

1112-1118 Atlantic Ave Redevelopment Plan
South Atlantic Avenue and East Mansion Avenue

City of Atlantic City
Atlantic County
New Jersey

July, 2020

Table of Contents

	Page
1.0 Introduction.....	4
1.1 Background and Authorization.....	4
1.2 Purpose and Goals.....	5
1.3 Project Area Context.....	5
1.4 Historical Overview.....	6
1.5 Redevelopment Plan for 1112-1118 Atlantic Avenue.....	7
1.6 Intent of the CRDA, Atlantic City Tourism District Master Plan Resort Commercial District.....	7
2.0 Definitions.....	8
3.0 Description of the Project.....	8
3.1 Location.....	8
3.2 Boundaries of the Commercial District/Redevelopment Area.....	8
3.3 Description of the Parcels.....	8
3.4 Block 139, Lots 5,6,7, 8, 9 and 10 Statement of General Purpose.....	9
3.5 Public Policy Goals.....	9
3.6 Redevelopment Plan Objectives.....	9
3.7 Types of Proposed Redevelopment Actions.....	10
4.0 Land Use Plan.....	10
4.1 Land Use Provisions.....	10
4.2 Building Limit Controls.....	10
5.0 Standards and Controls of General Applicability.....	11
6.0 Other Provisions Necessary to Meet State and Local Requirement.....	11
6.1 Acquisition and Relocation.....	11
6.2 Local Redevelopment and Housing Law (N.J.S.A. 40A;12A) Requirements.....	12
6.3 Rehabilitation and Conservation.....	14
6.4 Duration of Provisions and Effective Date.....	14
6.5 Authority and Plan Interpretation.....	14
6.6 General Construction and Application of Plan Provisions.....	15
6.7 Procedures for Amending the Approved Redevelopment Plan.....	15
7.0 References.....	16
8.0 Exhibits.....	16

List of Exhibits

Figure 1	1112-1118 Atlantic Avenue Redevelopment Area.....
Figure 2	1112-1118 Atlantic Avenue Redevelopment Area Existing Conditions.....
Figure 3	1112-1118 Atlantic Avenue Redevelopment Area Property Survey and Tax Map.....

1.0 Introduction

The 1112-1118 Atlantic and Mansion Avenues Redevelopment Area (AMRA), is located in the Midtown South Neighborhood of Atlantic City ("the City"), on the north end of the Resort Commercial Development District (RS-C). The AMRA is located on the Atlantic Avenue commercial corridor. Lot 8 is an active restaurant specializing in Vietnamese cuisine. The establishment also has a second floor with residential units above grade. The contiguous lots 9 and 10 complete the AMRA and are currently vacant and unimproved. The subject lots were eateries and retail shops. The improvements were razed in 2014. Lot 10 is partially improved with an impervious surface, while lot 6, 7, 8 and 9 have compacted back-fill at grade. All lots are currently sparsely used for surface parking. None of the properties in the AMRA have any known environmental issues. **Exhibit 1** is the AMRA location map.

The 1112-1118 Atlantic AMRA is located on the eastern perimeter of Atlantic Avenue and the City's main commercial corridor. The proposed redevelopment of the site with surface parking and a culturally thematic public garden and outdoor seating, will restore vitality to the Atlantic Avenue and Mansion Avenue commercial corridor. The redevelopment plan for the AMRA includes the existing Vietnamese cuisine restaurant. Together, the redevelopment plan will expand the existing restaurant's cultural theme, providing a venue for the expression and presence of the Vietnamese culture. The development plan would establish strong connections to the Vietnamese community in Atlantic City and beyond, creating a destination point for patrons and visitors, alike. The 1112-1118 Atlantic Avenue and Mansion Avenue redevelopment Area (AMRA) was developed to revitalize a blighted commercial corner and to strengthen the viability of the existing adjoining retail uses. The public sculpture garden, outdoor seating and surface parking will increase foot traffic to the AMRA and eastern perimeter of the Atlantic Avenue commercial corridor. There are additional reasons as to why this is an appropriate redevelopment plan for the area:

- Redevelopment of the AMRA with a sculptured patio and surface parking will replace the currently blighted under utilized city-owned lot with a clean, vibrant use, that will extend and enhance the adjoining restaurant
- Redevelopment of the AMRA will return the subject properties to the City's tax roll.
- Prior to their demolition, the subject properties were once improved with eateries and later, with a news and coin-operated amusement establishment. The proposed use will generate an increase in the recapture potential of disposable income.

1.1 Background and Authorization

The 2008 Master Plan states that the City of Atlantic City is an area in need of rehabilitation and that determination, required under the Local Housing and Redevelopment Law, has been made. This determination authorizes the City of Atlantic City to adopt a redevelopment plan for the Atlantic and Mansion Avenue Redevelopment Area.

The 2016 Master Plan Re-Examination Report for the City of Atlantic City states that the City should "provide a vibrant and diverse economic environment which will protect and enhance the long term economic and social interests of present and future residents in order to maintain and improve the City's overall quality of life." Some of the objectives include

- Promote the continued redevelopment of the Resort Commercial as a mixed-use pedestrian-oriented core with a concentration of commercial and residential uses in close proximity to mass transit.
- Create an attractive physical and economic environment to bring back professional services such as medical professionals and lawyers to locate within the City.
- Provide a business-friendly environment that encourages opportunities for existing businesses and local contractors to succeed by providing a supportive environment for those wishing to grow or expand

The 2008 Master Plan quotes the vision and general goals for the area from the original 1978 version:

Unlike conventional beach resorts subject to the seasonal variations of busy summers and slow winters, and unlike the intense specialization of Las Vegas as a gambling strip, the Atlantic City community desires to create a total and diversified city for all seasons, for all ages and all social classes.

The City of Atlantic City is an area in need of rehabilitation and that determination, required under the Local Housing and Redevelopment Law, has been made. This determination authorizes the City of Atlantic City to adopt a redevelopment plan for the AMDA

1.2 Purpose and Goals

The adoption of the AMRA will satisfy all the statutory requirements and meet the legal criteria for redeveloping the subject properties in the Atlantic and Mansion Avenue Redevelopment Area.

The adoption of the AMRA will allow for a strategic enhancement to the blighted corner, allowing for the expansion of a cultural icon on the city's main commercial corridor and culinary fare of Atlantic City. As well, the low density, landscaped improvements maintain the line of sight through the narrow Mansion Avenue corridor, and may well encourage the creation of additional landscaped open spaces on the contiguous private lot to the west of the AMRA.

1.3 Project Area Context

The AMRA is located in the CRDA Tourism and Special Improvement Districts of the Casino Redevelopment and Development Authority (CRDA), in Atlantic City. The AMRA is comprised of six city-owned lots. The subject properties are located on the southeast corner of Atlantic and Mansion Avenues (see Figure 1). The northern boundary of Lots 5,6,7 and north portion of lot 8, face Atlantic Avenue. Lots 9 and 10 face the western portion of Mansion Avenue. The total area for lots 5 through 8 is 6,000 square feet, or .125 of an acre. The total area for lots 9 and 10 is 4900 square feet, or approximately on tenth (1/10) of an acre.

The characteristics of the AMRA favoring redevelopment include the historic use of the lots as a retail/ service operation and their location in the Tourism District of the Casino Redevelopment and Development Authority (CRDA) district and on the City's main commercial corridor. The area is currently zoned Resort Commercial (RC), within the CRDA Tourism District. The uses permitted in this district include but are not limited to, indoor and outdoor restaurants, including sidewalk cafes, accessory parking lots and parks. The immediate area surrounding the AMRA is comprised of commercial office space, retail uses, restaurants and parking lots. The Mansion Avenue corridor, south of Atlantic Avenue is very narrow and contains some rear access multi-family residential structures, as well as a motel. The residential units are two and three-story apartment buildings, fully occupied. At the southern intersection of Mansion Avenue and Pacific Avenue, is Resorts international Hotel and Casino, the Atlantic Motor Inn and a single-story professional office building with adjoining surface parking. The Wyndham Casino and Hotel is on Pacific Avenue, west of Mansion Avenue. West of the AMRA and Vietnamese Restaurant is a professional office for spinal injuries. East of the AMRA, on the northeast corner of Mansion Avenue and Atlantic Ave is the Senior Citizen Center and office space. Directly across the street on the north side of Atlantic Avenue and either side of Mansion Avenue is a Walgreens Pharmacy and a ten-story office building.

Prior to the CRDA Tourism District designation, the area was zoned as a Central Business District by the City of Atlantic City. It is currently zoned a Resort Commercial. The Tourism District is the jurisdictional designation of the CRDA for administrative purposes. There are no known environmental issues that might have prevented either the rehabilitation of the former structures or the redevelopment of the corner lots. The demise of the AMRA most likely resulted from market forces stalling and prevent private investment.

1.4 Historical Overview

The earliest construction records for the corner properties indicate that there was a delicatessen, Sita Bovi Restaurant, from 1961 to 1970. From 1971 to 1990 the space was occupied by Connie News Inc., selling books, newspapers, tobacco products, candy and coin operated slot amusement games. Construction records indicate activity in 1998. Mercantile tax records do not indicate any further licensed activity beyond 1990 (see attached property record cards). At some point after 1998, the subject properties remained vacant and were subsequently tax foreclosed by the City. In 2014 a demolition permit was

issued by the City to raze the properties. A Special Assessment in the amount of \$42,912 has been placed against the property. Though zoned RC, an application for sub-code construction permit indicates an R-2, low density residential use.

1.5 The Redevelopment Plan for 1112-1118 Atlantic Avenue

Outdoor seating for dining is considered a novelty and welcomed enhancement to the restaurant and dining experience. The pandemic of COVID-19 has made outdoor dining a requirement for the survival of some restaurants and eateries. The proposed redevelopment plan for the subject property includes a culturally thematic sculpture garden with outdoor seating for dining, and a landscaped parking lot for restaurant patrons. Specifically, the plan includes an accessory parking lot for the adjacent restaurant, 'Com Ga Ninh Keiu', outdoor dining space and a memorial park with Vietnamese culture.

The AMRA proposes the following characteristics favoring the site for the proposed redevelopment:

- The AMRA is strategically located to serve parking and pedestrian/patron access to the adjacent restaurant and nearby resort uses.
- The site is currently city-owned, with a Special Assessment and vacant with no improvements.
- There are no known environmental issues on the subject properties
- The site is located in the Tourism District and adjacent to the Commercial Resort District which permits outdoor and indoor dining, including sidewalk cafes and parking.

1.6 Intent of the AMRA Redevelopment Plan

The AMRA is in the Resort Commercial of Atlantic City. It is also within the Casino Redevelopment and Development Authority's (CRDA) Tourism District. The subject properties have been vacant and blighted since 2014. The corner location of the site, lack of development activity and proximity to the present an opportunity for a comprehensive redevelopment plan. The intent of the AMRA Redevelopment Plan is to use the AMRA to advance the resort commercial uses in the Tourism District and to enhance pedestrian traffic along the eastern Atlantic Avenue corridor of the Resort Commercial., with outdoor dining, a memorial park/garden and landscaped parking. The proposed use will confer several advantages to the City:

- Support the expansion of existing, local business in the City's Resort Commercial and Tourism District.
- Return tax revenues to the City.

- Reduce city exposure to liability resulting from unauthorized surface parking.
- Opportunity to showcase Atlantic City cultural diversity.

2.0 Definitions

For the purposes of the AMRA

- The term 'City' shall refer to the City of Atlantic City, a body corporate and politic, including the Governing Body, elected officials, officers and staff thereof.
- The term 'Redevelopment Entity' shall mean the City of Atlantic City, acting as the implementing entity for the AMRA in accordance with and under the provisions of N.J.S.A. 40A:12A, et.seq.
- The term 'Redeveloper' shall mean the Corporation, partnership or any other entity named by the Redevelopment Entity as Redeveloper, as defined by N.J.S.A. 40A:12A-3 and having entered or having been chosen to enter into a redeveloper's agreement with the Redevelopment Entity for the purposes of advancing the AMRA Redevelopment Plan.

3.0 Description of the Project

The following sections describe the physical attributes of the property:

3.1 Location

The AMRA is located at the southeast corner of Atlantic Avenue and the northwest corner of Mansion Avenue. It is the former site of Connie's News, Inc. and is identified on the City's tax maps as Block 139, Lots 5,6,7, 8, 9 and 10. The total approximate land area is .218 of an acre. The properties are currently vacant with no improvements. There are no known environmental issues, as the former uses include a delicatessen and a book store. Further site investigation may determine if there are any underground storage tanks (UST) present. The corner site has no fencing and is accessed by motorists for parking purposes.

3.2 Boundaries of the Redevelopment Area

The AMRA is located at the southeastern edge of the City's Central Business District and northeast section of the Resort Commercial District of the CRDA Tourism District. The AMRA is bounded to the north by Atlantic Avenue; to the east, it is bounded by Mansion Avenue. Buildings run along the western edge of the site and, along the southern corridor of Mansion Avenue, there are a few two-story buildings and a paved commercial parking lot. The southern boundary intersects with Pacific Avenue and the heart of the CRDA, Resort Commercial District, with its high-density hotels, high-rise apartments, casinos, and restaurants. (see Figure 3 property survey for the AMRA).

3.3 Descriptions of Parcels

The description of the AMRA parcels follow:

3.4 Block 139, Lots 5,6,7,8,9 and 10 Statement of General Purpose

The purpose of the AMRA Redevelopment Plan is to encourage private investment in the City's commercial corridor. This will allow for the improvement of the blighted properties, extending the resort commercial uses of the district.

Adoption of the AMRA Redevelopment Plan will accomplish several planning and development goals:

- It will allow for the redevelopment of a blighted, highly visible commercial corner on the City's main commercial corridor and CRDA northern boundary of the resort commercial district. The contiguous properties facilitate the construction of the proposed uses, designed to enhance the corner and commercial patronage.
- It will continue and enhance the prior use of the site as a delicatessen by extending outdoor dining, creating a culturally themed memorial park and landscaped surface parking.
- It will create long term additional ratables to Atlantic City's tax base.

3.5 Public Policy Goals

The adoption of the AMRA Redevelopment Plan will advance the following public policy goals:

- Enhance the Resort Commercial District with additional outdoor dining and culturally themed memorial garden.
- Support the cultural diversity of the City and its ethnically diverse commercial/retail business community.
- Redevelop a blighted corner of the Atlantic Avenue commercial corridor and restore vitality and commercial activity to the northeastern Resort Commercial District of the Tourism District.
- Create a cultural destination point for tourists.
- Increase potential of employment opportunities in the restaurant/food service industry.

3.6 Redevelopment Plan Objectives

The document constitutes a a redevelopment plan under the provisions of the applicable State statutes; specifically, N.J.S.A. 40A:12A-7. In addition to the public policy goals stated earlier, the AMRA Redevelopment Plan will achieve such specific objectives as:

- Eliminate a public liability from the exposed, blighted properties.
- Encourage private investment to the corner site and stimulating additional private investment along the Mansion Avenue corridor.

3.7 Types of Proposed Redevelopment Actions

- The redevelopment action proposed for the AMRTA consists of a plan that permits uses that are consistent with the Resort Commercial District. The utilization of these flexible land use controls will enable the development of the outdoor dining and memorial park to expand the existing restaurant business and add ratables to Atlantic City tax rolls.

4.0 **Land Use Plan**

The land use plan is comprised of the land use provisions and design guidelines for the Resort Commercial District.

4.1 Land Use Provisions

4.1.1 Permitted Uses The purpose of the RC Resort Commercial District is to provide an array of land uses that will capitalize on the zoning district's geographical advantages of the zoning district's proximity to the boardwalk and the Atlantic Ocean. The Resort Commercial District also offers the highest intensity residential offerings within the Tourism District with a variety of supportive commercial and services uses. The vision is to create an environment where residential and resort offerings seamlessly integrate. Permitted uses in the RC District include indoor and outdoor restaurants, sidewalk cafes, parks and others, including, but not limited to the following:

- Entertainment
- Recreation
- Other uses customarily incidental to the principle permitted uses and on the same lot,

4.1.2 Design Guidelines

Design guidelines for parking landscaping and buffer design standards, line-of-sight triangle shall be consistent with N.J.A.C. 19:66-7.1

4.2 Building Limit Controls

4.2.1 The following regulations, controls and restrictions are designed to provide guidelines for the physical development of the AMRA. The City encourages redevelopment(s) to exercise maximum ingenuity, creativity and freedom of design, consistent with the objectives of CRDA and the Tourism District. (see Figure 4).

4.2.2 The controls and regulations governing land use and structural form within the Project Area are designed to promote the redevelopment of the AMRA in accordance with the objectives of the AMRA Redevelopment Plan.

4.2.3 The development concept and general design plan for proposed improvements in the Project Area will be reviewed and approved by the Redevelopment Entity in accordance with the Redeveloper's Agreement.

5.0 Standards and Controls of Applicability

5.1 Codes and Regulations

Redeveloper shall comply with all applicable laws, codes, rules and regulations adopted by the City of Atlantic City, in the redevelopment of the AMRA. Whenever the codes or regulations contain comparable but less restrictive provisions or requirements than set forth by these Land Use provisions, the standards set forth herein, shall prevail.

5.2 Equal Opportunity

No covenant, lease, agreement, conveyance or other instrument shall be affected or executed by the Redevelopment Entity or by a Redeveloper (or by any successors in interest) whereby the use of the land in the Project Area is restricted, either by the Redevelopment Entity or the Redeveloper (or by any successors of interest) upon the basis of race, creed, color, ancestry, sex, national origin, family status, sexual preference, disability or religion in the sale, lease or occupancy thereof. The foregoing restrictions as well as the provisions of N.J.S.A. 40:12A-9 shall be supplemented by appropriate covenants or provisions, including local hiring, in the redeveloper's agreement and/or any other disposition instruments as covenants running with the land.

6.0 Other Provisions Necessary to Meet State and Local Requirements

This document constitutes a Redevelopment Plan under the provisions of the applicable State and local requirements, as detailed below:

6.1 Acquisition and Relocation

6.1.1 The Redevelopment Entity does not contemplate the public acquisition of private parcels within the Project Area. Therefore, no public displacement of families, individuals or businesses shall occur in the effectuation of the AMRA Redevelopment Plan. Therefore, no Relocation Plan is necessary.

- 6.1.2 Section 6.1 notwithstanding, the AMRA Redevelopment Plan does recognize that parcels within the Project Area may be desirable from a development standpoint. Acquisition of additional parcels and development rights shall be the sole responsibility of the Redeveloper, at his own initiative and expense. Any and all acquisition and/or relocation responsibilities shall be subject to the private negotiations between the Redeveloper and the owner/seller of said properties.

6.2 Local Redevelopment and Housing Law (N.J.S.A. 40:12A) Requirements

- 6.2.1 Designated 'Area in Need of Redevelopment' The governing body of the City of Atlantic City did, by Resolution No. 889 of 1994 (attached) declare the City of Atlantic City in its entirety, to be an "Area in Need of Rehabilitation", pursuant to N.J.S.A. 40:12a-1 et. seq. Subsequently, the Governing Body reaffirmed said designation for the entire City, by Ordinance No.96 of 1994. The finding of an "Area in Need of Rehabilitation" is requisite for the advancement of a redevelopment plan and or redevelopment project pursuant to N.J.S.A. 40:12A-7.

- 6.2.2 Redevelopment Plan Content Pursuant to N.J.S.A. 40:12A-7, the Redevelopment Plan shall include an outline for the planning, development and redevelopment or rehabilitation of the project area. The AMRA Redevelopment Plan addresses these requirements, below:

6.2.2.1 Relationship to definite local objectives Local objects were identified through review and consideration of local planning documents including the City of Atlantic City 2008 Master Plan, the 2016 Master Plan Re-examination Report, the 2012 CRDA Tourism Plan. Additionally, a review of the planning history and long-term local objectives factor in and have been reflected in the redevelopment policies and provisions contained in the AMRA Redevelopment Plan.

6.2.2.2 Appropriate Land Uses The proposed redevelopment of the Project Area and the proposed land use are consistent with local planning objectives. The City of Atlantic City most recent planning document, the 2016 Master Plan Re-Examination Report, includes the following statements and objectives:

- "Provide a balance of land uses and development patterns based on traffic generation and density/intensity characteristics while maintaining the character and grid pattern of the community."
- "maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business and public service needs."
- "encourage the re-use of vacant lands in the downtown area..."

Development of the AMRA Redevelopment Plan into an outdoor dining/restaurant area with a memorial park and landscaped surface parking will meet all of the objectives of the 2016 Master Plan Re-Examination Report. As well, it will meet the recommendations of the 2012 CRDA Tourism Plan.

6.2.2.3 Traffic and Public Transportation The City of Atlantic City identifies the following objectives relative to traffic and transportation:

- Revitalize or create identifiable pedestrian-oriented neighborhood areas with focal points, mixed-use centers and employment areas that are linked with/to each other.
- Minimize impacts of traffic on Atlantic City residents and businesses, and
- The Redevelopment Plan does not propose new modes of transportation or new transportation infrastructure within the City, the Redevelopment Plan does offer a better use of existing transportation infrastructure and transportation options available within the City.

6.2.2.4 Proposed Land-uses and building Requirements in the Project Area

The proposed land-uses and building requirements in the Project Area are defined in Section 4 Land Use Plan

As discussed in Section 6.1 temporary and/or permanent relocation of residents or businesses is neither necessary or proposed.

The AMRA is anticipated to generate redevelopment activity and increase the economic viability of the corridor, strengthening the local economy.

6.2.2.5 Relationship of the AMRA to the CRDA Tourism Plan and county master plan

As outlined in Section 6.2 the AMRA Redevelopment Plan is compatible with the 2012 CRDA Tourism Plan objectives and recommendations. The

AMRA Redevelopment Plan is consistent with the Atlantic County Master Plan in the following areas:

- For new development, encourage attractive and modern design that align with the goals and desires of the communities in which they are built.
- Support Atlantic City's efforts to reinvest in its economic base, and
- Encourage municipalities to pursue redevelopment and rehabilitation projects when appropriate

The AMRA Redevelopment Plan will achieve all of the above objectives, providing attractive new memorial park, outdoor dining and landscaped surface parking on blighted city-owned lots.

- 6.2.3 Requirements of N.J.S.A. 40:12A-7(c) The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law, P.L. 1975, c.291 (C 40:55D-1 et. Seq.)

Pursuant to N.J.S.A. 40:12A-13 all applications for development or redevelopment of the Project Area or a designated portion or portions thereof, shall be submitted to the City of Atlantic City Planning Board for Subdivision Plan review in accordance with the provisions of N.J.S.A. 40:55D-1

- 6.2.4 Redeveloper's Obligation to Commence and Complete Development

In addition to the provisions of N.J.S.A. 40A:12A-9 the Redeveloper shall be required to commence and complete the development for the uses specified in the AMRA Redevelopment Plan and the construction of improvements agreed upon in the redeveloper's agreement within a reasonable period of time. The schedule of performance shall be made part of the redeveloper's agreement.

- 6.3 Rehabilitation and Conservation No rehabilitation or conservation of structures is required. However, the recognizes the possibility of USTs in the AMRA. The Redeveloper shall comply with all applicable federal and State environmental regulations and shall be responsible for addressing all issues regarding same.

- 6.4 Duration of Provisions and Effective Date The AMRA Redevelopment Plan, as it may be amended, will be in effect for a period of two years from the date of adoption of the AMRA Redevelopment Plan.

6.5 Authority and Plan Implementation

6.5.1 Consistent with Section 4.4.4 of the AMRA Redevelopment Plan and pursuant to the provisions to be negotiated, as part of the redeveloper's agreement, the Redevelopment Entity shall approve the development concept and general design plan for all undertakings proposed for the AMRA.

6.5.2 The Redevelopment Entity shall have the authority to determine conformance of a Redeveloper's concept and design to the Redevelopment Plan

6.5.3 The Redevelopment Entity shall have authority for the interpretation or classification of any provisions of the AMRA Redevelopment Plan.

6.6 General Construction and Application of Plan Provisions All provisions of the AMRA Redevelopment Plan, including all building controls, regulations and/or restrictions imposed shall be applicable to all real property and improvements within the AMRA.

6.7 Procedures for Amending the Approved Redevelopment Plan

6.7.1 The AMRA Redevelopment Plan may be amended within the timeframe outlined in Section 6.4, upon compliance with all applicable laws and statutes and the Governing Body of the City of Atlantic City. Mutual agreement between the City and the Redeveloper where a redeveloper's agreement is in place, and where such amendment would change the controls governing the use of land under the redeveloper's agreement.

6.7.2 The City of Atlantic City Planning Board may, at the time of the AMRA Plan Review and without formal amendment to the AMRA Redevelopment Plan, approve any modifications or changes to the building controls specified herein, provided said modifications are consistent with the applicable provisions specified in P.L. 2011, c.18(C5: 12-218 et.al).

6.7.4 Modifications or Changes in the Land Use or Building Limit Controls which are inconsistent with the intent of the AMRA Redevelopment Plan shall require a formal plan amendment.

6.7.5 The City of Atlantic City Planning Board may grant all deviations or variances except for use variances.

6.7.6 The AMRA supersedes local zoning.

7.0 References

City of Atlantic City Master Plan, 2008

City of Atlantic City 20016 Re-Examination Report

Casino Redevelopment and Development Authority (CRDA) 2012 Tourism Master Plan

Atlantic County Master Plan

8.0 Exhibits