

but will count toward the individual contribution limit of \$5,800 and the overall expenditure limit at N.J.S.A. 19:44A-7, except for expenses not subject to expenditure limits pursuant to N.J.A.C. 19:25-16.27. The total of all contributions eligible for match from any person, candidate committee, joint candidates committee, political committee, continuing political committee, political party committee, or legislative leadership committee shall not exceed \$5,800 in the aggregate.

(d) A maximum of \$5,800 in the aggregate of a candidate's own funds may be deposited in the matching fund account.

(e)-(f) (No change.)

19:25-16.14 Limitation on contributions eligible for match

(a) Any contribution in the form of the purchase price paid for an item with significant intrinsic and enduring value (such as a watch) shall be eligible for match only to the extent the purchase price exceeds the fair market value of the item or benefit conferred on the contributor, and only the excess will be included in calculating the \$5,800 contribution limit.

(b) A contribution in the form of the purchase price paid for admission to a dinner or testimonial affair as defined at N.J.A.C. 19:25-1.7 shall be a contribution eligible for match and for purposes of the \$5,800 limitation.

(c) (No change.)

19:25-16.18 Matching of funds

(a) A candidate for the office of Governor seeking to qualify for receipt of public matching funds shall, no later than the last day for filing a petition to nominate candidates for the primary election for Governor, file with the Commission:

1. (No change.)

2. Form P-1 establishing the candidate deposited contributions eligible for match of at least \$580,000 and that at least \$580,000 of the contributions have been expended or are committed to be expended.

i.-iii. (No change.)

3. (No change.)

(b) (No change.)

19:25-16.21 Receipt of public funds

(a) The campaign treasurer, or deputy campaign treasurer, of any qualified candidate for election to the office of Governor in a primary election shall promptly receive on behalf of such qualified candidate from the funds for primary election campaign expenses monies in an amount equal to twice the amount of each contribution eligible for match and deposited in such qualified candidate's matching fund account, described at N.J.S.A. 19:44A-32, except that no payment shall be made to any candidate from such fund for primary election campaign purposes for the first \$185,000 of the \$580,000 deposited in such qualified candidate's matching fund account.

(b) (No change.)

19:25-16.22 Receipt of public funds; limitation

(a) (No change.)

(b) The maximum amount, which any qualified candidate may receive from public funds shall not exceed \$5.5 million.

19:25-16.31 Borrowing of funds; repayment

Any candidate, campaign treasurer, or deputy campaign treasurer of the candidate may borrow funds from any national or State bank, provided that no person, candidate committee, joint candidates committee, political committee, continuing political committee, political party committee, or legislative leadership committee, other than the candidate, may in any way endorse or guarantee such loan in the aggregate in excess of the \$5,800 contribution limit. In the case of a participating candidate guaranteeing a loan to his or her own campaign, the amount so borrowed shall not at any one time in the aggregate exceed \$50,000 and must be repaid in full by such candidate or the campaign treasurer, or deputy campaign treasurer, from monies accepted or allocated pursuant to N.J.S.A. 19:44A-29 not later than 20 days prior to the primary election. This limit does not apply to a candidate that does not participate in the public financing program. Repayment shall be evidenced on a report filed no later than the 11-Day Preelection reporting date with attached documentation. In the event of the failure of the borrower to repay timely the full amount of the loan or to certify properly such repayment to the Commission, all payment of public funds to such candidate shall promptly cease and the Commission

shall take action as directed by the Act to prohibit the expenditure by the candidate of monies received from the fund and any other monies received by the candidate in aid of the candidate's campaign in such primary election.

19:25-16.33 Postelection contributions; postelection payment of expenses

(a) Any person, candidate committee, joint candidates committee, political committee, continuing political committee, political party committee, or legislative leadership committee, otherwise eligible to make political contributions to a candidate may make a contribution in aid of the candidacy of such candidate after the date of such primary provided such person or political committee does not exceed \$5,800 in the aggregate for such primary.

(b)-(e) (No change.)

19:25-16.38 Statement of candidates electing to participate in debates

(a) A candidate for the office of Governor that does not qualify for receipt of public funds may elect to participate in the series of interactive gubernatorial primary election debates by filing the following no later than the last day for filing a petition to nominate candidates for the primary election for Governor:

1. (No change.)

2. Form P-1 establishing the candidate deposited contributions of at least \$580,000 and that at least \$580,000 of the contributions have been expended or are committed to be expended.

i.-iii. (No change.)

(a)

## CASINO REINVESTMENT DEVELOPMENT AUTHORITY

### Notice of Readoption

### Casino Reinvestment Development Authority Tourism District Land Development Rules

#### Readoption: N.J.A.C. 19:66

Authority: N.J.S.A. 5:12-220 and 5:12-161.f.

Authorized By: Casino Reinvestment Development Authority, Eric Scheffler, Executive Director (with the approval of the Casino Reinvestment Development Authority Board of Directors).

Effective Date: November 19, 2024.

New Expiration Date: November 19, 2031.

**Take notice** that, pursuant to N.J.S.A. 52:14B-5.1, the rules at N.J.A.C. 19:66 were scheduled to expire on January 2, 2025. The rules at N.J.A.C. 19:66 set forth the Casino Reinvestment Development Authority's (Authority) zoning and land use regulations for the Tourism District in the City of Atlantic City. They established and implemented regulatory powers to the ends that the general health, safety, and welfare of the Tourism District are promoted; that taxable value of land and buildings throughout the City of Atlantic City may be conserved and enhanced; and that development occurs in appropriate locations based on the neighborhood context and overall environment.

This chapter sets forth 17 subchapters:

Subchapter 1, Tourism District Goals and Objectives, establishes the chapter heading as the Casino Reinvestment Development Authority Tourism District Land Development Regulations and states the general purpose and intent of the chapter.

Subchapter 2, Definitions, sets forth the definitions for the chapter.

Subchapter 3, Tourism District Land Use Regulation and Enforcement, permits the establishment of the Land Use Regulation and Enforcement Division (the Division) within the Authority and governs the Division's authority and responsibilities, including the Division's responsibilities with respect to all applications submitted pursuant to this chapter.

Subchapter 4, Development Application Procedures, establishes and sets forth the administrative procedures for the development, redevelopment, and management of properties in the Tourism District.

## ADOPTIONS

## OTHER AGENCIES

Subchapter 5, Zone District Use Standards, establishes 15 zoning districts in the Tourism District and sets forth the zoning regulations applicable to all zoning districts and individual zoning districts, and regulates the issuance of a Certificate of Land Use Compliance for the purpose of erecting, enlarging, expanding, altering, or relocating a sign, and sets forth the standards governing all signs.

Subchapter 6, Condition Use Standards, governs the procedures, standards, rules, and regulations by which the Authority shall review and approve or disapprove applications for conditional use approval in the Tourism District.

Subchapter 7, Site Plan Design Standards, sets forth site plan standards for the Tourism District including regulations that govern parking, loading, line-of-sight triangles, drainage, and drainage systems plant standards for landscaping and landscaping plans, fences and screening walls, retaining walls, sidewalks, lighting and site illumination, and residential and non-residential design standards.

Subchapter 8, Subdivision Design Standards, governs the procedures, engineering and planning standards, and rules by which the Authority shall review and approve or disapprove applications for the subdivision of land within the Tourism District.

Subchapter 9, Consent to Atlantic City Redevelopment Actions, governs the Authority's ability to consent to a request of Atlantic City to either designate an area in the Tourism District in need of redevelopment or adopt a redevelopment plan for any area within the Tourism District.

Subchapter 10, Coordination with Atlantic County Planning and State Land Use Agencies, governs the provision of required permits and approvals to the Authority in relation to applications submitted pursuant to this chapter.

Subchapter 11, Zoning Map, incorporates and governs the interpretation of the Casino Reinvestment Development Authority

Tourism District Zoning District Map, which sets forth the boundaries of all zoning districts.

Subchapter 12, Non-Conforming Use Certifications, governs and regulates all nonconforming lots, uses, and structures in the Tourism District.

Subchapter 13, Relief from Bulk, Use, Conditional Use, Site Plan, Subdivision and Signage Standards, provides that all applications for exceptions, variances, and waivers shall be determined in accordance with the MLUL.

Subchapter 14, Conduct of Hearing, sets forth the provisions governing hearings related to submitted applications, administrative appeals related to any decision, determination, interpretation, order, failure to act, or refusal based on or made in the administration or enforcement by the Authority, and requests for reconsideration.

Subchapter 15, Post Approval Compliance, governs the conditions of all development approvals and development plan amendments.

Subchapter 16, Inspection and Enforcement Action, sets forth the provisions governing the Authority's mandatory inspection of all constructed improvements.

Subchapter 17, Miscellaneous Provisions, provides that the approvals granted pursuant to the authority of this chapter shall be subject to compliance with all other applicable laws, regulations, codes, and ordinances, and that the rules in this chapter are separable.

In accordance with N.J.S.A. 5:12-220 and 5:12-161.f, the Authority readopts the rules at N.J.A.C. 19:66 without change. An administrative review has been conducted, and a determination made that all subchapters should be continued because the rules are necessary, reasonable, adequate, efficient, and responsive for the purposes for which they were originally promulgated. Therefore, N.J.A.C. 19:66 is readopted and shall continue in effect for a seven-year period.