector development which will strengthen and diversify the city's economic base.

2. DESIGNATION OF REDEVELOPER

- 2.1 The City will reserve the option of designating a developer for the entire site, a portion of the site or developing the site without a designated developer.

3. **REDEVELOPMENT PLAN**

3.1 The controls and regulations governing land use and structural form specified herein are designed to promote the redevelopment area in accordance with the statement of purpose. The plan is designed to encourage the generation of plans of outstanding design and superior quality.

4. **LAND USE PLAN**

4.1 The Redevelopment Plan shall be governed by the Land Use Provisions contained herein. These provisions are intended to foster the development of a business park.

5. **STANDARDS AND CONTROLS OF GENERAL APPLICABILITY**

5.1 JURISDICTION

5.1A The provisions of this Redevelopment Plan are those of the City and do not substitute for any law, code, rule or regulation established by any State or Federal agency.

5.2 APPLICABILITY OF OTHER STANDARDS

5.2A In addition to the standards set forth in this Redevelopment Plan, all development within the Redevelopment Area shall comply with the applicable laws and codes, rules and regulations established by any State or Federal Agency.

5.2B The provisions of the Land Use Development Ordinance, except as specifically provided in this Redevelopment Plan shall not be applicable within the Redevelopment Area.

6. **PLANNING BOARD AUTHORITY**

6.1 The Planning Board shall review and approve the development plans in accordance with the requirements for review and approval of a site plan and subdivision as set forth by Ordinance adopted pursuant to the Municipal Land Use Law.

6.2 The Planning Board at the time of site plan review and without formal amendment to this Redevelopment Plan may approve modifications or changes to the Land Use and Building Limit Controls if in the Board's opinion such modifications and changes are consistent with Section 1 of this plan.

- 6.3 The Land Use Administrator may grant administrative approval to projects that comply with the redevelopment standards set forth in the plan, and do not require site plan or subdivision approval by the Planning Board.

7. PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS

The Redevelopment Plan satisfies the statutory requirements under the Local Redevelopment and Housing Law as follows:

7.1 APPROPRIATE LAND USES

The Redevelopment Plan provides for land uses that are consistent with a business/light industrial park complex.

7.2 DENSITY OF POPULATION

The Redevelopment Plan is designed for business/industrial uses which will diversify the economic base of the city. Residential uses are not permitted.

7.3 TRAFFIC AND PUBLIC TRANSPORTATION

Significant public infrastructure is in place for public transportation, including the Atlantic City International Airport, New Jersey Transit Rail Service and public and private bus service. Highway access via the Atlantic City Expressway and US 30/Absecon Boulevard provide highway access to the site.

7.4 PUBLIC UTILITIES

Access to utilities is available to provide the required upgrades needed to service the proposed business uses at the redevelopment area.

7.5 RECREATION AND COMMUNITY FACILITIES

The Redevelopment Plan does not specifically provide for recreation and community facilities or other public improvements. Rather, the Redevelopment Plan provides for a host of uses which will foster the redevelopment of the city.

8. PROPOSED LAND USES AND BUILDING REQUIREMENTS

8.1 PERMITTED LAND USES

- A. Business uses such as but not limited to business and professional offices, blueprinting and photocopying shops, data processing centers, high technology centers, research and development laboratories and the like.
- B. Light industrial uses such as but not limited to assembly, light manufacturing, warehousing, contractor's yards, distribution centers, bakeries, wholesale laundries and the like.
- C. Transportation uses such as but not limited to freight and parcel terminals, motor vehicle mechanical repairs, motor vehicle body shops, marine craft service facilities and the like.
- D. Land uses that are consistent with Section 1 of the Redevelopment Plan as determined by the Planning Board or Land Use Administrator.

8.2 PERMITTED ACCESSORY USES

Accessory uses and structures are permitted in the Redevelopment Area subject to the applicable provisions of Sections 163-68 of the Land Use Development Ordinance.

8.3 TEMPORARY USES

Temporary uses are permitted in the Redevelopment Area subject to the applicable provisions of Section 163-69 of the Land Use Development Ordinance.

8.4 PARKING REQUIREMENTS

Off-street parking requirements are subject to the applicable provisions of Section 163-70A. of the Land Use Development Ordinance.

8.5 LOADING REQUIREMENTS

Off-street loading requirements are subject to the applicable provisions of Section 163-70B. of the Land Use Development Ordinance.

8.6 SIGNS

On-site signs are permitted subject to the applicable provisions of Section 163-71 A, B, C, D, E, F, G, and I of the Land Use Development Ordinance.

8.7 PERFORMANCE STANDARDS

All on-site development shall be subject to the applicable provisions of Section 163-73 of the Land Use Development Ordinance.

8.8 URBAN DESIGN STANDARDS

All structures shall comply with the applicable provisions of Section 163-74 of the Land Use Development Ordinance with the exception of Section G1 and 2. The following standards shall substitute:

The total area of all exposed flat roof surfaces shall be treated in a manner as to be totally acceptable from an aesthetic point of view.

8.9 SPACE, BULK AND YARD REGULATIONS

- A. Principal Building Height 45'
- B. Accessory Building Height 15'
- C. Minimum Lot Area N/A
- D. Minimum Yard Setbacks

- D.1. Front
 - Absecon Boulevard 25'
 - All other 20'

- D.2. Side 10'

- D.3. Rear 10'

- D.4. Maximum Lot Coverage 90%

- D.5. Floor Area Ratio (FAR) 2.0

8.10 PROVISIONS FOR TEMPORARY AND PERMANENT RELOCATION

There are no residents located within the Redevelopment Area and thus there is no need to provide for relocation of residents.

1. Any side yard that fronts on the Absecon Boulevard access road shall provide a 25ft. setback and the structure shall be designed as a front facade.

8.11 PROPERTY TO BE ACQUIRED

Property within the Redevelopment Area may be acquired under the Redevelopment Plan.

8.12 SIGNIFICANT RELATIONSHIP OF THE REDEVELOPMENT PLAN TO OTHER PLANS

The Redevelopment Plan is consistent with New Jersey State public policy in that the Redevelopment Plan seeks to foster redevelopment of the city consistent with the express goals of the State Constitution.

9. **DURATION OF PROVISIONS**

This Redevelopment Plan may be amended from time to time and shall be in effect until the Redevelopment Area is fully redeveloped to the maximum extent permitted under the Redevelopment Plan.

10. **CONSISTENCY WITH THE MASTER PLAN**

In accordance with N.J.S.A. 40A:12A-7(d), the Planning Board must examine the Redevelopment Plan for any inconsistencies with the 2008 Master Plan.

The Master Plan in part has specifically addressed the subject site in the following manner.

“This land has the potential to serve as a mini business park, specifically for business that may need or desire to be relocated from the down town core area of the City. With increased development pressures mounting in the down town core area of Atlantic City, this could be a unique opportunity to retain business activity within the City”

As evidenced above, the proposed Redevelopment Plan is fully consistent with the 2008 Master Plan. Specifically, the Master Plan contemplates redevelopment of the area for business uses. The proposed plan will foster this redevelopment goal and provide a mechanism for the orderly planning and redevelopment of the area.

APPENDIX

Resolution of the City of Atlantic City

No. 1034

Approved as to Form and Legality on Basis of Facts Set Forth

Factual contents certified to by

City Solicitor /s/ Kathleen M. Kissane

Business Administrator /s/ Dr. Carol A. Fredericks

REVISED 11/12/08

Prepared by City Solicitor's Office

Council Member MASON Presents the following Resolution:

WHEREAS, pursuant to Resolution 687 of 2008, this Council directed the Planning Board to conduct the necessary investigations and public hearings to determine whether the property shown on the Atlantic City Tax Maps as Block 741, Lots 1-24.01, Block 742, Lots 1-36, Block 743, Lots 1-21 and Block 744, Lots 1-12, bounded by Absecon Boulevard, Penrose Canal, Clam Thorofare and Grammercy Avenue (herein referred to as the "Study Area") qualifies as an "Area in Need of Redevelopment" as such term is defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq; and

WHEREAS, the Planning Board of the City of Atlantic City did, pursuant to the above referenced Statute and request, have a map prepared of the area to be investigated and a redevelopment study conducted; and

WHEREAS, the Planning Board, in response to the request of this Council conducted public hearing on the matter on September 17, 2008; and

WHEREAS, after considering the testimony of the experts and public offered at the hearing, the redevelopment study and photographs and maps of the Study Area, the Planning Board found that the Study Area satisfied the criteria for determining a Redevelopment Area contained in N.J.S.A. 40A:12A-5e and 5h; and

WHEREAS, based on its findings, the Planning Board, by Resolution 37-2008, recommended to this Council that the entire Study Area, with the exclusion of Block 741, Lots 1-4 and Block 743, Lot 21, be determined to be an "Area in Need of Redevelopment" in accordance with the aforesaid statutory provisions; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-6, after receiving the recommendation of the Planning Board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a Redevelopment Area; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Atlantic City that, based on the recommendation of the Planning Board, the Study Area, as defined above, and is hereby designated as an "Area in Need of Redevelopment" as that term is defined in N.J.S.A. 40A:12A-1 et seq; and

BE IT FURTHER RESOLVED, that it is the intent of the Municipality of the City of Atlantic City to designate itself as the redevelopment entity for the Redevelopment Plan as defined at N.J.S.A. 40A:12A-3 and to reserve unto itself all the powers delineated at N.J.S.A. 40A:12A-8 to carry out and effectuate the terms of the Redevelopment Plan.

haj June 11, 2009 12:44:44 PM

DO NOT USE SPACE BELOW THIS LINE													
RECORD OF COUNCIL VOTE ON FINAL PASSAGE													
COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
MANCUSO				X			SCHULTZ	X					
MASON	X				X		SMALL	X					
MOORE	X					X	TIBBITT	X					
ROBINSON	X						WARD	X					
MARSH, PRESIDENT								X					
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

This is a Certified True copy of the Original Resolution on file in the City Clerk's Office.

DATE OF ADOPTION: NOVEMBER 12, 2008

/s/ Rosemary Adams , City Clerk

CITY OF ATLANTIC CITY
PLANNING BOARD

CITY OF ATLANTIC CITY
CITY OF ATLANTIC CITY
2008 OCT 16 PM 3:08

RESOLUTION NO. 37-2008

RE: Recommendation of Determination of a Redevelopment Area City Council Resolution No. 687-2008 East Riverside Drive & Absecon Boulevard Block 741, Lots 1-24.01 Block 742, Lots 1-36 Block 743, Lots 1-21 Block 744, Lots 1-12	Report, Findings and Recommendations to City Council of the City of Atlantic City Hearing Date: September 17, 2008
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This matter having been finally heard and concluded by the Planning Board of the City of Atlantic City on Wednesday, September 17, 2008, at a duly scheduled meeting at Council Chambers, City Hall, Atlantic City, New Jersey, and said hearing having been conducted with a quorum present on this matter as presented by the Planning Staff for the City of Atlantic City ("Planning Staff"); and

WHEREAS, pursuant to Resolution No. 687 adopted on July 9, 2008, the City Council for the City of Atlantic City ("City Council") directed the Planning Board to conduct the necessary preliminary investigations and hold a public hearing to determine whether all or a part of the property shown on the Atlantic City Tax Map as Blocks 741, 742, 743 and 744, generally bounded by Absecon Boulevard, Penrose Canal, Clam Thorofare and Grammercy Avenue (herein referred to as the "Study Area"), qualifies as an "Area in Need of Redevelopment" as such term is defined in the New Jersey Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Planning Board of the City of Atlantic City did, pursuant to the above referenced statute and City Council authorization and direction, have a map prepared of the area to be investigated and a redevelopment study conducted by the Planning Staff; and

WHEREAS, the Planning Board, in response to the authorization and direction of City Council, did conduct said public hearing on September 17, 2008; and

WHEREAS, notice of said hearing was mailed on August 18, 2008, as required by N.J.S.A. 40A:12A-6b., to all persons within the Study Area whose names appear on the City Tax Assessment records for each parcel within the Study Area as certified by the Deputy Tax Assessor of the City of Atlantic City; and

WHEREAS, notice of said hearing was published in *The Press of Atlantic City* on August 4, 2008 and August 18, 2008; and

WHEREAS, said public hearing was conducted pursuant to N.J.S.A. 40A:12A-6b. with mailed and published notice for the purpose of hearing all persons interested in or who would be affected by a determination that the Study Area delineated on the map prepared on behalf of the Planning Board qualifies as an "Area in Need of Redevelopment"; and

WHEREAS, Mr. Daniels, Planning Board Solicitor, qualified Ms. Regina Armstrong, a New Jersey licensed planner and the Assistant Director of the Atlantic City Division of Planning as an expert witness; and

WHEREAS, the following exhibits were incorporated into the record of this proceeding and attached to this Resolution:

- PB-1 Atlantic City Council Resolution No. 687;
- PB-2 Division of Planning Report dated August 29, 2008;
- PB-3 Map of Study Area; and

WHEREAS, the following attorneys representing property owners in the Study Area, appeared: (1) Warren O. Stillwell, Esquire, on behalf of BJS Realty, LLC, owner of the following vacant block and lots as set forth below: Block 741, Lots 5, 7, 8, 8.01, 9, 9.01, 10,

10.01, 11, 11.01, 12, 12.01, 13, 13.01, 14, 14.01, 15, 15.01, 18, 18.01, 19, 19.01, 20, 20.01, 21, 21.01, 22, 22.01, 23, 23.01, 24, 24.01; Block 742, Lot 20; Block 743, Lot 17; and Block 744, Lots 1-5; and Paul Gallagher, Esquire, Vice President and General Counsel for Atlantic County Utilities Authority on behalf of Atlantic County Utilities Authority and the Atlantic City Sewerage Company, owners of Block 741, Lots 1-4.

Moreover, William Rodman, a Principal of BJS Realty, LLC, testified against the project, and the following members of the public testified in favor of the project: Steven Dash, Executive Director of the Humane Society of Atlantic County; and Russ Patterson, a member of the Board of Directors of the Humane Society of Atlantic County; and

WHEREAS, Ms. Armstrong testified that based on a study conducted by the Planning Division dated August 29, 2008 and referred to as PB-3 in the record, and observations of the proposed Redevelopment Study Area, that the Study Area qualifies as an "Area in Need of Redevelopment" pursuant to N.J.S.A. 40A:12A-5h, and that the Study Area is consistent with the State of New Jersey Smart Growth Planning Principles adopted pursuant to law or regulation; and

WHEREAS, Ms. Armstrong testified and found as follows:

1. The Riverside Business District contains approximately 20 acres of land which has failed to develop when compared to other areas of the City, thereby resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
2. Eighty-five percent of the City's economy is based on tourism. As such, it lacks diversity and needs to promote policies that support the retention of small business development and small business enterprises.
3. The development of the Riverside Business District is consistent with Smart Growth Principles by providing growth opportunities in an urban setting.

4. The site meets the statutory definition of blighted as 95% of the properties are vacant with approximately 63% vacant since 1961. The stagnation of the site has expanded to its physical boundaries including Absecon Boulevard and two waterways.
5. The site could be developed into a business park and turn vacant land into an attractive site.

Based on the foregoing, Ms. Armstrong recommended that the Planning Board find that the project Study Area does meet the statutory requirements for an "Area in need of Redevelopment" as established by N.J.S.A. 40A:12A-1 et seq. It is further recommended that Block 741, Lots 1-4 and Block 743, Lot 21 be excluded from the Redevelopment Area. The sites are controlled by the Atlantic County Sewerage Company, Atlantic County Utilities Authority and Humane Society of Atlantic County. These properties are well maintained, operational and assets to the community and their specific location; and

WHEREAS, Ms. Armstrong further testified that in her professional opinion, that each lot and block in the Study Area is blighted with the exception of Block 741, Lots 1-4 and Block 743, Lot 21 which properties are owned and controlled by the Atlantic Sewerage Company, Atlantic County Utilities Authority and Humane Society of Atlantic County, which properties are well-maintained, operational and assets to the community and their specific location; and

WHEREAS, Mr. Warren Stillwell, Esquire, on behalf of BJS Realty, LLC, made the following verbal statements to the Planning Board:

- That his client objects to the entire Study Area being designated as an "Area in Need of Redevelopment", not only his own individual property.

- That although the vast majority of the Study Area is vacant, it is not blighted and that criteria “h” is unconstitutional pursuant to Gallenthin v. Paulsboro, 191 N.J. 344 (2007).
- That the mostly vacant condition of the Study Area is the fault of Atlantic City, since it owns most of the property in the Study Area.
- Criteria “c” could not apply since his client is willing to buy the City-owned property in the Study Area, at public auction, and privately develop the property.
- That the City wait receipt of a wetlands determination from the Department of Environmental Protection, State of New Jersey, prior to proceeding with this determination; and

WHEREAS, Mr. William Rodman testified that he is a principal of BJS Realty, LLC, and BJS Realty, LLC acquired its property within the last three years for the purpose of residential development, and that he was not aware of the change in the new Master Plan Land Use Element that amends the subject area zoning from RM-1 (Residential Multi-Family) (PUD) overlay to BP (Business Park); and

WHEREAS, Mr. Stillwell offered no written objections, and presented no expert testimony on behalf of his client, BJS Realty, LLC; and

WHEREAS, the Land Use Element of Atlantic City’s new Master Plan adopted by City Council at Ordinance No. 66 of 2008 amended the subject area zoning from Residential Multi-Family to Business Park as follows: *“The area commonly known as Riverside is currently zoned Multi-Family Walkup Apartments. This zoning classification currently includes approximately 20 acres of which the City of Atlantic City owns a*

significant number of parcels. Analysis by the Department of Environmental Protection wetlands mapping indicates that the perimeter of this district along Clam Thorofare is designated as wetlands. However, recent site surveys by the City of Atlantic City have determined that the extent of wetlands on this site is not as expansive as originally noted on NJDEP's GIS mapping system. Providing the new survey work is accurate, this land has the potential to serve as a mini business park, specifically for businesses that may need or desire to be relocated from the downtown core area of the City. With increased development pressures mounting in the downtown core area of Atlantic City, this could be a unique opportunity to retain business activity within the City"; and

WHEREAS, the Planning Board of the City of Atlantic City has considered the testimony of the only expert, R. Armstrong, argument by counsel for a property owner in the Study Area, and comments by the public, as well as the Redevelopment Study and the other exhibits; and

WHEREAS, the Planning Board of the City of Atlantic City hereby makes the following Findings of Fact based on substantial credible evidence presented at the hearing as follows:

1. As set forth and described in the study conducted by the Planning Division dated August 29, 2008, and referred to as Exhibit PB-3 in the record, and as testified to by Ms. Armstrong, the vast majority of the Study Area is vacant and stagnant, and has been in such condition since at least 1961, if not before, and this stagnation is spreading.
2. The vast majority of the Study Area qualifies as an "Area in Need of Redevelopment" as it meets the criteria of N.J.S.A. 40A:12A-5f and h,

which reads as follows: f – “areas in excess of five contiguous acres whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated”; and h – “[t]he designation of the delineated area is consistent with Smart Growth Planning Principles adopted pursuant to law or regulation”.

3. The Board finds that criteria f applies in that destruction or demolition of buildings in the Study Area has caused aggregate assessed value of the Study Area to be materially depreciated. Such causal effect is particularly deleterious to the taxpayers of Atlantic City at a time when the property values have increased as a result of a Court Order revaluation and the result is the tax burden has created a hardship for Atlantic City’s residents and business owners.

4. The Board further finds that criteria h applies in that the designation of the delineated area is consistent with Smart Growth Planning Principles as follows:

- As stated in the Master Plan, the City lacks diversification and needs to promote policies that support the retention of small business development and the development of small business enterprises. The transformation of the subject site from a vacant blighted area into a business park would meet the goals and objectives of the Master Plan.

- The State Redevelopment Plan has designated Atlantic City a Metropolitan Planning Center. With approximately 2,900 acres or 4.68 miles of upland area excluding the road system, the City is considered densely populated with an estimated population of 10,000 persons per mile. Consequently, the retention and development of small business ventures are challenged by the limited availability of land.
- The State Legislature at the Casino Control Act has declared the development of the tourism industry in Atlantic City as significant to the state economy and has passed legislation to ensure its continued growth and prosperity.
- As a result of government intervention and private investment, Atlantic City has developed into a tourist-based economy. The development of a diversified economy will ensure the overall stability of the City's economy thus furthering the stated objectives of the Casino Control Act.

SMART GROWTH DEVELOPMENT

- The New Jersey Department of Environmental Protection provides guidance on how new development should be accommodated through smart growth principals. Smart growth is defined as development that serves the economy, the community and the environment.

Mix Land Uses

- As indicated in the Master Plan, 85% of the Atlantic City economy is based on tourism-related businesses. Therefore, the encouragement of other types of commercial businesses will improve the fiscal status of

the City especially during slow economic downturns. The ability of the City to attract diverse businesses is dependent upon providing opportunities for those businesses to develop in a limited land area. The Riverside District provides a centralized location for small business development.

Compact Building Design

- New building designs are now incorporating LEED (Leadership in Energy and Environmental Design) standards. The green building designation is becoming a requirement for companies seeking to rent office space. The ability to conform to the green standards would be greatly enhanced with new construction at the Riverside District rather than retrofitting and upgrading old existing structures within the City's downtown core.

Foster Distinctive Attractive Communities

- The Riverside Park site would be converted from vacant land into an attractive site. Basic infrastructure would be restored and updated design standards would provide for buffering, lighting and streetscaping.

Strengthen and Direct Development

- Access to the Study Area via Route 30 / Absecon Boulevard will make for an easy commute and provide opportunities for adequate employee and customer parking lacking within the City. Also, non-conforming business within residential districts will be encouraged to relocate to the business park.

5. The Planning Board believes that the Study Area is capable of attracting significant investment in providing City and State-wide economic benefits.
6. The vast majority of the Study Area exhibits stagnation by reason of the fact that it has failed to successfully develop when compared to other areas in Atlantic City, and there is a complete lack of employment in the vast majority of the Study Area and no benefits offered to the City since there is no development.
7. Redevelopment has not occurred and cannot occur without municipal intervention by way of declaring the vast majority of the Study Area an "Area in Need of Redevelopment". The majority of the property owners who spoke during the public portion of the hearing support the redevelopment of the Study Area.
8. The employment and tax revenue benefits of the Study Area are far less than the employment and tax revenue benefits that would result from development of a business park.
9. The Study Area has become an illegal dumping ground, and has lain foul for a very long period of time in excess of 20 years, except for the properties to be excluded from the proposed Redevelopment Area.
10. The vast majority of the Study Area consists of undeveloped streets, and a boarded-up old home and closed gas station and vacant, overgrown with vegetation, land, which is not being utilized in any productive manner whatsoever.

NOW, THEREFORE, BE IT RESOLVED by the PLANNING BOARD of the CITY OF ATLANTIC CITY, pursuant to N.J.S.A. 40A:12A-6b(5), that based on the foregoing findings, the Atlantic City Planning Board hereby recommends to the City Council that the entire Study Area with the exclusion of Block 741, Lots 1-4 and Block 743, Lot 21, delineated on the map attached to this Resolution and incorporated herein by reference, be determined to be a Redevelopment Area pursuant to the statutory criteria as set forth in N.J.S.A. 40A:12A-5 and 6, and specifically criteria 5f and 5h; and


BE IT FURTHER RESOLVED that the above shall constitute the recommendation of determination of the Planning Board to the City Council as required by N.J.S.A. 40A:12-6b(5) and that a copy of this recommendation and referenced exhibits shall be forwarded to the City Council of the City of Atlantic City in accordance with the referenced statute; and

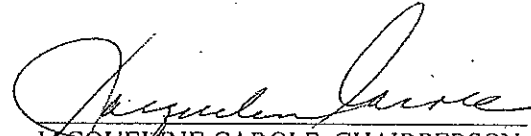
BE IT FURTHER RESOLVED that the Notice of Adoption of the above Resolution shall be published in *The Press of Atlantic City*.

MOTION BY: CRANE

SECONDED BY: ELDER

EVANS	-	YES
CRANE	-	YES
WARD	-	YES
RUSSO	-	YES
OUTTEN	-	YES
THOMAS	-	YES
TRUITT	-	YES
ELDER	-	YES
CAROLE	-	YES


ARLENE WILKERSON, SECRETARY


JACQUELINE CAROLE, CHAIRPERSON