

AMENDMENTS
to the
NORTHEAST INLET
REDEVELOPMENT PLAN
ATLANTIC CITY, NEW JERSEY

Ordinance

Ordinance No. 48

OF THE
CITY OF ATLANTIC CITY, N.J.

Date. 9-13-1989
Date to Mayor. 10-19-89

Approved as to Form and Legality on Basis of Facts Set Forth Factual contents certified to by

City Solicitor /s/ Caryl M. Amara

Business Administrator /s/ Carl Briscoe

Prepared by City Clerk's Office

Council Member KELLEY Presents the following Ordinance:

AN ORDINANCE TO PROVIDE FOR THE VACATION OF PORTIONS OF CANAL STREET BETWEEN RHODE ISLAND AND NEW HAMPSHIRE AVENUES, PORTIONS OF DREXEL AVENUE BETWEEN RHODE ISLAND AND NEW HAMPSHIRE AVENUES, PORTIONS OF INDEPENDENCE AVENUE BETWEEN RHODE ISLAND AND NEW HAMPSHIRE AVENUES; PROVIDING FOR THE VACATION OF PORTIONS OF VERMONT AVENUE BETWEEN ADRIATIC AND MELROSE AVENUES, PORTIONS OF MULLOCK TERRACE BETWEEN ADRIATIC AND MELROSE AVENUES; PROVIDING FOR THE VACATION OF PORTIONS OF DREXEL AVENUE BETWEEN NEW HAMPSHIRE AND MAINE AVENUES, PORTIONS OF WILLIS AVENUE BETWEEN CANAL STREET AND MELROSE AVENUE; PROVIDING FOR THE VACATION OF PORTIONS OF INDEPENDENCE AVENUE BETWEEN MULLOCK TERRACE AND WILLIS AVENUE AND PORTIONS OF CANAL STREET BETWEEN MULLOCK TERRACE AND WILLIS AVENUE;

WHEREAS, the CITY OF ATLANTIC CITY (hereinafter "City"), THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY, THE ATLANTIC CITY HOUSING AUTHORITY and URBAN REDEVELOPMENT AGENCY, THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY, and the INLET COMMUNITY DEVELOPMENT CORPORATION entered into a MEMORANDUM OF AGREEMENT, dated October 9, 1987 which endorsed and approved the NORTHEAST INLET REDEVELOPMENT PLAN; and

WHEREAS, Harrah's Marina Hotel Casino ("Developer") proposes to develop Phase I of the NORTHEAST INLET REDEVELOPMENT PLAN within the six block area bounded by Rhode Island Avenue, Melrose Avenue, Maine Avenue and Adriatic Avenue (hereinafter "Redevelopment Area"); and

WHEREAS, the Housing Authority has reviewed and approved the Preliminary and Final Site Plans for Phase I of the NORTHEAST INLET REDEVELOPMENT PLAN including the STREET VACATION PLANS; and

WHEREAS, the Phase I development, when completed, has a traffic circulation and street plan which varies substantially from the existing streets located in the six block area described above; and

WHEREAS, certain portions of Canal Street, Drexel Avenue, Vermont Avenue, Mullock Terrace, Willis Avenue and Independence Avenue hereinafter described and appearing on the Official Tax Map of Atlantic City, are not necessary as public highways; and

NOW, THEREFORE, the Council of the City of Atlantic City does ordain:

SECTION 1. That there shall be hereby vacated all that portion of Canal Street, lying between Rhode Island and New Hampshire Avenues, embraced within the following description:

BEGINNING at the intersection of the northeast line of Rhode Island Avenue (50' wide) with the northwest line of Canal Street (12.5' wide) and extending

- (1) N62 degrees 19 minutes 55 seconds E, along said northwest line, 350' to the southwest line of Vermont Avenue (50' wide); thence
- (2) S27 degrees 40 minutes 05 seconds E, along same, 12.50' to the southeast line of said street; thence
- (3) S62 degrees 19 minutes 55 seconds W, along said southeast line, 350' to the first mentioned northeast line of Rhode Island Avenue; thence
- (4) N27 degrees 40 minutes 05 seconds W, along same, 12.50' to the point and place of beginning containing 4375 square feet.

SECTION 2. That there shall be hereby vacated all that certain portions of Canal Street lying between Vermont and New Hampshire Avenues, embraced within the following description:

BEGINNING at the intersection of the southwest line of New Hampshire Avenue (50' wide) with the southeast line of Canal Street (12.5' wide) and extending

- (1) S62 degrees 19 minutes 55 seconds W, along said southeast line, 350' to the northeast line of Vermont Avenue (50' wide); thence
- (2) N27 degrees 40 minutes 05 seconds W, along same, 12.50' to the northwest line of said Canal Street; thence
- (3) N62 degrees 19 minutes 55 seconds E, along same, 350' to the first mentioned southwest line of New Hampshire Avenue; thence
- (4) W27 degrees 40 minutes 05 seconds E, along same, 12.50' to the point and place of beginning containing 4375 square feet.

SECTION 3. That there shall be hereby vacated all that certain portion of Independence Avenue, lying between Rhode Island and Vermont Avenues, embraced within the following description:

BEGINNING at the intersection of the northeast line of Rhode Island Avenue (50' wide) with the northwest line of Independence Avenue (12.50' wide) and extending

- (1) N62 degrees 19 minutes 55 seconds E, along said northwest line, 350' to the southwest line of Vermont Avenue (50' wide); thence
- (2) S27 degrees 40 minutes 05 seconds E, along same, 12.50' to the southeast line of said avenue: thence
- (3) S62 degrees 19 minutes 55 seconds W, along said southeast line, 350' to first mentioned Northeast line of Rhode Island Avenue; thence
- (4) N27 degrees 40 minutes 05 seconds W, along same, 12.50' to the point and place of beginning containing 4375 square feet.

SECTION 4. That there shall be hereby vacated all that certain portion of Independence Avenue, lying between Vermont and New Hampshire Avenues, embraced within the following description:

BEGINNING at the intersection of the southwest line of New Hampshire Avenue (50' wide) with the southeast line of Independence Avenue (12.50' wide) and extending

- (1) S62 degrees 19 minutes 55 seconds W, along said southeast line, 350' to the northeast line of Vermont Avenue; thence
- (2) N27 degrees 40 minutes 05 seconds W, along same, 12.50' to the northwest line of said Independence Avenue; thence
- (3) N62 degrees 19 minutes 55 seconds E, along same, 350' to first mentioned southwest line of New Hampshire Avenue; thence
- (4) S27 degrees 40 minutes 05 seconds E, along same, 12.50' to the point and place of beginning containing 4375 square feet.

SECTION 5. That there shall hereby be vacated all that certain portion of Mullock Terrace, Independence Avenue, and Willis Avenue, embraced within the following description:

BEGINNING in the northwest line of Melrose Avenue (60' wide) at a point 100' southwest of the Southwest line of Maine Avenue (100' wide) and extending

- (1) S62 degrees 19 minutes 55 seconds W, along northwest line of Melrose Avenue, 12.50'; thence
- (2) N27 degrees 40 minutes 05 seconds W, 100'; thence
- (3) S62 degrees 19 minutes 55 seconds W, 175'; thence
- (4) S27 degrees 40 minutes 05 seconds E, 100' aforementioned northwest line of Melrose Avenue thence
- (5) S62 degrees 19 minutes 55 seconds W, along same 12.50'; thence

- (6) N27 degrees 40 minutes 05 seconds W, 212.5' to the southeast line of Drexel Avenue; thence
- (7) N62 degrees 19 minutes 55 seconds E, along same 12.50'; thence
- (8) S27 degrees 40 minutes 05 seconds E, 100'; thence
- (9) N62 degrees 19 minutes 55 seconds E, 175'; thence
- (10) N27 degrees 40 minutes 05 seconds W, 100' to aforementioned southeast line of Drexel Avenue; thence
- (11) N62 degrees 19 minutes 55 seconds E, along same, 12.50'; thence
- (12) S27 degrees 40 minutes 05 seconds E, 212.50 to the point and place of beginning containing 750C square feet.

SECTION 6. That there shall be hereby vacated all that certain portion of Mullock Terrace, Canal Street and Willis Avenue, embraced within the following description:

BEGINNING in the southeast line of Adriatic Avenue (60' wide) 100' northeast of the northeast line of New Hampshire Avenue (50' wide) and extending:

- (1) N62 degrees 19 minutes 55 seconds E, along said southeast line, 12.50' to a point; thence
- (2) S27 degrees 40 minutes 05 seconds E, 100'; thence
- (3) N62 degrees 19 minutes 55 seconds E, 187.50'; thence
- (4) S27 degrees 40 minutes 05 seconds E, 112.50' to the northwest line of Drexel Avenue; thence
- (5) S62 degrees 19 minutes 55 seconds W, along same 12.50'; thence
- (6) N27 degrees 40 minutes 05 seconds W, 100'; thence
- (7) S62 degrees 19 minutes 55 seconds W, 175'; thence
- (8) S27 degrees 40 minutes 05 seconds E, 100' to aforementioned northwest line of Drexel Avenue; thence
- (9) S62 degrees 19 minutes 55 seconds W, along same, 12.50'; thence
- (10) N27 degrees 40 minutes 05 seconds W, 212.50 to the point and place of beginning containing 6250 square feet.

SECTION 7. That there shall be hereby vacated all that certain portion of Drexel Avenue, lying between Rhode Island and New Hampshire Avenues, embraced within the following description:

BEGINNING at the intersection of the northwesterly line of Drexel Avenue (50' wide) with the northeasterly line of Rhode Island Avenue (50' wide) and extending

- (1) N62 degrees 19 minutes 55 seconds E, along said northwesterly line of Drexel Avenue, 750' to the southwesterly line of New Hampshire Avenue (50' wide); thence
- (2) S27 degrees 40 minutes 05 seconds E, along same, 8'; thence
- (3) S62 degrees 19 minutes 55 seconds W, parallel with Adriatic Avenue, 750' to the aforementioned northeasterly line of Rhode Island Avenue; thence
- (4) N27 degrees 40 minutes 05 seconds W, along said northeasterly line of Rhode Island Avenue, 8' to the point and place of beginning containing 6,000 square feet.

SECTION 8. That there shall be hereby vacated all that certain portion of Drexel Avenue, lying between Rhode Island and New Hampshire Avenues, embraced within the following description:

BEGINNING at the intersection of the northeasterly line of Rhode Island Avenue (50' wide) with the southeasterly line of Drexel Avenue (50' wide) and extending thence

- (1) N27 degrees 40 minutes 05 seconds W, along the northeasterly line of Rhode Island Avenue, 8'; thence
- (2) N62 degrees 19 minutes 55 seconds E, parallel with Melrose Avenue, 750' to the southwesterly line of New Hampshire Avenue (50' wide); thence
- (3) S27 degrees 40 minutes 05 seconds E, along same, 8' to the aforementioned southeasterly line of Drexel Avenue, (50' wide); thence
- (4) S62 degrees 19 minutes 55 seconds W, along same, 750' to the point and place of beginning containing 6,000 square feet.

SECTION 9. That there shall be hereby vacated all that certain portion of Vermont Avenue, lying between Adriatic and Drexel Avenues, embraced within the following description:

BEGINNING at the intersection of the southeasterly line of Adriatic Avenue (60' wide) with the southwesterly line of Vermont Avenue, (50' wide), and extending

- (1) N62 degrees 19 minutes 55 seconds E, along the extended southeasterly line of said Adriatic Avenue (60' wide), 50' to the northeasterly line of aforementioned Vermont Avenue; thence
- (2) S27 degrees 40 minutes 05 seconds E, along same, 212.50' to the northwesterly line of Drexel Avenue (50' wide); thence
- (3) S62 degrees 19 minutes 55 seconds W, along said northwesterly line of Drexel Avenue, 50' to the southwesterly line of aforementioned Vermont Avenue; thence
- (4) N27 degrees 40 minutes 05 seconds W, along same, 212.50' to the point and place of beginning containing 10,625 square feet.

SECTION 10. That there shall be hereby vacated all that certain portion of Vermont Avenue, lying between Drexel and Melrose Avenues, embraced within the following description:

BEGINNING at the intersection of the northwesterly line of Melrose Avenue (60' wide) with the southwesterly line of Vermont Avenue (50' wide) and extending

- (1) N27 degrees 40 minutes 05 seconds W, along said southwesterly line of Vermont Avenue, 212.50' to the southeasterly line of Drexel Avenue (50' wide); thence
- (2) N62 degrees 19 minutes 55 seconds E, along said southeasterly line of Drexel Avenue extended, 50' to the northeasterly line of aforementioned Vermont Avenue; thence
- (3) S27 degrees 40 minutes 05 seconds E, along same 212.50' to the aforementioned northwesterly line of Melrose Avenue; thence
- (4) S62 degrees 19 minutes 55 seconds W, along same, extended, 50' to the point and place of beginning containing 10,625 square feet.

SECTION 11. That there shall be hereby vacated all that certain portion of Drexel Avenue, lying between New Hampshire and Maine Avenues, embraced within the following description:

BEGINNING at the intersection of the southwest line of Maine Avenue (100' wide) with the southeast line of Drexel Avenue (50' wide) and extending

- (1) S62 degrees 19 minutes 55 seconds W, along said southeast line, 400' to the northeast line of New Hampshire Avenue; thence
- (2) N27 degrees 40 minutes 05 seconds W, along same, 50' to the northwest line of aforementioned Drexel Avenue; thence
- (3) N62 degrees 19 minutes 55 seconds E, along same, 400' to the first mentioned southwest line of Maine Avenue; thence
- (4) S27 degrees 40 minutes 05 seconds E, along same, 50' to the point and place of beginning containing 20,000 square feet.

SECTION 12. That the Phase I Development shall layout and open new streets for use as public highways and such streets shall be dedicated to and accepted by the City and take effect upon the receipt and acceptance of a report by the City Engineer certifying that the streets have been constructed in accordance with City standards in all respects.

SECTION 13. There is expressly reserved and excepted from the within vacation all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any cable television company, as defined in N.J.S.A. 48:5A-3, for the purpose of maintaining, repairing and replacing their existing facilities in, adjacent to, over or under the streets herein vacated.

SECTION 14. As a condition and in consideration of the granting of the within vacation, the owners of all lots and properties abutting said vacated portions of the above-described rights-of-way shall hold the City of Atlantic City harmless from any and all costs, obligations, damage and claims arising out of the passage and/or operation of this Ordinance.

SECTION 15. Upon the effective date of the within vacation, the owners of all lots and properties abutting said vacated portions of the above-described rights-of-way shall be responsible for any and all additional taxes, assessments and other lawful charges resulting from the vacation of said rights-of-way.

SECTION 16. The City Clerk shall immediately, after final passage and publication of this Ordinance, make and file in the Office of the Clerk of the County of Atlantic, a copy of this Ordinance together with a copy of the proof of publication thereof, duly certified by him under the corporate seal of the City of Atlantic City for recording, as required by N.J.S.A. 40:67-21.

SECTION 17. That the dedication of the new streets shall be evidenced by appropriate recordable instruments and the Mayor is hereby authorized and directed to execute and the City Clerk to attest said instruments.

SECTION 18. All Ordinances or parts of Ordinances inconsistent with any of the terms of this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 19. This ordinance shall become effective upon its final passage and publication according to law, provided, however, that no portion of the public rights-of-way described hereinabove shall be vacated and occupied by the abutting property owner until the issuance of construction permits by the Bureau of Investigations and Inspections. Until such time as the within vacations take effect, the lands involved shall remain public streets and are not to be construed as private property.

SECTION 20. The provisions of this Ordinance are severable and should any part hereof be declared unlawful, the remaining provisions shall continue in full force and effect.

SECTION 21. This Ordinance shall take effect immediately upon its final passage and publication, as provided by law.

September 29, 2006 10:12:37 AM

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.
DORN				X			PALMENTIERI	X					
GROSSMAN	X						PIERCE	X					
KELLEY	X						SYKES	X					
ORSATTI				X			WHELAN	X					
COLLETTE, PRESIDENT								ABSTAIN					

X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...SEPTEMBER 13, 1989.....

Adopted on second and final reading after hearing on...OCTOBER 18, 1989.....

Approved By.../S/ JAMES R. USRYDate... OCTOBER 19, 1989.....By Council.....Reconsidered Over
 Mayor _____ Ride _____
 Aye _____ Nay _____

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

...../S/ BENJAMIN R. FITZGERALD.....City Clerk

Ordinance

Ordinance No.09

OF THE
CITY OF ATLANTIC CITY, N.J.

Date.01-24-90
Date to Mayor.02-08-90

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

Factual contents certified to by

City Solicitor /s/ Caryl M. Amana

Business Administrator /s/ James Sykes

Prepared by City Clerk's Office

Council Members WHELAN & KELLEY Present the following Ordinance:

AN ORDINANCE, in conjunction with the Northeast Inlet Redevelopment Plan - Phase I, providing for the acceptance of certain lands, which have been dedicated to provide for the widening of a portion of Rhode Island and New Hampshire Avenues.

WHEREAS, Marina Associates is the owner of certain real property in the City of Atlantic City known and designated as all lots located with Blocks G-1, G-2, and G-14, inclusive, as shown on the Tax Map of the City of Atlantic City; and

WHEREAS, the Major Subdivision Plan of Marina Associates known as the "Northeast I Inlet Phase I ", in accordance with the City's Northeast I Inlet Redevelopment Plan, provides for the widening of a portion of Rhode Island and New Hampshire Avenues, by fifteen (15) feet and fifty (50) feet, respectively, utilizing lands presently forming a portion of the above described real property; and

WHEREAS, Marina Associates, by Deeds of Dedication dated January 4, 1990, did dedicate the hereinafter described lands to the City for the purpose of constructing, improving, operating and maintaining a public street thereon; and

WHEREAS, the City Council wishes to accept the hereinafter described dedicated lands to be utilized for the stated purpose;

NOW, THEREFORE, the Council of the City of Atlantic City does ordain:

SECTION 1. That the lands hereinafter described, having been dedicated to the City of Atlantic City by Marina Associates as public streets and rights-of-way, be and the same are hereby accepted.

TRACT NO. 1 - Easterly fifteen foot widening of Rhode Island Avenue

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND PREMISES SITUATE IN THE CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC, AND STATE OF NEW JERSEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at the intersection of the Southeasterly line of Adriatic Avenue (60 feet wide) with the Northeasterly line of Rhode Island Avenue (50 feet wide), and extending thence

(1) North 62 degrees, 19 minutes, 55 seconds East, along said Southeasterly line of Adriatic Avenue, 15 feet to the widened Northeasterly line of Rhode Island Avenue (65 feet wide); thence

(2) South 27 degrees, 40 minutes, 05 seconds East, along said widened line, 220.50 feet to the Northwesterly line of Dresel Avenue, as reduced in width to 34 feet wide; thence

(3) South 62 Degrees, 19 minutes, 55 seconds West, along said Northwesterly line of Drexel Avenue, 15 feet to the aforementioned Northeasterly line of Rhods Island Avenue (50 ft. wide); thence

(4) North 27 degrees, 40 minutes, 05 seconds West, along said line, 220.50 feet to the point and place of beginning

TRACT NO. 2 - Easterly fifteen foot widening of Rhode Island Avenue

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND PREMISES SITUATE IN THE CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC, AND STATE OF NEW JERSEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at the intersection of the Northwesterly line of Melrose Avenue (60 ft. wide) with the Northeasterly line of Rhode Island Avenue (50 ft. wide) and extending thence

(1) North 27 degrees, 40 minutes, 05 seconds West, along said Northeasterly line of Rhode Island Avenue (50 feet wide) 220.50 feet to the Southeasterly line of Drexel Avenue, as reduced in width to 34 feet wide; thence

(2) North 62 degrees, 19 minutes, 55 seconds East, along said Southeasterly Line 15 feet to the widened Northeasterly line of Rhode Island Avenue (65 feet wide); thence

(3) South 27 degrees, 40 minutes, 05 seconds East, along said widened line, 220.50 feet to the first mentioned Northwesterly line of Melrose Avenue (60 feet wide); thence

(4) South 62 degrees, 19 minutes, 55 seconds West, along same, 15 feet to the point and place of beginning

CONTAINING 3307.5 SQUARE FEET - 0.08 ACRES.

TRACT NO. 3 - Easterly fifty foot widening of New Hampshire Avenue (100 ft .)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND PREMISES SITUATE IN THE CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC, AND STATE OF NEW JERSEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at the intersection of the Northwesterly line of Melrose Avenue (60 feet wide) with the Northeasterly line of New Hampshire Avenue (50 feet wide) and extending thence

(1) North 27 degrees, 40 minutes, 05 seconds West, along said Northeasterly line of New Hampshire Avenue (50 feet wide) 475 feet to the Southeasterly line of Adriatic Avenue (60 feet wide); thence

(2) North 62 degrees, 19 minutes, 55 seconds East, along same 50 feet to the widened Northeasterly line of New Hampshire Avenue (100 feet wide); thence

(3) South 27 degrees, 40 minutes, 05 seconds East, along same 475 feet to the first mentioned Northwesterly line of Melrose Avenue (60 feet wide); thence

(4) South 62 degrees, 19 minutes, 55 seconds West along same 50 feet to the point and place of beginning

CONTAINING 23, 750. 0 SQUARE FEET - 0. 55 ACRES .

SECTION 2. All ordinances or parts of ordinances inconsistent with any of the terms of this Ordinance are hereby repealed to the extent of such inconsistency or inconsistencies.

SECTION 3. This Ordinance shall take effect immediately upon final passage and publication as provided by law.

August 8, 2006 9:57:14 AM

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.
DORN				X			PALMENTIERI				X		
GROSSMAN	X						PIERCE	X					
KELLEY	X						SYKES	X					
ORSATTI	X						WHELAN	X					
COLLETTE, PRESIDENT								X					

X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...JANUARY 24, 1990.....

Adopted on second and final reading after hearing on... FEBRUARY 07, 1990.....

Approved By.../S/ JAMES R. USRYDate... FEBRUARY 08, 1990.....By Council.....

Mayor

Reconsidered

Over

Aye

Nay

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

...../S/ BENJAMIN R. FITZGERALD.....City Clerk

Ordinance

Ordinance No.103

OF THE
CITY OF ATLANTIC CITY, N.J.

Date.11-27-91
Date to Mayor.....

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

Factual contents certified to by

City Solicitor /S/ Paul J. Gallagher

Business Administrator /s/ James Sykes

Prepared by the City Solicitor's Office

Council Member.....**KELLEY**.....Presents the following Ordinance:

AN ORDINANCE to provide for the acceptance, dedication, laying out and opening of streets in the Northeast Inlet Redevelopment/Harrah's Phase I Project known as Harbour Pointe.

WHEREAS, it is desired to accept, dedicate, lay out, and open interior streets in the Northeast Inlet Redevelopment/Harrah's Phase I Project as shown on that certain major subdivision plan entitled "Northeast Inlet Phase I," prepared by Robert J. Catalano & Associates, Pa., dated February 5, 1990 and recorded in the Office of the Clerk of Atlantic County on September 11, 1990 as filed Map No. 3024, and

WHEREAS, the City of Atlantic City did receive from Harrah's Marina Associates or Lessee a Deed of Dedication for properties for public right of ways and streets,

NOW, THEREFORE, the City of Atlantic City does ordain:

SECTION 1. That there shall be herewith accepted, laid out and opened the following streets embraced within the descriptions listed in the following Sections.

SECTION 2. SLOOP COURT

All that certain land and premises, tract or parcel, situate in The City of Atlantic City, County of Atlantic County, and State of New Jersey, bounded and described as follows;

Beginning in the South East line of Drexel Avenue (34' wide) at a point S62°19'55" W, 48.91' from the intersection of said South East line with the south West line of New Hampshire Avenue (100' wide) said point being the North East end of the curve connecting the said South East line of Drexel Avenue with the North East line of Sloop Court (23' wide) and extending thence by NJPCS Meridian

- (1) Southeastwardly, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to a Point of Tangency in said North East line of Sloop Court (Chord = S11°47'32" E, 5.198') thence

- (2) S62°19'55" W, along said South East line, 115.00'; thence
- (3) S62°19'55" W, 23' to the South West line of Sloop Court; thence
- (4) N27°40'05" W, along same, 115.00' to the Point of Curvature marking the South East end of the curve connecting the said South West line of Sloop Court with the first mentioned South East line of Drexel Avenue; thence
- (5) Northwestwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to the aforementioned South East line of Drexel Avenue (Chord = N43°32'38" W, 5.198); thence
- (6) N62°19'55" E, along same, 25.844' to the point and place of beginning

Containing 2,764.6 square feet

SECTION 3. SCHOONER COURT

All that certain land and premises, tract or parcel, situate in the City of Atlantic City, County of Atlantic county and State of New Jersey, bounded and described as follows

Beginning in the North West line of Drexel Avenue (34' wide) at a point that is N62°19'55" E, 529.59' from the intersection of the North East line of Rhode Island Avenue (as widened to 65') with said North West line of Drexel Avenue, said point being the end of curve connecting the South West line of Schooner Court West (23' wide) with the North West line of Drexel Avenue, and extending thence by NJPCS Meridian

- (1) Northwestwardly, along said curve, curving to the left and along an arc having a radius of 9.50', a distance of 5.27' to a Point of Tangency in said South West line of Schooner Court West (Chord = N11°48'49" W, 5.198'); thence
- (2) N27°40'05" W, along said South West line of Schooner Court West 155.17' to the North West line of Schooner Court North (23' wide); thence
- (3) N62°19'55" E, along same, 153.66' to the North East line of Schooner Court East (23' wide); thence
- (4) S27°40'05" E, along same, 155.17' to a Point of Curvature; thence
- (5) Southeastwardly, curving to the left, along an arc having a radius of 9.50' a distance of 5.27' to the aforementioned North West line of Drexel Avenue (Chord = S43°32'38" E, 5.198'); thence
- (6) S62°19'55" W, along said North West line of Drexel Avenue, 25.844' to a point marking the south West end of the curve connecting the South West line of Schooner Court East with said North West line of Drexel Avenue; thence
- (7) Northwestwardly, along said curve, curving to the left and along an arc having a radius of 9.50', a distance of 5.27' to a Point of Tangency in the South West line of Schooner Court East (Chord = N11°47'32" W, 5.198'); thence

- (8) N27°40'05" W, along said South West line, 117.47' to a Point of Curvature marking the South East end of the curve connecting the South West line of Schooner Court East with the South East line of Schooner Court North; thence
- (9) Northwestwardly, along said curve, curving to the left, and along an arch having a radius of 14.50', a distance of 22.78' to the Point of Tangency in the South East line of Schooner Court North
(Chord = N72°40'05" W, 20.506'); thence
- (10) S62°19'55" W, along same, 78.66' to a Point of Curvature marking the North East end of the curve connecting the South East line Schooner Court North with the North East line of Schooner Court West; thence
- (11) Southwestwardly, along said curve, curving to the left, along an arc having a radius of 14.50', a distance of 22.78' to a Point of Tangency in the North East line of Schooner Court West
(Chord = S17°19'55" W, 20.506'); thence
- (12) S27°40'05" E, along said North East line, 117.67' to a Point of Curvature marking the North West end of the Curve connecting the North East line of Schooner Court West with the North West line of Drexel Avenue' thence
- (13) Southeastwardly, along said curve, curving to the left along an arc having a radius of 9.50', a distance of 5.27' to the aforementioned North West line of Drexel Avenue
(Chord = S43°32'38" E, 5.198'); thence
- (14) S62°19'55" W, along said North West line of Drexel Avenue, 25.842' to the point and place of beginning

Containing 9943.41 square feet

SECTION 4. CLIPPER COURT

All that certain land and premises, tract or parcel, situate in the City of Atlantic City, County of Atlantic County and State of New Jersey, bounded and described as follows;

Beginning in the North West line of Drexel Avenue (34' wide) at a point that is N62°19'55" E, 48.91' from the intersection of the north East line of Rhode Island Avenue (as widened to 65') with said North West line of Drexel Avenue, said point being the end of curve connecting the south West line of Clipper Court West (23' wide) with the North West line of Drexel Avenue, and extending thence by NJPCS Meridian

- (1) Northwestwardly, along said curve, curving to the left and along an arc having a radius of 9.50', a distance of 5.27' to a Point of Tangency in said South West line of Clipper Court West
(Chord - N11°48'49" W, 5.198'); thence
- (2) N27°40'05" W, along said South West line of Clipper Court West 155.17' to the North West line of Clipper Court North (23' wide); thence

- (3) N62°19'55" E, along same, 153.66' to the North East line of Clipper Court East (23' wide);
thence
- (4) S27°40'05" E, along same, 155.17' to a Point of Curvature; thence
- (5) Southeastwardly, curving to the left, along an arc having a radius of 9.50' a distance of 5.27' to
the aforementioned North West line of Drexel Avenue (Chord = S43°32'38" E, 5.198')
thence
- (6) S62°19'55" W, along said North West line of Drexel Avenue, 25.844' to a point marking the
South West end of the curve connecting the South West line of Clipper Court East with
said North West line of Drexel Avenue; thence
- (7) Northwestwardly, along said curve, curving to the left, and along an arc having a radius of
9.50', a distance of 5.27' to a Point of Tangency in the South West line of Clipper Court
East (Chord - N11°47'32" W, 5.198'); thence
- (8) N27°40'05" W, along said South West line, 117.67' to a Point of Curvature marking the South
East end of the curve connecting the South West line of Clipper Court East with the
South East line of Clipper Court North; thence
- (9) Northwestwardly, along said curve, curving to the left, and along arc having a radius of 14.50',
a distance of 22.78' to the Point of Tangency in the South East line of Clipper Court
North (Chord = N72°40'05"W, 20.506'); thence
- (10) S62°19'55" W, along same, 78.66' to a Point of Curvature marking the North East end of the
curve connecting the South East line of Clipper Court North with the North East line of
Clipper Court West; thence
- (11) Southwestwardly, along said curve, curving to the left, along an arc having a radius of 14.50', a
distance of 22.78' to a Point of Tangency in the North East line of Clipper Court West
(Chord = S17°19'55" W, 20.506'); thence
- (12) S27°40'05" E, along said North East line, 117.67' to a Point of Curvature marking the North
West end of the Curve connecting the North East line of Clipper Court West with the
North West line of Drexel Avenue; thence
- (13) Southeastwardly, along said curve, curving to the left along an arc having a radius of 9.50', a
distance of 5.27' to the aforementioned North West line of Drexel Avenue
(Chord = S43°32'38" E, 5.198'); thence
- (14) S62°19'55" W, along said North West line of Drexel Avenue, 25.842' to the point and place of
beginning

Containing 9943.41 square feet

SECTION 5. GALLEON COURT

All that certain land and premises, tract or parcel, situate in the City of Atlantic City, County of Atlantic County and State of New Jersey, bounded and described as follows;

Beginning in the South East line of Drexel Avenue (34' wide) at a point S62°19'55" W, 179.57' from the intersection of said South East line with the South West line of New Hampshire Avenue (100' wide) said point being the North East end of the curve connecting the North East line of Galleon Court East (23' wide) with said south East line of Drexel Avenue, and extending thence by NJPCA Meridian

- (1) Southeastwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to a Point of Tangency in said North East line of Galleon Court East (Chord = S11°47'32" E, 5.198'); thence
- (2) S27°40'05" E, along said North East line, 115.00'; thence
- (3) S62°19'55" W, 23' to the south West line of Galleon Court East, thence
- (4) N27°40'05" W, along same, 29.17' to a Point of Curvature marking the South East end of the curve connecting said South West line of Galleon Court West (23' wide) with the South East line of Galleon Court South (23' wide); thence
- (5) Northwestwardly, along said curve, curving to the left, along an arc having a radius of 14.50', a distance of 22.78' to a Point of Tangency in said south East line of Galleon Court South (Chord = N72°40'50" W, 20.506'); thence
- (6) S62°19'55" W, along said South East line of Galleon Court South, 116.16' to the South West line of Galleon Court West; thence
- (7) N27°40'05" W, along same, 71.33' to a Point of Curvature marking the South East end of the curve connecting the said South West line of Galleon court West with the south East line of Drexel Avenue; thence
- (8) Northwestwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to the South East line of Drexel Avenue (Chord = N43°32'38" W, 5.198'); thence
- (9) N62°19'55" E, along said South East line, 25.844' to the North East end of the curve connecting the North East line of Galleon Court West with said South East line of Drexel Avenue; thence
- (10) Southeastwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to a Point of Tangency in said North East line of Galleon Court West (Chord = S11°47'32 E, 5.198'); thence
- (11) S27°40'50" E, along said North East line, 33.83' to a Point of Curvature marking the North West end of the curve connecting said North East line of Galleon Court West with the North West line of Galleon Court South; thence

- (12) Southeastwardly, along said curve, curving to the left, along an arc having a radius of 14.50', a distance of 22.78' to a Point of Tangency in said North West line of Galleon court South (Chord = S72°40'05" E, 20.506'); thence
- (13) N62°19'55" E, along said North West line, 78.66' to a Point of Curvature marking the South West end of the curve connecting the said North West line of Galleon Court South with the South West line of Galleon Court East; thence
- (14) Northeastwardly, along said curve, curving to the left, along an arc having a radius of 14.50', a distance of 22.78' to a Point of Tangency in said South West line of Galleon Court East (Chord N17°19'55" E, 20.506'); thence
- (15) N27°40'05" W, along same, 33.83' to the Point of Curvature marking the South East end of the curve connecting to said South West line of Galleon Court East with the first mentioned South East line of Drexel Avenue; thence
- (16) Northwestwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to said South East line of Drexel Avenue (Chord = N43°32'38" W, 5.198'); thence
- (17) N62°19'55" E. along said South East line of Drexel Avenue, 25.844' to the point and place of beginning.

Containing 7,136.3 square feet

SECTION 6. BARKENTINE COURT

All that certain land and premises, tract or parcel, situate in the City of Atlantic City, County of Atlantic County, and State of New Jersey, bounded and described as follows;

Beginning in the North West line of Drexel Avenue (34' wide) at a point that is N62°19'55" E, 310.23' from the intersection of said North West line with the North East line of Rhode Island Avenue (as widened to 65' wide) said beginning point being the South East end of the curve connecting the South West line of Barkentine Court West (23' wide) with the North West line of said Drexel Avenue and extending thence by NJPCS Meridian

- (1) Northwestwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to a Point of Tangency in the South West line of Barkentine Court West (Chord = N11°47'32" W, 5.198'); thence
- (2) N27°40'05"W, along said South West line of Barkentine Court West, 155.17' to the North West line of Barkentine Court North (23' wide), thence
- (3) N62°19'55" E, along same, 111.70' to the North East line of Barkentine Court East (23' wide); thence

- (4) S27°40'05" E, along same, 155.17' to a Point of Curvature marking the North West end of the curve connecting the said North East line of Barkentine Court East with the aforementioned North West line of Drexel Avenue; thence
- (5) Southeastwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to the North West line of Drexel Avenue (Chord = S43°32'38" E, 5.198'); thence
- (6) S62°19'55" W, along said North West line, 57.27' to the center of the block in Barkentine Court, if extended; thence
- (7) N27°40'05" W, along said extended line, 29.51'), thence
- (8) N62°19'55" E, 18.35' to a Point of Curvature marking the South West end of the curve connecting the South West line of Barkentine Court East with said Point of Curvature; thence
- (9) Northeastwardly, along said curve, curving to the left along an arc having a radius of 14.50', a distance of 22.78' to a Point of Tangency in said South West line of Barkentine Court East (Chord = N17°19'55" E, 20.506'); thence
- (10) N27°40'05" W, along said South West line, 78.66' to a Point of Curvature marking the South East end of the curve connecting the said South West line of Barkentine Court East with the South East line of Barkentine Court North; thence
- (11) Northwestwardly, along said curve, curving to the left, along an arc having a radius of 24.50', a distance of 22.78' to a Point of Tangency in the South East line of Barkentine Court North (Chord = N72°40'05" W, 20.506'); thence
- (12) S62°19'55" W, along said South East Line, 36.70' to a Point of Curvature marking the North East end of the curve connecting the South East line of Barkentine Court North with the North East line of Barkentine Court West; thence
- (13) Southwestwardly, along said curve, curving to the left, along an arc having a radius of 14.50', a distance of 22.78' to a Point of Tangency in the North East line of Barkentine Court West (Chord = S17°19'55" W, 20.506'); thence
- (14) S27°40'05" E, along said North East line of Barkentine Court West 78.66' to a Point of Curvature marking the North West end of the curve in Barkentine Court West; thence
- (15) Southeastwardly, along said curve, curving to the left, along an arc having a radius of 14.50', a distance of 22.78' to a Point of Tangency (Chord = S72°40'05" E, 20.506'); thence
- (16) N62°19'55" E, 18.35' to the center of the block; thence
- (17) S27°40'05" E, along the center of the block extended, 29.51' to the first mentioned North West line of Drexel Avenue; thence

- (18) S62°10'55" W, along same, 57.27' to the point and place of beginning
Containing 11,002.8 square feet

SECTION 7. CARAVEL COURT

All that certain land and premises, tract or parcel, situate in the City of Atlantic City, County of Atlantic County and State of New Jersey, bounded and described as follows;

Beginning in the South East line of Drexel Avenue (34' wide) at a point S62°19'55" W, 398.93' from the intersection of said South East line of Drexel Avenue with the South West line of New Hampshire Avenue (100' wide), said beginning point being the North East end of the curve connecting the said South East line of Drexel Avenue with the North East line of Caravel Court (23' wide) and extending thence by NJPCS Meridian

- (1) Southeastwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to a Point of Tangency in the North East line of Caravel Court (Chord = S11°47'32" E, 5.198') thence
- (2) S27°40'05" E, along said North East line, 117.67' to a Point of Curvature marking the North West end of the connecting curve in Caravel Court; thence
- (3) Southeastwardly, along said curve, curving to the left, along an arc having a radius of 14.50', a distance of 22.78' to a Point of Tangency, (Chord = S72°40'05" E. 20.506'); thence
- (4) N62°19'55" E, 19.70' to a Point of Curvature, thence
- (5) Northeastwardly, curving to the left, along an arc having a radius of 9.50', a distance of 14.92' to a Point of Tangency (Chord = N17°19'55" E 13.435'); thence
- (6) N27°40'55" W, 2.50'; thence
- (7) N62°19'55" E, 30.90' to the North East terminus of Galleon Court (23' wide); thence
- (8) S27°40'05" E, 35' to the South East line of Galleon Court; thence
- (9) S62°19'55" W, along said South East line, 97.60' to the South West line of Galleon Court; thence
- (10) N27°40'55" W, along said South West line, 155.17' to a Point of Curvature marking the South East end of the curve connecting the said South West line of Galleon Court with the first mentioned South East line of Drexel Avenue; thence
- (11) Northwestwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to the aforementioned South East line of Drexel Avenue (Chord = N43°32'38" W, 5.198'); thence

- (12) N62°19'55" E, along said South East line, 25.844' to the point and place of beginning
Containing 5,839.6 square feet

SECTION 8. WINDJAMMER COURT

All that certain land and premises, tract of parcel, situate in the City of Atlantic City, County of Atlantic County and State of New Jersey, bounded and described as follows;

Beginning in the South East line of Drexel Avenue (34' wide) at a point S62°19'55" W, 529.59' from the intersection of said South East line with the South West line of New Hampshire Avenue (100' wide), said beginning point being the North East end of the curve connecting the said south East line of Drexel Avenue with the North East line of Windjammer Court East (23' wide) and extending thence by NJPCS Meridian

- (1) Southeastwardly, along said curve, curving to the left, along an arc having radius of 9.50', a distance of 5.27' to a Point of Tangency in the said North East line of Windjammer Court East
(Chord = S11°47'32" E, 5.198'); thence
- (2) S27°40'05" E, along said North East line, 155.17' to the South East line of Windjammer Court South (23' wide); thence
- (3) S62°19'55" W, along said South East line, 153.66' to the South West line of Windjammer Court West (23' wide); thence
- (4) N27°40'05" W, along said South West line, 155.17' to a Point of Curvature marking the south East end of the curve connecting the said South West line with the first mentioned South East line of Drexel Avenue; thence
- (5) Northwestwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to the aforementioned South East line of Drexel Avenue
(Chord = N43°32'38" W, 5.198'); thence
- (6) N62°19'55" E, along said South East line of Drexel Avenue, 25.844' to the North East end of the curve connecting said South East line of Drexel Avenue with the North East line of Windjammer Court West; thence
- (7) Southeastwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to a Point of Tangency in said North East line of Windjammer Court West
(Chord = S11°47'32" E, 5.198'); thence
- (8) S27°40'05" E, along said North East line of Windjammer Court West, 122.67' to a Point of Curvature marking the North West end of the curve connecting the said North East line of Windjammer Court West with the North West line of Windjammer Court West with the North West line of Windjammer Court South; thence
- (9) Southeastwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 14.92' to a Point of Tangency in Windjammer Court South
(Chord = S72°40'05" E, 13.435'); thence

- (10) N62°19'55" E. along said North West line of Windjammer Court South, 88.66' to a Point of Curvature marking the South West end of the curve connecting the said North West line of Windjammer Court South with the South West line of Windjammer Court East; thence
- (11) Northeastwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 14.92' to a Point of Tangency in said South West line of Windjammer Court East (Chord = N17°19'55" E, 13.435'); thence
- (12) N27°40'05" W, along said South West line, 122.67' to a Point of Curvature marking the South East end of the curve connecting said South West line with the first mentioned South East line of Drexel Avenue; thence
- (13) Northwestwardly, along said curve, curving to the left, along an arc having a radius of 9.50', a distance of 5.27' to said South East line of Drexel Avenue Chord - N43°32'38" W, 5.198); thence
- (14) N62°19'55" E, along said South East line of Drexel Avenue, 25.844' to the point and place of beginning.

Containing 9,981.9 square feet

SECTION 9. That all Ordinances of parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies and this Ordinance shall take effect immediately after its Final Passage and Publication according to law.

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.
COLLETTE				X			MANCUSO	X					
COURSEY	X					X	PALMENTIERI	X					
HUDGINS	X						PASQUALE	X					
KELLEY	X				X		RUSSO	X					
PIERCE, PRESIDENT								X					
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...NOVEMBER 27, 1991.....

Adopted on second and final reading after hearing on ...DECEMBER 11, 1991.....

Reconsidered Over

Approved By.../S/ JAMES WHELAN....Date... DECEMBER 14, 1991....By Council.....Ride

Mayor

Aye Nay

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

...../S/ BENJAMIN R. FITZGERALD.....City Clerk

Ordinance

Ordinance No.07

OF THE
CITY OF ATLANTIC CITY, N.J.

Date.01-20-93
Date to Mayor.....

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

Factual contents certified to by

City Solicitor /s/ Paul J. Gallagher

Business Administrator /s/ James Sykes

Prepared by the City Solicitor's Office

Council Member KELLEY Presents the following Ordinance:

AN ORDINANCE authorizing the conveyance to the Casino Reinvestment Development Authority of certain City owned lands located in Blocks G-5, 6, 7, 8, 9, 10, 11, and 12 as shown on the tax map of the City of Atlantic City.

WHEREAS, the Casino Reinvestment Development Authority, hereinafter referred to as "the Authority", in conjunction with other governmental entities has proposed a redevelopment plan for the northeast inlet area; and

WHEREAS, the aforementioned redevelopment plan has been adopted by the governing body of the City of Atlantic City on October 7, 1987 and approved by the Mayor on October 9, 1987; and

WHEREAS, within the redevelopment area, there are a number of City owned properties; and

WHEREAS, the Authority has requested that the aforesaid City properties be transferred by the City to the Authority to be utilized in the redevelopment process; and

WHEREAS, pursuant to the Casino Control Act, there is established pursuant to N.J.S.A. 5:12-153 et seq the Casino Reinvestment Development Authority which may receive property by grant or otherwise for carrying out its statutory purposes; and

WHEREAS, pursuant to the local lands and building law, specifically N.J.S.A. 40A:12-1 et seq, the City may convey lands to the Authority for nominal consideration; and

WHEREAS, the governing body desires to convey certain parcels of land for utilization in the redevelopment plan; and

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Atlantic City:

SECTION 1. That the conveyance of certain land located in the City of Atlantic City, more particularly described as follows:

BLOCK	LOT	ADDRESS
G-5	9	314 Pitney Avenue
G-5	31	422 N. Vermont Avenue
G-5	51	327 Tomlin Avenue
G-5	62	323 Tomlin Avenue

BLOCK	LOT	ADDRESS
G-6	24	209 Adriatic Avenue
G-6	27	402 N. New Hampshire Avenue
G-6	29	SE Vermont & Pitney Avenue
G-6	30	234 Pitney Avenue
G-6	35	233 Tomlin Avenue
G-6	40	Adriatic Avenue
G-6	43	419 N. Vermont Avenue
G-6	46	425 N. Vermont Avenue
G-6	58	221 Tomlin Avenue
G-6	87	Tomlin Avenue
G-6	89	207 Tomlin Avenue
G-6	96	422 N. New Hampshire Avenue
G-6	97	214 Pitney Avenue
G-6	98	215 Tomlin Avenue
G-7	10	314 Caspian Avenue
G-7	23	317 Pitney Avenue
G-7	37	442 N. Vermont Avenue
G-7	56	305 Pitney Avenue
G-7	62	300 Penn Avenue
G-7	65	325 Pitney Avenue
G-7	66	323 Pitney Avenue
G-7	71	304 Penn Street
G-7	72	302 Penn St
G-7	76	438 N. Vermont Ave
G-7	78	434 N. Vermont Ave
G-8	30	234 Penn St
G-8	35	432 N. New Hampshire Ave
G-8	45	439 N. Vermont Ave
G-8	54	239 Penn St
G-8	55	237 Penn St
G-8	56	235 Penn St
G-8	60	227 Penn St
G-8	77	211 Pitney Avenue
G-8	78	209 Pitney Avenue
G-8	81	241 Penn Ave
G-8	86	431 No Vermont Ave
G-8	87	NE Vermont & Pitney
G-8	101	226 Caspian Ave
G-9	37	318 Sewell Ave
G-9	41	302 Stroudsburg Ave
G-9	45	NW Vermont & Caspian
G-9	47	504 N. Vermont Ave
G-9	56	SW Vermont & Stroudsburg
G-9	57	506 N. Vermont Ave
G-9	60	304 Stroudsburg Ave
G-9	67	329 Caspian Ave
G-9	72	326 Stroudsburg Ave

BLOCK	LOT	ADDRESS
G-9	73	328 Stroudsburg Ave
G-9	74	330 Stroudsburg Ave
G-9	75	332 Stroudsburg Ave
G-9	76	NE Rhode Island & Caspian
G-9	79	507 N. Rhode Island Ave
G-9	85	516 N. Vermont Ave
G-9	91	303 Stroudsburg Ave
G-10	30	512 N. New Hampshire Ave
G-10	34	504 N. New Hampshire Ave
G-10	35	502 N. New Hampshire Ave
G-10	36	NW New Hampshire & Caspian
G-10	42	SW New Hampshire & Sewell
G-10	52	520-22 N. New Hampshire
G-10	55	204 Sewell Ave
G-10	56	206 Sewell Ave
G-10	61	Stroudsburg Ave
G-10	65	NE Vermont & Caspian
G-10	66	203 Stroudsburg Ave
G-10	67	205 Stroudsburg Ave
G-10	74	N Vermont Ave Rear
G-10	76	503 N. Vermont Ave
G-10	79	230 Sewell Ave
G-10	84	518 N. New Hampshire Ave
G-10	85	516 N. New Hampshire Ave
G-10	86	505 N. Vermont Ave
G-10	88	226-28 Sewell Ave
G-10	89	222-24 Sewell Ave
G-10	90	207-11 Stroudsburg
G-10	96	212 Sewell Ave
G-10	97	214 Sewell Ave
G-10	98	216 Sewell Ave
G-10	99	218 Sewell Ave
G-10	100	220 Sewell Ave
G-10	101	210 Sewell Ave
G-10	102	208 Sewell Ave
G-10	105	219 Stroudsburg Ave
G-10	106	217 Stroudsburg Ave
G-10	107	215 Stroudsburg Ave
G-10	108	213 Stroudsburg Ave
G-11	30	331 Sewell Ave
G-11	55	319 Sewell Ave
G-11	57	315 Sewell Ave
G-11	58	313 Sewell Ave
G-11	61	544 N. Vermont Ave
G-11	64	302 Parkside Ave
G-11	69	330 Parkside Ave
G-11	73	327 Sewell Ave

BLOCK	LOT	ADDRESS
G-11	78	303 Sewell Ave
G-12	33	211 Sewell Ave
G-12	35	215 Sewell Ave
G-12	37	219 Sewell Ave
G-12	38	221 Sewell Ave
G-12	39	NE Vermont & Sewell Ave
G-12	40	241 Sewell Ave
G-12	41	223 Sewell Ave
G-12	47	233 Sewell Ave
G-12	49	229 Sewell Ave
G-12	70	NW New Hampshire & Sewell
G-12	75	204 Parkside Ave

as shown on the tax map of the City of Atlantic City to the Authority is hereby authorized and the Mayor is hereby directed to execute and the City Clerk to attest a quitclaim deed conveying said parcels.

SECTION 2. The aforementioned conveyances are conditioned upon the construction of housing thereon in conformity with the redevelopment plan previously approved by the City of Atlantic City by Ordinance. Said conveyances are further conditioned upon the express requirement that the conveyance by the Authority who a third party or entity shall not be for consideration greater than one dollar (\$1.00). In the event that said construction does not commence within eighteen (18) months from the effective date of the within ordinance, and/or said lands are conveyed by the Authority for a consideration in excess of one dollar (\$1.00), said lands shall revert to the City of Atlantic City with the title and interest therein reverting to the City, said reverter of provisions to be contained in the deed of conveyance.

SECTION 3. The consideration to be paid by the Authority to the City for within conveyance shall be one dollar (\$1.00).

SECTION 4. This ordinance shall take effect immediately upon its final passage and publication as provided by law.

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.
COURSEY	X						MANCUSO	X					
HUDGINS	X						NORRELL-NANCE	X					
KELLEY	X				X		PASQUALE	X					
LANGFORD	X						ZINGARELLI	X					
RUSSO, PRESIDENT								X					X
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...JANUARY 20, 1993.....

Adopted on second and final reading after hearing on...FEBRUARY 3, 1993.....

Reconsidered Over

Approved By.../S/ JAMES WHELAN....Date... FEBRUARY 6, 1993....By Council.....Ride

Mayor

Aye

Nay

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

...../S/ BENJAMIN R. FITZGERALD.....City Clerk

Ordinance

Ordinance No.87

OF THE
CITY OF ATLANTIC CITY, N. J.

Date.10-27-93

Date to Mayor.11-10-93

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

Factual contents certified to by

City Solicitor /s/ Paul J. Gallagher

Business Administrator /s/ James Sykes

Prepared by the City Solicitor's Office

Council Member RUSSO Presents the following Ordinance:

AN ORDINANCE to provide for a certain portion of **Parkside Avenue** and a certain portion of **Rhode Island Avenue** to be DEDICATED and their use to be returned to a public right of way.

WHEREAS, the Casino Reinvestment Development Authority has acquired the properties necessary for the Northeast Inlet Project - Phase II and requires the below described portions of Parkside Avenue and Rhode Island Avenue be returned to a public right of way;

NOW, THEREFORE, the Council of the City of Atlantic City does ordain:

SECTION 1. That there shall be hereby dedicated a 20 foot portion of Parkside Avenue and a 15 foot portion of Rhode Island Avenue embraced within the following description:

All that certain Land and Premises, Tract or Parcel, situate in the City of Atlantic City, County of Atlantic County and State of New Jersey, bounded and described as follows:

BEGINNING at the intersection of the Northwesterly Line of Adriatic Avenue (60 Ft. Wide) with the Northeasterly Line of Rhode Island Avenue (50 Ft. Wide) and extending thence by N.J.P.C.S. MERIDIAN:

- (1) North 27° 40 minutes 05 seconds West, along said Northeasterly Line of Rhode Island Avenue, 887.50 Feet to the Southeasterly Line of Parkside Avenue (40 Ft. Wide); thence
- (2) North 62° 19 minutes 55 seconds East, along said Southeasterly Line of Parkside Avenue, 750.00 Feet to the Southwesterly Line of New Hampshire Avenue (100 Ft. Wide); thence
- (3) South 27° 40 minutes 05 seconds East, along said Southwesterly Line of New Hampshire Avenue, 20.00 Feet to the New Southeasterly Line of Parkside Avenue (60 Ft. Wide); thence
- (4) South 62° 19 minutes 55 seconds West, along said widened Southeasterly Line of Parkside Avenue, 735 Feet to the New Northeasterly Line of Rhode Island Avenue (65 Ft. Wide); thence

- (5) South 27° 40 minutes 05 seconds East, along said widened Northeasterly Line of Rhode Island Avenue, 867.50 Feet to the first mentioned Northwesterly Line of Adriatic Avenue (60 Ft. Wide); thence
- (6) South 62° 19 minutes 55 seconds West, along said Northwesterly Line of Adriatic Avenue, 15.00 Feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING 28,012.50 Square Feet.

SECTION 2. There is expressly reserved and excepted from the above dedication all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and any cable television company, as defined in N.J.S.A. 48:5A-3, to maintain, repair and replace their existing facilities in, adjacent to, over or under the street being dedicated herein.

SECTION 3. The dedication of a portion of Parkside Avenue and a portion of Rhode Island Avenue shall be evidenced by appropriate recordable instruments and the Mayor is hereby authorized and directed to execute and the City Clerk to attest said instruments.

SECTION 4. All ordinances or parts of ordinances inconsistent with any of the terms of this Ordinance are hereby repealed to the extent of such inconsistency or inconsistencies.

SECTION 5. This Ordinance shall take effect immediately upon its final passage and publication, as provided by law.

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.
COURSEY	X						MANCUSO	X					
HUDGINS	X						NORRELL-NANCE	X					
KELLEY	X				X		PASQUALE				X		
LANGFORD	X					X	ZINGARELLI	X					
RUSSO, PRESIDENT								X				X	

X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...OCTOBER 27, 1993.....
 Adopted on second and final reading after hearing on...NOVEMBER 10, 1993.....

Approved By.../S/ JAMES WHELAN...Date... NOVEMBER 21, 1993...By Council.....Reconsidered Over
 Mayor _____ Ride _____ Aye _____ Nay _____

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

...../S/ BENJAMIN R. FITZGERALD.....City Clerk

Ordinance

Ordinance No. 1

OF THE
CITY OF ATLANTIC CITY, N.J.

Date..01/14/04...

Date to Mayor 2-17-04

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

Factual contents certified to by

Legislative Counsel /s/ Daniel J. Gallagher, Esq.

Business Administrator /s/ Benjamin R. Fitzgerald

Prepared by Daniel J. Gallagher, Esq.

Council Member ROBINSON Presents the following Ordinance:

AN ORDINANCE TO AMEND ORDINANCE 93 OF 1987 AND AUTHORIZE THE CITY COUNCIL OF THE CITY OF ATLANTIC CITY AS THE REDEVELOPMENT ENTITY FOR THE GARWOOD MILLS PROJECT WITHIN THE NORTHEAST INLET REDEVELOPMENT ZONE.

WHEREAS, the City of Atlantic City has adopted by Ordinance 93 of 1987 a Redevelopment Plan for an area of the City known as the Northeast Inlet Redevelopment Area which is generally bounded by Atlantic and Massachusetts Avenues and the Atlantic City inlet and bayfront; and

WHEREAS, the purpose of this Redevelopment Plan is to provide a mechanism, by the conveyance of City owned land, for the development of housing in an area formerly occupied by numerous abandoned or dilapidated structures; and

WHEREAS, included in the Northeast Inlet Redevelopment Area is a parcel commonly and generally referred to as the Garwood Mills site which is bounded by New Hampshire and Caspian Avenues ("the Project Area"); and

WHEREAS, in furtherance of the Redevelopment Plan, the City has solicited proposals to effectuate the improvement of the Project Area with a substantial number of units of attractive and affordable housing to maximize the site's development potential and waterfront location ("The Garwood Mills Housing Development"); and

WHEREAS, as the Project Area land is owned almost entirely by the City and as permitted in N.J.S.A. 40A:12-A-4, the City is desirous of negotiating with the responding developers directly and not through the Atlantic City Housing Authority, the Implementing Agency named in the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Atlantic City that:

SECTION 1: As provided in N.J.S.A. 40A:12A-4(c) and notwithstanding any designation in the Redevelopment Plan for a Redevelopment Agency for the entire Northeast Inlet Redevelopment Area, the Municipality is authorized to directly implement and negotiate the development of a project within the Project Area referred to above; and

SECTION 2. The designation of the Housing Authority of the City of Atlantic City as the Implementing Agency of the Redevelopment Plan of the Northeast Inlet a noted in section III-G(5) of that plan is hereby rescinded pursuant to N.J.S.A. 40A:12A-4 as to development of the Garwood Mills Housing Project or other development within the Project Area and the City Council of the City of Atlantic City shall assume the responsibilities as the Redevelopment Entity for that Project.

SECTION 3. All ordinances or parts of Ordinances inconsistent with any of the terms of this Ordinance are hereby repealed to the extent of such inconsistency or inconsistencies.

SECTION 4. This Ordinance shall take effect immediately upon its final passage and publication, as provided by law.

February 17, 2004 09:45:12 AM ORD01-04/COUNCIL/02-11-04

DO NOT USE SPACE BELOW THIS LINE

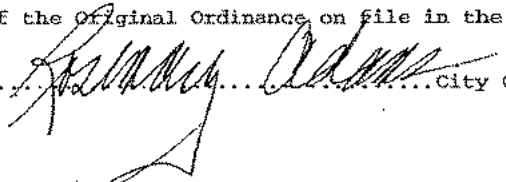
RECORD OF COUNCIL VOTE ON FINAL PASSAGE

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
CLARK				X			MASON	X					
JONES	X						ROBINSON	X				X	
MANCUSO	X						ROSARIO				X		
MARSH				X			SMALL	X					
CALLAWAY, PRESIDENT								X					X
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

opted on first reading at a meeting of the Council of the City of Atlantic City, N.J., on JANUARY 14, 2004.....
 opted on second and final reading after hearing on FEBRUARY 11, 2004.....

proved By..... Date..... Reconsidered Over
 By Council..... Ride
 Mayor Aye Nay

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

.....

 City Clerk

CITY CLERK'S CERTIFICATE

ORDINANCE NO. 01 of 2004 was presented to the Mayor on 02/17/04. The Mayor failed to sign it or return it with his objections to the City Council within ten (10) days after it was presented to him and therefore ORDINANCE NO. 01 of 2004 takes effect without his approval in accordance with section 4-19F OF THE City Code and N.J.S.A. 40:69A-41

Rosemary Adams, City Clerk

O r d i n a n c e

Ordinance No. 2

OF THE
CITY OF ATLANTIC CITY, N.J.

Date..01-14-04...
Date to Mayor.2-17-04.....

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

Factual contents certified to by

Legislative Counsel /s/ Daniel J. Gallagher, Esq.

Business Administrator /s/ Benjamin R. Fitzgerald

Prepared by Richard Fauntleroy, Esq.

Council Member CALLAWAY Presents the following Ordinance:

AN ORDINANCE TO AMEND ORDINANCE 93 OF 1987 AND AUTHORIZE THE CITY AS THE REDEVELOPMENT ENTITY FOR THE ENTIRE NORTHEAST INLET REDEVELOPMENT ZONE.

WHEREAS, the City of Atlantic City has adopted by Ordinance 93 of 1987, a Redevelopment Plan for an area of the City known as the Northeast Inlet Redevelopment Area, which is generally bounded by Atlantic and Massachusetts Avenues and the Atlantic City inlet and the bay front; and

WHEREAS, the purpose of this Redevelopment Plan is to provide a mechanism for the conveyance of City owned land, for the development of housing in an area formerly occupied by numerous abandoned and dilapidated structures; and

WHEREAS, in furtherance of the Redevelopment Plan, the City has solicited proposals to effectuate the improvement of the project area with a substantial number of units of attractive and affordable housing and to maximize the site's development potential; and

WHEREAS, City Council is desirous of negotiating with responding developers to implement the redevelopment of the area as outlined in the adopted Redevelopment Plan;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Atlantic City that;

SECTION 1: As provided in N.J.S.A. 48:12A-4(C) City Council is authorized to directly implement and negotiate the Redevelopment Plan and to designate itself as the Redevelopment agency; and

SECTION 2: The designation of the Atlantic City Housing Authority as the Implementing Agency for the Redevelopment Plan of the Northeast Inlet as noted in section III-G(5) of that plan is hereby rescinded pursuant to this Ordinance and the provisions of N.J.S.A. 40A:12a-4(c), and the City Council of the City of Atlantic City shall assume the responsibility as the Redevelopment Agency and/or Implementing Agency of the Redevelopment Plan.

SECTION 3. All Ordinances or parts inconsistent with any of the terms of this Ordinance are hereby repealed to the extent of such inconsistency or inconsistencies.

SECTION 4. This Ordinance shall take effect immediately upon its final passage and publication as provided by law.

September 29, 2006 10:21:21 AM

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.
CLARK				X			MASON	X					
JONES	X						ROBINSON	X				X	
MANCUSO	X						ROSARIO				X		
MARSH				X			SMALL	X					
CALLAWAY, PRESIDENT								X					X

X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...JANUARY 14, 2004.....

Adopted on second and final reading after hearing on...FEBRUARY 11, 2004.....

Approved By...SEE CLERK'S CERTIFICATE.....Date.....By Council.....Ride _____
 Mayor _____ Aye _____ Nay _____

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

...../S/ ROSEMARY ADAMS.....City Clerk

September 29, 2006 10:21:21 AM

DO NOT USE SPACE BELOW THIS LINE

RECORD OF COUNCIL VOTE ON FIRST PASSAGE													
COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
CLARK	X						MASON	X					
JONES	X						ROBINSON	X				X	
MANCUSO	X						ROSARIO	X					
MARSH	ABSTAIN						SMALL	X					
CALLAWAY, PRESIDENT								X					X
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...JANUARY 14, 2004.....

CITY CLERK'S CERTIFICATE

ORDINANCE NO. 02 of 2004 was presented to the Mayor on 2-17-04. The Mayor failed to sign it or return it with his objections to the City Council within ten (10) days after it was presented to him and therefore ORDINANCE NO.02 of 2004 takes effect without his approval in accordance with section 4-19F OF THE City Code and N.J.S.A. 40:69A-41

Rosemary Adams, City Clerk

Ordinance

Ordinance No. 3.....

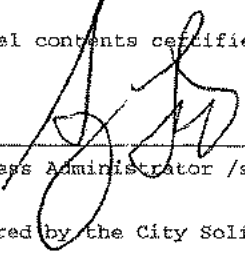
OF THE
CITY OF ATLANTIC CITY, N.J.

Date. 01-14-04
Date to Mayor 1-17-04

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

Factual contents certified to by


City Solicitor /s/ Steven W. Smoger


Business Administrator /s/ Benjamin R. Fitzgerald

Prepared by the City Solicitor's Office

Council Member MARSH Presents the following Ordinance:

AN ORDINANCE APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTHEAST INLET.

WHEREAS, the City of Atlantic City (hereinafter "City") and the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City have, in accordance with the provisions of the Local Redevelopment and Housing Law (NJ.S.A. 40A:12A-1 et seq.) entered into and adopted a Redevelopment Plan for the Northeast Inlet Area (hereinafter "Plan") pursuant to Resolution No. 3850, a Resolution of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City"... Approving the Northeast Inlet Redevelopment Plan and Ordinance 93 of 1987, An Ordinance of the Governing Body of the City of Atlantic City"... declaring the NORTHEAST INLET AREA an area in need of rehabilitation and approving a Redevelopment Plan for said area";

WHEREAS, as a result of the passage of time the City believes that a certain amendment to the Plan is desirable; and,

WHEREAS, the amendment to the Plan allows the additional permitted use of transient residential within the "C" Planning Unit south of Grammercy Place; and,

WHEREAS, the amendment further provides that off-street parking for multifamily residential use shall comply with the standards set forth in the Residential Site Improvement Standards (RSIS) at Title 5, Chapter 21 of the New Jersey Administrative Code; and,

WHEREAS, the additional permitted use of transient residential was considered, reviewed and endorsed by a 5-4 vote of the Northeast Inlet Project Review Team at it's meeting held on April 11, 2003; and,

WHEREAS, the amendment to the plan to allow the additional permitted use of transient residential and the report of the Project Review Team and has been reviewed and considered by the Board of Commissioners of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City at it's meeting held on April 11, 2003; and

WHEREAS, the amendment to the plan to allow the additional permitted use of transient residential, the report of the Project Review Team, and Resolution No. 6720 adopted April 24, 2003 by the Board of Commissioners of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City has been reviewed but not recommended by the Atlantic City Planning Board at it's meeting held on July 16, 2003 by a vote of 1 in favor and 7 opposed; and,

WHEREAS, the amendment to the plan to provide that off-street parking for multifamily residential has been reviewed and recommended by the Atlantic City Planning Board at the July 16, 2003 meeting by a vote of 7 in favor and 1 opposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTIC CITY AS FOLLOWS:

Section 1. The amendment to the Redevelopment Plan for the Northeast Inlet to allow the additional permitted use of transient residential within the "C" Planning Unit south of Grammercy Place is hereby approved.

Section 2. The amendment to the Redevelopment Plan to the Northeast Inlet to provide that off-street parking for multi-family residential use shall comply with the standards set forth in the Residential Site Improvement Standards at Title 5, Chapter 21 of the New Jersey Administrative Code is hereby approved.

Section 3. All Ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

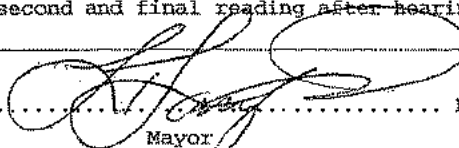
Section 4. This Ordinance shall take effect immediately upon its final passage and publication as provided by law.

DO NOT USE SPACE BELOW THIS LINE

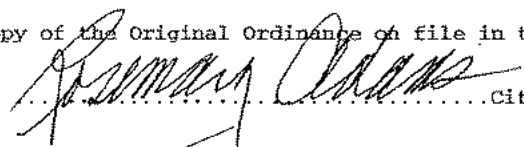
RECORD OF COUNCIL VOTE ON FINAL PASSAGE

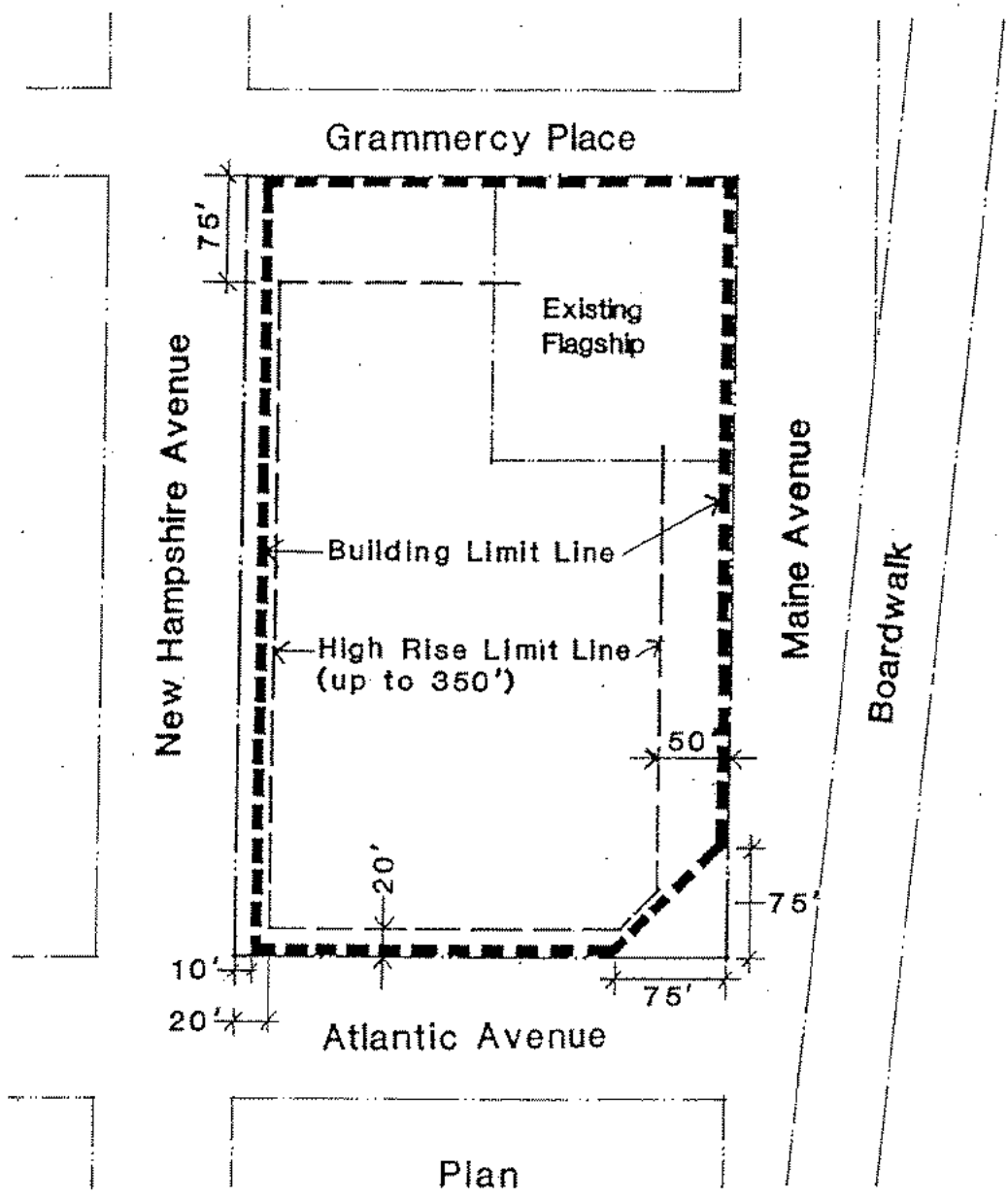
COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
CLARK				X			MASON	X					
JONES	X						ROBINSON	X					X
MANCUSO	X						ROSARIO				X		
MARSH	X						SMALL				X		
CALLAWAY, PRESIDENT								X				X	
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

opted on first reading at a meeting of the Council of the City of Atlantic City, N.J., on..JANUARY 14, 2004...
 opted on second and final reading after hearing on..FEBRUARY 11, 2004.....

proved By:  Date: 2-17-04 Reconsidered _____ Over _____
 By Council.....Ride _____
 Mayor _____ Aye _____ Nay _____

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

 City Clerk



Plan

Note
Maximum Building Height
outside of High Rise Limit
Line is 60'

Proposed
Building Limit Controls
Planning Unit C, South of Grammercy

Figure 6

Ordinance

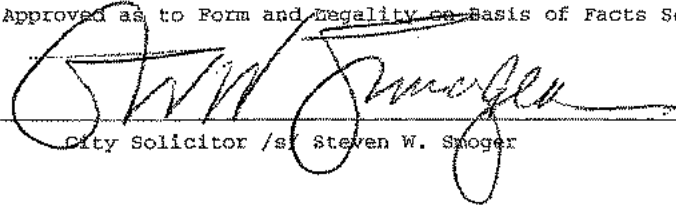
Ordinance No. 4

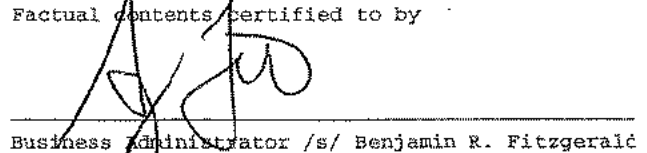
OF THE
CITY OF ATLANTIC CITY, N.J.

Date 01-14-04
Date to Mayor 2-17-04

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

Factual contents certified to by


City Solicitor /s/ Steven W. Snoger


Business Administrator /s/ Benjamin R. Fitzgerald

Prepared by the City Solicitor's Office

Council Member ROBINSON Presents the following Ordinance:

AN ORDINANCE APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTHEAST INLET.

WHEREAS, the City of Atlantic City (hereinafter "City") and the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City have, in accordance with the provisions of the Local Redevelopment and Housing Law (NJ.S.A. 40A:12A-1 et seq.) entered into and adopted a Redevelopment Plan for the Northeast Inlet Area (hereinafter "Plan") pursuant to Resolution No. 3850, a Resolution of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City "...Approving the Northeast Inlet Redevelopment Plan and Ordinance 93 of 1987, An Ordinance of the Governing Body of the City of Atlantic City" .. declaring the NORTHEAST INLET AREA an area in need of rehabilitation and approving a Redevelopment Plan for said area";

WHEREAS, as a result of the passage of time the City believes that a certain amendment to the Plan is desirable; and,

WHEREAS, the amendment to the Plan creates a new Land Use Category entitled, "Open space, theme commercial," and is referred to as "I/E" Land Use Category; and

WHEREAS, this new Land Use Category is designated for a portion of Block 94 which is bounded by Melrose Avenue, Boardwalk and Oscar McClinton Park, an area generally comprised of and commonly known as the old Hackney's site; and

WHEREAS, the amendment to the plan has been duly considered, reviewed and unanimously endorsed by a 9-0 vote of the Northeast Inlet Project Review Team at its meeting held on April 11, 2003; and

WHEREAS, the amendment to the plan and the report of the Project Review Team has been reviewed and considered by the Board of Commissioners of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City it's meeting held on April 24, 2003; and

WHEREAS, the amendment to the plan, the report of the Project review Team and Resolution No. 6720 adopted April 24, 2003 by the Board of Commissioners of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City has been reviewed, modified and recommended by the Atlantic City Planning Board at it's meeting held on July 16, 2003 by a vote of 8-0;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTIC CITY AS FOLLOWS:

Section 1. The amendment to the Redevelopment Plan for the Northeast Inlet for the creation of a Land Use Category entitled, "(I/E) Open space, theme commercial for a portion of Block 94, a copy of which is annexed hereto, is hereby approved in all respects.

Section 2. All Ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such consistency.

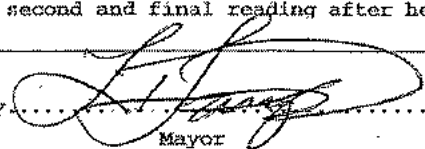
Section 3. This Ordinance shall take effect immediately upon its final passage and publication as provided by law.

DO NOT USE SPACE BELOW THIS LINE

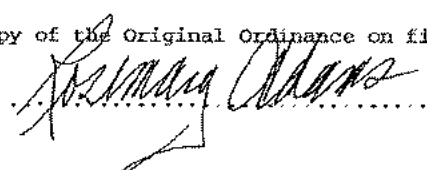
RECORD OF COUNCIL VOTE ON FINAL PASSAGE

COUNCIL MEMBER	AYE	NAY	N. V.	A. B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N. V.	A. B.	MOT.	SEC.	
CLARK	X						MASON	X						
JONES	X						ROBINSON	X					X	
MANCUSO	X						ROSARIO				X			
MARSH	X						SMALL	X						
CALLAWAY, PRESIDENT								X				X		
X	X-Indicates Vote						NV-Not Voting	AB-Absent	MOT-Motion		SEC-Second			

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J., on JANUARY 14, 2004.....
 Adopted on second and final reading after hearing on FEBRUARY 11, 2004.....

Approved By:  Date: 2-17-04 Reconsidered _____ Over _____
 By Council: _____ Ride _____
 Mayor Aye Nay

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


 City Clerk

(I/E) Open Space, Theme Commercial

Intent

This area encompasses the site of the now demolished historic Hackneys Restaurant. The intent in this area is to restore the site as a modern visitor and neighborhood attraction that reflects the historic past.

Permitted Uses

Permitted uses within this area include those defined in the E Planning Unit subject to the E Planning Unit controls.

Also permitted within this area are visitor supported commercial uses such as restaurants with or without, lounges, and accessory gift shops including food and beverage. Non-visitor supported facilities, or facilities which are not generally open to the public, are specifically prohibited under this plan. No drive thru restaurants or alcoholic package goods for take out are permitted. Residential and transient residential uses are prohibited.

Building Heights

Building heights shall be limited to 35 feet as measured from final grade to the mid point of a sloped roof.

Building Massing

Total building mass, excluding parking, shall not exceed 30,000 gross square feet and shall not exceed a 150'x115' footprint. See Figure I/E for permitted location of any building.

Off Street Parking and Loading

Except as may be determined otherwise by the implementing agency, off-street parking and loading requirements shall be as required under the appropriate section of the Atlantic City Land Use Ordinance.

Architectural Character

All principal and accessory buildings, canopies, decks, pavilions and other construction and protections shall be of durable permanent materials and construction. Visual nuisances shall be screened from view as seen from Melrose Avenue, Maine Avenue, the Boardwalk and the adjacent park.

Aggressive interpretation of modern architecture such as glazed curtain walls are prohibited. This area discourages eclectic and inappropriate architecture expressions. Sloped roofs are required. All architectural treatment shall be compatible and harmonious with the dominant architectural style of the Northeast Inlet area.

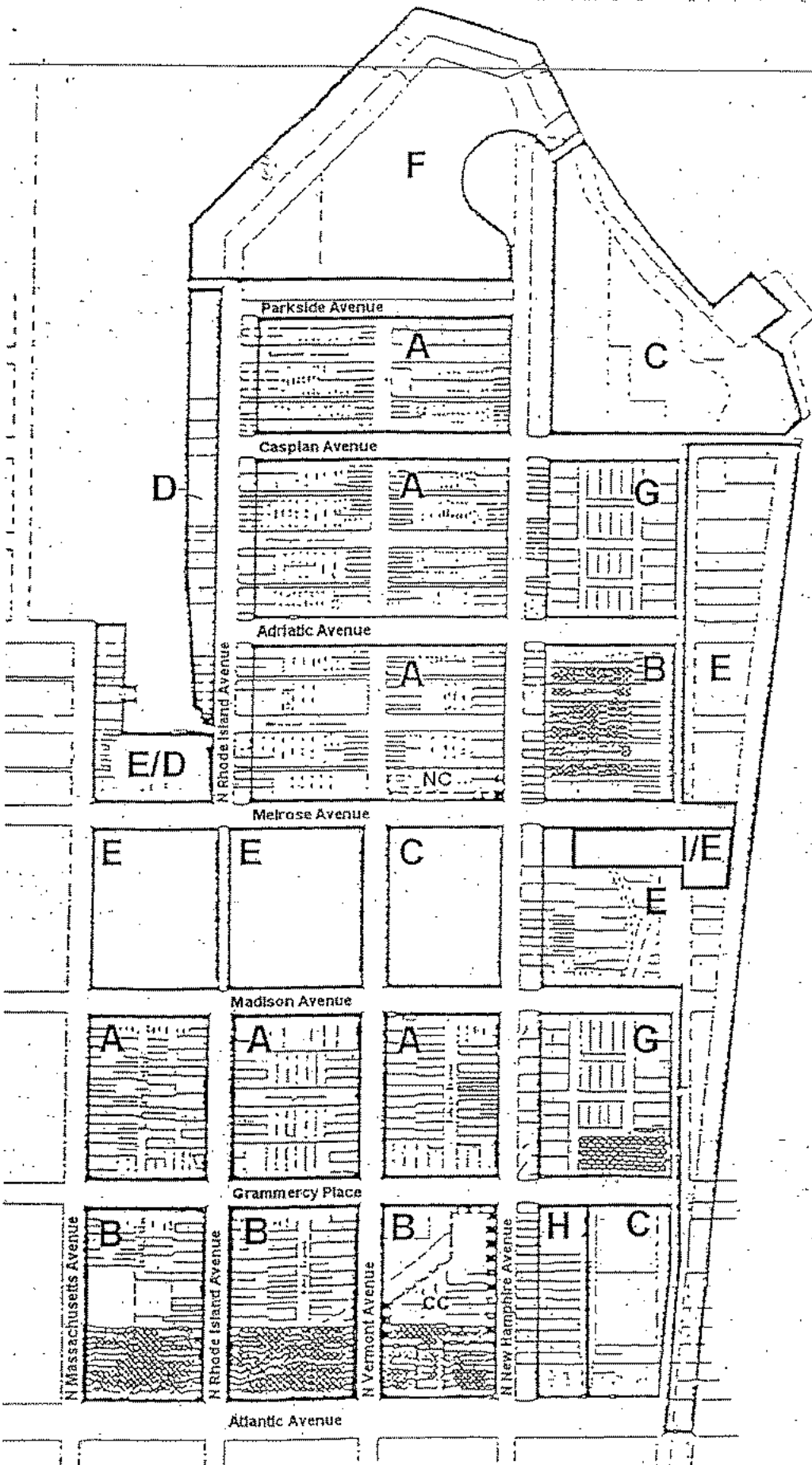
Colors should be consistent with and inherent to the architecture materials. Color of the roofs shall provide a strong but harmonious contrast to the exterior facades.

Urban Design Standards


The following Urban Design Standards for Boardwalk Development as set forth in the Land Use Ordinance should be incorporated into the I/E District Plan.

All uses fronting on the Boardwalk should be accessible from the Boardwalk.

Architectural features, which seal the façade of the building along the Boardwalk, should be prohibited.





Legend

 Planning Unit

Land Use Categories

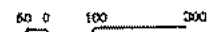
- A Low rise moderate density neighborhood residential with conditional commercial
- B Mixed mid and low rise medium density residential with conditional commercial
- C High rise, high density residential with conditional commercial
- D Maritime commercial
- E Public facilities and open space
- F Open space / Theme commercial
- G Low rise, moderate density neighborhood residential
- H Low rise, moderate density neighborhood residential without conditional commercial
- I/E Open space, theme commercial

 Mid rise zone

 Proposed commercial sites

NC Neighborhood commercial

CC Community commercial



NEW HAMPSHIRE

100'

MELROSE AVE

AVE

MADISON (FORMERLY BALTIC)

100'

AVE

475'

E

125'

I/E

476.82

310.98

53.52'

168.52'

Building limit line

149.12'

10'

BOARDWALK 60'

April 11,

I/E

O r d i n a n c e

Ordinance No. 16

OF THE
CITY OF ATLANTIC CITY, N.J.

Date..2-11-04...
Date to Mayor..2-26-04

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

Factual contents certified to by

Legislative Counsel /s/ Daniel J. Gallagher, Esq.

Business Administrator /s/ Benjamin R. Fitzgerald

Prepared by Daniel J. Gallagher, Esq.

Council Member CALLAWAY Presents the following Ordinance:

AN ORDINANCE TO AMEND ORDINANCE NO. 93 OF 1987 AND AUTHORIZE THE CITY COUNCIL AS THE REDEVELOPMENT ENTITY FOR THE ENTIRE NORTHEAST INLET REDEVELOPMENT ZONE.

WHEREAS, the City of Atlantic City has adopted by Ordinance 93 of 1987, a Redevelopment Plan for an area of the City known as the Northeast Inlet Redevelopment Area, which is generally bounded by Atlantic and Massachusetts Avenues and the Atlantic City inlet and the bay front; and

WHEREAS, the purpose of this Redevelopment Plan is to provide a mechanism for the conveyance of City owned land, for the development of housing in an area formerly occupied by numerous abandoned and dilapidated structures; and

WHEREAS, in furtherance of the Redevelopment Plan, the City has solicited proposals to effectuate the improvement of the project area with a substantial number of units of attractive and affordable housing and to maximize the site's development potential; and

WHEREAS, City Council is desirous of negotiating with responding developers to implement the redevelopment of the area as outlined in the adopted Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Atlantic City that:

SECTION 1: As provided in N.J.S.A. 48:12A-4(c) City Council is authorized to directly implement and negotiate the Redevelopment Plan and to designate itself as the Redevelopment agency; and

SECTION 2: The designation of the Atlantic City Housing Authority as the Implementing Agency for the Redevelopment Plan of the Northeast Inlet as noted in section III-G(5) of that plan is hereby rescinded pursuant to this Ordinance and the provisions of N.J.S.A. 40A:12A-4(c), and the City Council of the City of Atlantic City shall assume the responsibility as the Redevelopment Agency and/or Implementing Agency of the Redevelopment Plan.

SECTION 3: The City Council of the City of Atlantic City shall assume the responsibility of the Redevelopment Agency and/or Implementing Agency of the Redevelopment Plan and will implement the Plan with the assistance and comment of the Appropriate departments and personnel of the City of Atlantic City.

SECTION 4: All Ordinances or parts of Ordinances inconsistent with any of the terms of this Ordinance are hereby repealed to the extent of such inconsistency or inconsistencies.

SECTION 5: This Ordinance shall take effect immediately upon its final passage and publication, as provided by law.

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.
CLARK				X			MASON	X					
JONES	X						ROBINSON	X				X	
MANCUSO	X						ROSARIO				X		
MARSH	ABSTAIN						SMALL	X					
CALLAWAY, PRESIDENT								X					X
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...FEBRUARY 11, 2004.....

Adopted on second and final reading after hearing on ...FEBRUARY 25, 2004.....

Approved By Date Reconsidered Over
 By Council Ride _____
 Mayor _____ Aye _____ Nay _____

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

.../S/ RHONDA WILLIAMS Asst .City Clerk

DO NOT USE SPACE BELOW THIS LINE

RECORD OF COUNCIL VOTE ON FIRST PASSAGE													
COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
CLARK	X						MASON	X					X
JONES	X						ROBINSON				X		
MANCUSO	X						ROSARIO				X		
MARSH		X					SMALL	X					
CALLAWAY, PRESIDENT								X					X
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...FEBRUARY 11, 2004.....

CITY CLERK'S CERTIFICATE

ORDINANCE NO. 16 of 2004 was presented to the Mayor on 2-26-04. The Mayor failed to sign it or return it with his objections to the City Council within ten (10) days after it was presented to him and therefore ORDINANCE NO. 16 of 2004 takes effect without his approval in accordance with section 4-19F OF THE City Code and N.J.S.A. 40:69A-41

Rosemary Adams, City Clerk

O r d i n a n c e

Ordinance No. 22

OF THE CITY OF ATLANTIC CITY, N.J. Date..2-25-04....
Date to Mayor..3-11-04..

REVISED 2/23/04 & 2/25/04

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

Factual contents certified to by

City Solicitor /s/ Steven W. Smoger

Business Administrator /s/ Benjamin R. Fitzgerald

Prepared by the City Solicitor's Office

Council Member CALLAWAY Presents the following Ordinance:

AN ORDINANCE TO AUTHORIZE A REDEVELOPMENT AGREEMENT FOR A TRACT WITHIN THE NORTHEAST INLET REDEVELOPMENT AREA.

WHEREAS, the City of Atlantic City has adopted by Ordinance, a Redevelopment Plan for the area of the City known as the Northeast Inlet Redevelopment Area which is generally bounded by Atlantic and Massachusetts Avenues and the inlet and bay as more particularly shown on the attached map and legal description; and

WHEREAS, the purpose of this Redevelopment Plan is to provide a mechanism, by the conveyance of City owned land, for the development of housing in an area formerly occupied by numerous abandoned or dilapidated structures; and

WHEREAS, included in the Northeast Inlet Redevelopment Area is a parcel commonly referred to as the Garwood Mills site which is bounded by Caspian and New Hampshire Avenues and the Absecon Inlet a.k.a. Block 102 ("the Project Area"); and

WHEREAS, in furtherance of the Redevelopment Plan, the City has solicited proposals to effectuate the improvement of the Project Area with a substantial number of units of attractive and affordable housing to maximize the site's development potential and waterfront location; and

WHEREAS, among four proposals submitted, the project review committee has found the submission provided by the Landings at Caspian Point, LLC to be in the best interest of the City and most consistent with the Redevelopment Plan;

WHEREAS, City Council and the Landings at Caspian Point, LLC as Redeveloper will negotiate a proposed agreement which sets forth the terms under which the Landings at Caspian Point, LLC will Redevelop the Project Area and by which the Project Area will be transferred to the Redeveloper in accordance with N.J.S.A. 40A:12A-8.

WHEREAS, Redeveloper has acknowledged an obligation to employ local contractors, wherever feasible to do so, consistent with considerations of competence, price, availability, and the timeliness of performance; and

WHEREAS, Redeveloper shall also require its contractors and subcontractors to give preference to local residents in hiring employees, consistent with considerations of competence, availability, and market wages.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Atlantic City that:

SECTION 1. The Mayor is authorized to sign and the Clerk to attest to the Redevelopment Agreement with Landings at Caspian Point, LLC as Redeveloper in the form attached which specifically defines the terms under which the Landings at Caspian Point, LLC will Redevelop the Project Area and by which the Project Area will be transferred to the Redeveloper.

SECTION 2. As provided in N.J.S.A. 40A:12A-4(c) and notwithstanding any designation in the Redevelopment Plan for a Redevelopment Agency for the entire Northeast Inlet Redevelopment Area, City Council is authorized directly to undertake the Redevelopment of the Project Area referred to above; and

SECTION 3. The form and language of the Redevelopment Agreement authorized by this Ordinance shall be approved by the Legislative Counsel prior to its execution.

SECTION 4. Upon the adoption of this Ordinance by this Council, City Council shall, without cost to the City, do the following:

1. Expeditiously carry out the obligations of the City contained in the Redevelopment Agreement in accordance with the terms thereof;

2. Cooperate with, provide information to, execute documents for, or otherwise assist the Redeveloper in all ways required by the Agreement and to further the goals of the Redevelopment Plan including, without limitation, the making of applications to other governmental bodies in the name of the City as necessary to accomplish that end;

3. Immediately, upon the Redeveloper's satisfying the obligations under the Agreement, the City Council shall cause to execute a Deed, to be attested to by the City Clerk, conveying the Project Parcels (as defined in the Agreement) to the Redeveloper, which Deed shall contain reversionary clauses as required by the Agreement and New Jersey Redevelopment Law N.J.S.A. 40A:12A-1 et seq.

SECTION 5. All Ordinances or parts of Ordinances inconsistent with any of the terms of this Ordinance are hereby repealed to the extent of such inconsistency or inconsistencies.

SECTION 6. This Ordinance shall take effect immediately upon its final passage and publication, as provided by law.

haj/dle September 29, 2006 11:27:14 AM

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.
CLARK	X					X	MASON	X					
JONES	X						ROBINSON	X					
MANCUSO	X						ROSARIO	X					
MARSH	X						SMALL	X					
CALLAWAY, PRESIDENT								X				X	
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...FEBRUARY 25, 2004.....

Adopted on second and final reading after hearing on...MARCH 10, 2004.....

Approved By...SEE CITY CLERK CERTIFICATE...Date.....By Council.....
 Mayor _____ Reconsidered _____ Over _____
 _____ Ride _____ Aye _____ Nay _____

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

.../S/ ROSEMARY ADAMS...Asst .City Clerk

haj/dle September 29, 2006 11:27:14 AM

DO NOT USE SPACE BELOW THIS LINE

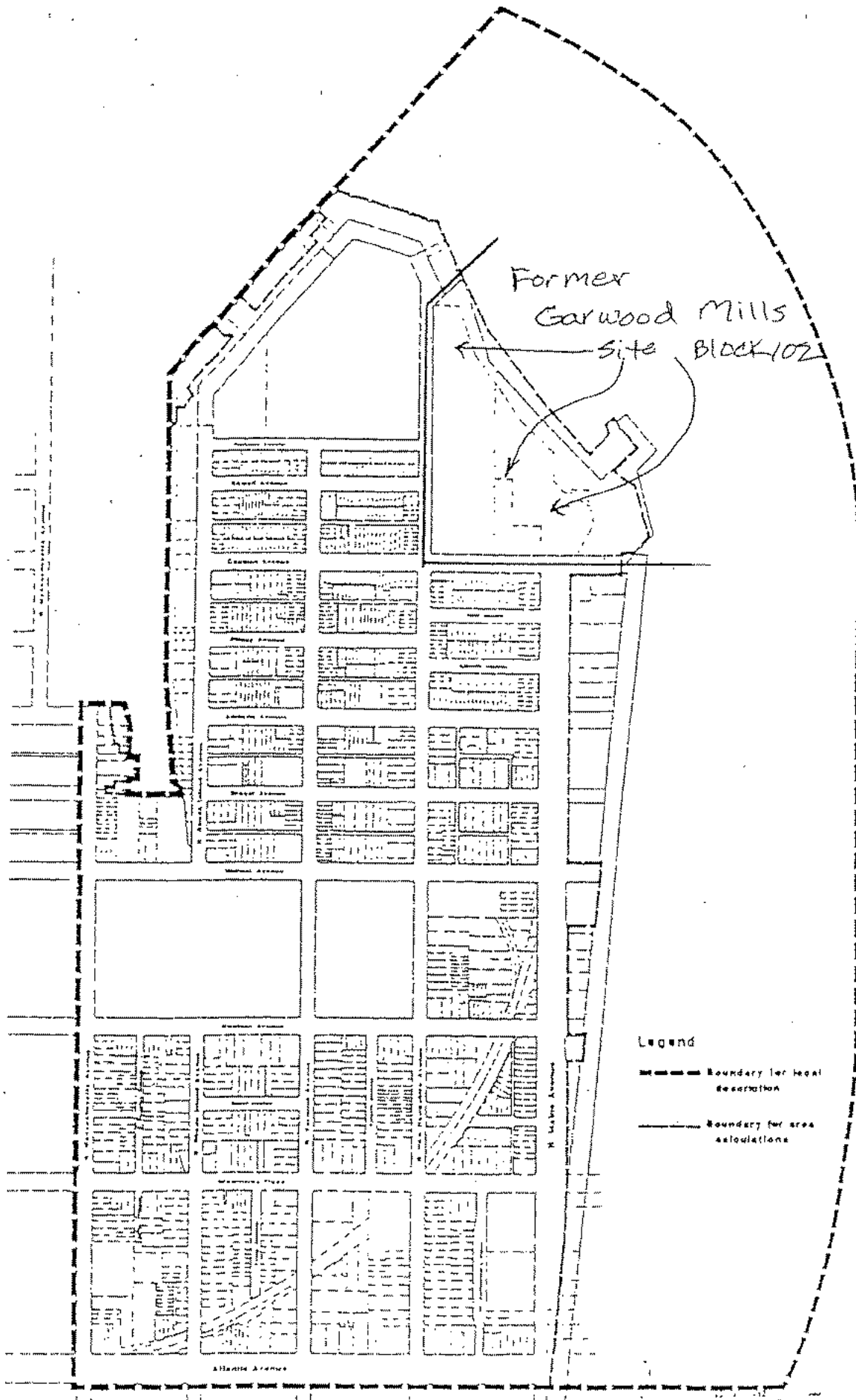
RECORD OF COUNCIL VOTE ON FIRST PASSAGE													
COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
CLARK	X						MASON	X					
JONES	X						ROBINSON	X					
MANCUSO	X					X	ROSARIO				X		
MARSH	X						SMALL	X					
CALLAWAY, PRESIDENT								X				X	
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...FEBRUARY 25, 2004.....

CITY CLERK'S CERTIFICATE

ORDINANCE NO. 22 of 2004 was presented to the Mayor on 3-11-04. The Mayor failed to sign it or return it with his objections to the City Council within ten (10) days after it was presented to him and therefore ORDINANCE NO. 22 of 2004 takes effect without his approval in accordance with section 4-19F OF THE City Code and N.J.S.A. 40:69A-41

Rosemary Adams, City Clerk



Ordinance

Ordinance No. 102

OF THE
CITY OF ATLANTIC CITY, N.J.

Date..9-08-04...
Date to Mayor 9-27-04

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

Factual contents certified to by

REVISED 9/22/04

City Solicitor /s/ Beverly Graham-Foy

Business Administrator /s/ Benjamin R. Fitzgerald

Prepared by the City Solicitor's Office

Council Members JONES & ROBINSON Present the following Ordinance:

AN ORDINANCE TO AUTHORIZE THE EXEMPTION OF REAL ESTATE TAXES DURING THE CONSTRUCTION OF A REDEVELOPMENT PROJECT WITHIN THE NORTHEAST INLET REDEVELOPMENT AREA, AND THE EXECUTION OF A REDEVELOPMENT AGREEMENT PROVIDING FOR SUCH EXEMPTION.

WHEREAS, the City of Atlantic City previously adopted Ordinance No. 96 of 1994, pursuant to N.J.S.A. 40A:21-1 et seq. (the "Act"), in order to enable the City to grant certain tax exemptions, as provided by statute, for the redevelopment purposes contemplated under the Act; and

WHEREAS, in accordance with Ordinance No. 22 of 2004, The Landings at Caspian Point, LLC (the "Redeveloper") was designated, pursuant to the Act, as the redeveloper of the Garwood Mills site, which is bounded by Caspian and New Hampshire Avenues and the Absecon Inlet (the "Garwood Mills Property"), and

WHEREAS Ordinance No. 22 authorized the City's entry into a Redevelopment Agreement ("the Redevelopment Agreement") with the Redeveloper for the redevelopment of the Garwood Mills Property; and

WHEREAS, in furtherance of the Redevelopment Plan, a Redevelopment Agreement ("Redevelopment Agreement") by and between the City of Atlantic City and the Redeveloper has been negotiated in the form that is attached hereto, which Redevelopment Agreement is to be entered into in conjunction with this Ordinance; and

WHEREAS, the City Council has found that the Redevelopment Agreement in the form attached, and containing certain proposed exemptions with respect to taxes on improvements during construction at the Garwood Mills Property, is in the best interests of the City of Atlantic City and is in furtherance of the Redevelopment Plan for the City's Northeast Inlet Redevelopment Area; and

WHEREAS, City Council has enacted an Ordinance to readopt the terms and provisions of Ordinance No. 96 of 1994 to allow the exemption of taxes on improvements during the construction of a project, and

WHEREAS, the Legislative Counsel of the City of Atlantic City has reviewed this Ordinance and the proposed tax exemption and approved thereof,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Atlantic City that:

SECTION 1. The Redevelopment Agreement, containing the proposed tax exemption of improvements during the Construction Period of the Project (as such terms are defined in the Redevelopment Agreement), which are in accordance with N.J.S.A. 40A:21-6(a) for multiple dwellings, is approved, including without limitation under the terms of Section 231-35 of the City Code. During the Construction Period, the Garwood Mills Property and the contiguous Starn's Property shall be taxed as if vacant land, but not based upon the purchase price for the Garwood Mills Property under Section 1.02.3 of the Redevelopment Agreement. This exemption shall continue until the expiration of the earlier of five years from the transfer of ownership of the property or for the duration of the Construction Period, except for (i) completed units as and when, and for the period of time from and after, a Certificate of Occupancy has been issued therefor; and (ii) structures that are completed sufficiently to be ready for the purposes for which they are built.

SECTION 2. The Redeveloper shall continue to pay the full amount of taxes on the vacant land comprising the Garwood Mills and Starn's Properties, as defined in the Redevelopment Agreement, and the lands comprising the Garwood Mills and Starn's Properties shall not be the subject of an abatement.

SECTION 3. As a further condition of the exemption set forth herein, the Redeveloper shall indemnify and defend the City at its cost, but with the right of Redeveloper to designate counsel, in the event that any appeal or challenge is filed with regard to the abatements and exemptions that are provided herein.

SECTION 4. By adoption of this Ordinance, the City Council grants its authority, to the fullest extent necessary, for the City to comply with the terms of the attached Agreement, including without limitation, the execution thereof by the Mayor and the attestation by the City Clerk of the Agreement, the Deed, and any other documents contemplated to be executed and delivered thereunder, and the assistance by the City in all ways under the Agreement that are necessary to fulfill the terms of the Agreement and to advance and further the goals of the Redevelopment Plan, including without limitation by consenting to such applications by the Redeveloper to other governmental bodies as may be necessary or appropriate to obtain Approvals for the Project and to accomplish all other purposes of the Agreement. All requests for approval from the redevelopment entity or any other Municipal, State, County or State Agency shall be submitted to the Legislative Counsel and the Council President.

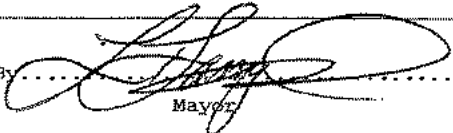
This Ordinance shall take effect immediately upon its final passage and publication, as provided by law.

September 23, 2004 10:48:52 AM OR102-04/COUNCIL/09-22-04

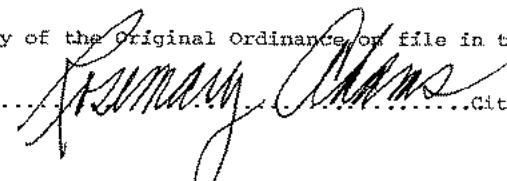
DO NOT USE SPACE BELOW THIS LINE

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.
CLARK	X						MASON	X					X
JONES	X						ROBINSON	X				X	
MANCUSO		X					ROSARIO	X					
MARSH	X						SMALL	X					
CALLAWAY, PRESIDENT								X					
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J., on..SEPTEMBER 8, 2004.....
 Adopted on second and final reading after hearing on..SEPTEMBER 22, 2004.....

Approved By.....  Date 9-28-04 By Council..... Reconsidered Over
 Mayor Ride Aye Nay

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

 City Clerk



O r d i n a n c e

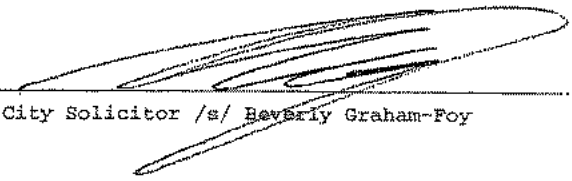
Ordinance No. 146...

OF THE
CITY OF ATLANTIC CITY, N.J.

Date 12-15-04
Date to Mayor 12-28-04

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

Factual contents certified to by


City Solicitor /s/ Beverly Graham-Foy

Business Administrator /s/ Benjamin R. Fitzgerald

Council Member JONES Presents the following Ordinance:

AN ORDINANCE AMENDING THE NORTHEAST INLET REDEVELOPMENT PLAN

WHEREAS, By City Council Resolution No. 871 of 2004 the City Council made a referral pursuant to N.J.S.A. 40A:12A-7e to the Atlantic City Planning Board for consideration of certain proposed amendments to the Northeast Inlet Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, the Atlantic City Division of Planning prepared a report dated November 24, 2004 (the "Planning Report") analyzing the proposed plan changes set forth in City Council Resolution No. 871 of 2004, and further recommending certain additional amendments to the Redevelopment Plan; and

WHEREAS, the Atlantic City Planning Board held a public hearing at the Board's regularly scheduled meeting of December 1, 2004 on the proposed Redevelopment Plan amendments, and upon the completion of the public hearing, the Planning Board adopted Resolution No. 33-04 recommending to City Council for its approval certain amendments to the Redevelopment Plan; and

WHEREAS, City Council has considered and accepts all of the recommended amendments to the Redevelopment Plan,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTIC CITY as follows:

Section I.

The Northeast Inlet Redevelopment Plan is hereby amended and supplemented as follows:

A. In Section III C(B), the existing language,

"Maximum building coverage within any Category B planning unit shall not exceed 70 percent of the gross site area."

shall be amended to read as follows:

Lot coverage: Maximum impervious coverage within any Category B planning unit shall not exceed 90 percent. Building coverage within the Category B planning unit between New Hampshire Avenue and Maine Avenue shall not exceed 80 percent.

B. "Figure 3, Proposed Building Limit Controls - typical Planning Unit B, between New Hampshire and Maine", shall be amended as follows:

a. Maximum Height to the Mid-Rise Zone shall be increased from forty feet to sixty feet.

b. Set-back to the Mid-Rise Zone shall be decreased from seventy-five feet to sixty-five feet.

c. The view corridor setback at the Maine Avenue/Melrose Avenue corner shall be changed to fifteen feet.

d. Maximum building height shall be decreased to 75 feet.

C. References throughout the Redevelopment Plan to off-street parking standards shall be amended to reflect that residential off-street parking within the Northeast Inlet Redevelopment Area will be governed by the Residential Site Improvement Standards found at Title 5, Chapter 21 of the New Jersey Administrative Code.

D. The Planning Unit E/D located between Massachusetts and Rhode Island Avenues on Melrose Avenue shall be redesignated as Planning Unit E.

E. In Section III G(1) "Design Review", the following language shall be added after the first sentence:

"The Atlantic City Planning Board shall have the responsibility for design review and recommendation as part of the site plan review process. The Land Use Administrator shall be responsible for all administrative approvals within the Northeast Inlet Renewal Area."

F. Section III G(2) "Project Review Team" shall be deleted.

G. The second paragraph of Section III K "Amendments" shall be amended to read:

"The approved Redevelopment Plan may be administratively modified or changed at any time by the implementing agency. The modification or change in land use, or in density allowance, or deviations from space, bulk or yard controls of more than twenty (20) percent shall necessitate a formal plan amendment in accordance with the requirements of the law. Deviations from the density allowance, space, bulk or yard controls of twenty (20) percent or less may be administratively modified or changed in accordance with Section III G (1)."

Section II.

This ordinance repeals any inconsistent ordinance or ordinances or part or parts thereof.

Section III.

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall only apply to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this ordinance shall be deemed to be valid and effective.

Section IV.

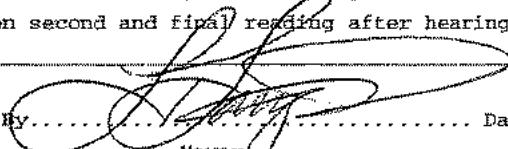
This ordinance shall take effect immediately upon its final passage and publication as required by law.

December 9, 2004 01:08:45 PM ORDNE/COUNCIL/12-15-04

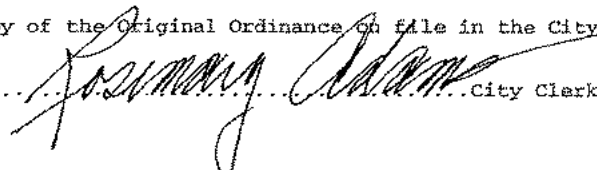
DO NOT USE SPACE BELOW THIS LINE

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.
CLARK	/						MASON	/					
JONES	/						ROBINSON	/					✓
MANCUSO				/			ROSARIO	/					
MARSH	/						SMALL	/					
							CALLAWAY, PRESIDENT	/				/	
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J., on DECEMBER 15, 2004.....
Adopted on second and final reading after hearing on DECEMBER 28, 2004.....

Approved By  Date 12-28-04 Reconsidered _____ Over _____
By Council _____ Ride _____ Aye _____ Nay _____

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

 City Clerk



CITY OF ATLANTIC CITY
DIVISION OF PLANNING
City Hall, Suite 508, 1301 Bacharach Blvd.
Atlantic City, New Jersey 08401
609-347-5404 - Fax: 609-347-5345
E-Mail: hcrane@cityofatlanticcity.org

RECEIVED

DEC 2 2004

City Clerk's Office
Atlantic City, N.J.

MEMORANDUM

TO: ROSEMARY ADAMS, CITY CLERK
FROM: WILLIAM D. CRANE, PLANNING DIRECTOR
DATE: DECEMBER 1, 2004
SUBJECT: AMENDMENTS TO THE NORTHEAST INLET
REDEVELOPMENT PLAN

In accordance with N.J.S.A. 40A:12A-7e, I am herein transmitting to you (1) the Planning Board Resolution adopted, this date, and (2) the review memorandum prepared by the Planning Division dated November 24, 2004.

The Planning Board recommended three (3) changes to the proposed amendments contained within Council Resolution #871 of 2004:

- (1) Add a maximum building coverage of 80% for Planning Unit B located between New Hampshire and Maine Avenues
- (2) The maximum building height in the above referenced Planning Unit be reduced to 75 feet, from 120 feet, and
- (3) The reduced view corridor from 75 feet to 15 feet shall only apply to the Maine/Melrose corner since the Maine/Adriatic corner falls within a developed area.

In addition the Planning Division after a comprehensive review of the Northeast Inlet Redevelopment Plan recommended other plan amendments which were approved by the Planning Board and embodied in the attached resolution:

- (1) References throughout the Redevelopment Plan to off-street parking standards should be amended to reflect consistency with Residential Site Improvement Standards, Title 5, Chapter 21 of the New Jersey Administrative Code
- (2) Planning Unit E/D located between Massachusetts and Rhode Island Avenues should be redesignated as Planning Unit E
- (3) In Section III G(1) language should be added as follows: "The Atlantic City Planning Board shall have the responsibility for design review and recommendation as part of the site plan review process. The Land Use Administrator shall be responsible for all administrative approvals within the Northeast Inlet Renewal Area."
- (4) Section III G(2) "Project Review Team" should be deleted
- (5) Section III K should be amended to read:

"The approved Redevelopment Plan may be administratively modified or changed at any time by the implementing agency. The modification or change in land use, or in density allowance, or deviations from space, bulk or yard controls of more than twenty (20) percent shall necessitate a formal plan amendment in accordance with the requirements of the law. Deviations from the density allowance, space, bulk or yard controls of twenty (20) percent or less may be administratively modified or changed in accordance with Section III G (1)."

Please note further that the Planning Board found the proposed amendments to be consistent with the goals and objectives of the Atlantic City Master Plan.

If you have any questions regarding this matter, please contact me at your convenience.

WDC/jmd
Attachment

cc: Planning Board Members
John W. Daniels, Esq.

CITY OF ATLANTIC CITY
PLANNING BOARD
RESOLUTION NO. 33 -04

Re: Application for Recommendation of
Amendments to Northeast Inlet Redevelopment
Plan pursuant to N.J.S.A. 40A:12A-7e
GRANTED
Hearing Date: December 1, 2004

This matter having been heard by the Planning Board of the City of Atlantic City at a duly scheduled meeting at Council Chambers, City Hall, Atlantic City, New Jersey, on Wednesday, December 1, 2004, upon public hearing conducted with a quorum present on the application submitted by referral of Resolution No. 871 of 2004 from the Atlantic City Council pursuant to N.J.S.A. 40A:12A-7e.

WHEREAS, City Council Resolution No. 871 of 2004 reflects that City Council was requested to consider certain amendments to the Northeast Inlet Redevelopment Plan (the "Redevelopment Plan") specific to a certain tract of vacant land designated as Block 97, Lot 1, and located generally between New Hampshire and Maine Avenues at Melrose Avenue, (the "Melrose Site"), in order to effectuate the proposed development of that land; and

WHEREAS, the Atlantic City Division of Planning has prepared a report dated November 24, 2004 (the "Planning Report") analyzing the proposed plan changes set forth in City Council Resolution No. 871 of 2004, and further recommending certain other amendments to the Plan; and

WHEREAS, principal planner, William D. Crane, made a presentation during the public hearing explaining all of the proposed Redevelopment Plan amendments and the planning analysis and rationale supporting the Division of Planning's recommendation that the amendments set forth in the Planning Report be recommended for adoption; and

WHEREAS, members of the Board presented various questions to Mr. Crane concerning the Planning Report; and Mr. Crane provided answers and explanations for each question; and

WHEREAS, the Board Members also heard testimony from Richard F. DeLucry, Esquire on behalf of the contract purchaser of the Melrose Site; and

WHEREAS, the Board considered the evidence presented and made the following findings and conclusions which are reflected in the record:

1. The City Council of the City of Atlantic City in September of 1987 adopted Ordinance No. 93 of 1987 declaring the Northeast Inlet area (the

"Redevelopment Area") an area in need of rehabilitation and approving Redevelopment Plan.

2. The Redevelopment Plan designates various "planning units" within the Redevelopment Area and identifies the land uses and building limit controls applicable within each of those planning units. The Redevelopment Plan also establishes certain administrative procedures to be followed in the implementation of the Redevelopment Plan.

3. The Melrose Site is located at Block 97, Lot 1, and has frontages on Maine, New Hampshire and Melrose Avenues, and adjoins the Ocean Terrace I development. The Melrose Site and the Ocean Terrace I site together comprise the entirety of Block 97, which is designated by the Redevelopment Plan as a "Planning Unit B, between New Hampshire and Maine". Block 97 is the only "B" planning unit located between New Hampshire and Maine Avenues. The other "B" planning units in the Redevelopment Area are all located along Atlantic Avenue.

4. The contract purchaser of Block 97, Lot 1 has requested amendments to the Redevelopment Plan applicable to the "B" planning unit between New Hampshire and Maine Avenues. Those proposed amendments are:

- a. Increase maximum impervious coverage to ninety percent (the current standard establishes a maximum building coverage of seventy percent)
- b. Increase maximum height to the Mid-Rise Zone from forty feet to sixty feet.
- c. Reduce the Mid-Rise Zone setback from seventy-five feet to sixty-five feet.
- d. Reduce the building setback at the intersection of Maine and Melrose Avenues from seventy-five feet to fifteen feet.

5. The Division of Planning has recommended adoption of those amendments, and has further recommended that the Planning Board recommend City Council approval of the following additional amendments to the Redevelopment Plan:

- a. Off-Street Parking: Establish the Residential Site Improvement Standards – Title 5, Chapter 21 of the New Jersey Administrative Code – as the operative standards for off-street parking within the Redevelopment Area.
- b. Approval Process: Clarify that the implementing authority has the power to grant administrative modifications of up to twenty percent from the standards applicable to density, space, bulk and yard standards.

- c. Change in Planning Unit Designation: The existing planning unit "E/D" should be redesignated as planning unit "E" Public Facilities and Open Space.
- d. Reference to the "Project Review Team" should be deleted.
- e. Responsibility for design review and recommendation shall be given to the Planning Board and the Land Use Administrator shall have authority over administrative approvals.

6. The Planning Report sets forth and the Board accepts and adopts the following findings:

- a. The proposed change to a maximum standard of ninety percent impervious coverage in the "B" planning units is consistent with CAFRA regulations permitting ninety percent impervious lot coverage. The standard is also appropriate for the Melrose Site, where the proposed structure at sixty-seven feet, would be well below the maximum permitted height of one hundred and twenty feet.
- b. The proposed conceptual design for the Melrose Site does not require a transitional height between low and mid-rise elements, justifying an extension of the permitted height at the first level to sixty feet.
- c. The proposed ten foot reduction in the set-back to the Mid-Rise Zone, from seventy-five feet to sixty-five feet, will result in no negative impact on the proposed design of the Melrose Site or to the Redevelopment Plan.
- d. Reduction of the building set-back at the Maine-Melrose Avenue corner would be consistent with the development of other blocks within the Maine-New Hampshire corridor where mixtures of low and mid-rise structures are located.
- e. It should be clarified that the right to administratively grant deviations of no more than twenty percent for density extends as well to space, bulk and yard standards, without the need for a formal amendment to the Redevelopment Plan.
- f. The Residential Site Improvement Standards should be adopted as the operative control for residential off-street parking in order to provide consistency and adequate off-street parking.

- f. The "E/D" planning unit at Melrose and Massachusetts Avenues should be redesignated as planning unit "E – Public Facilities and Open Space", to reflect the current use of that site as a public park.
- g. Since the Atlantic City Housing Authority and Urban Redevelopment Agency is no longer the Implementing Agency for the Redevelopment Plan, reference to a Project Review Team to advise the Housing Authority regarding the Redevelopment Plan should be deleted.
- h. The Planning Board should be responsible for design review and recommendation as part of the site plan review process for development within the Redevelopment Area, and the Land Use Administrator should be responsible for all administrative approvals within the Redevelopment Area.

7. The proposed amendments to the Redevelopment Plan set forth in the Planning Report are all consistent with the goals and objectives of the Atlantic City Master Plan.

8. Following the public portion, there was discussion on the record among the Board Members and the City's professional consultants. The Board then determined that the proposed amendments to the Northeast Inlet Redevelopment Plan are appropriate and consistent with the Atlantic City Master Plan and that a positive recommendation should therefore be made to City Council pursuant to N.J.S.A. 40A:12A-7e for adoption of the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Atlantic City that it does hereby recommend to City Council for its approval, the following amendments to the Northeast Inlet Redevelopment Plan, as set forth in greater detail in the November 24, 2004 report from the Division of Planning to the Planning Board.

- 1. In Section III C(B), the existing language,

"Maximum building coverage within any Category B planning unit shall not exceed 70 percent of the gross site area."

should be amended to read as follows:

"Lot coverage: Maximum impervious coverage within any Category B planning unit should not exceed 90 percent. Building coverage within the Category B planning unit between New Hampshire Avenue and Maine Avenue should not exceed 80 percent.

2. "Figure 3, Proposed Building Limit Controls – Typical Planning Unit B, between New Hampshire and Maine, should be amended as follows:

- a. Maximum Height to the Mid-Rise Zone should be increased from forty feet to sixty feet.
- b. Set-back to the Mid-Rise Zone should be decreased from seventy-five feet to sixty-five feet.
- c. The view corridor setback at the Maine Avenue/ Melrose Avenue corner should be changed to fifteen feet.
- d. Maximum building height should be decreased to 75 feet.

3. References throughout the Redevelopment Plan to off-street parking standards should be amended to reflect that residential off-street parking within the Redevelopment Area will be governed by the Residential Site Improvement Standards found at Title 5, Chapter 21 of the New Jersey Administrative Code.

4. The Planning Unit E/D located between Massachusetts and Rhode Island Avenues on Melrose Avenue should be redesignated as Planning Unit E.

5. In Section III G(1) "Design Review", the following language should be added after the first sentence:

"The Atlantic City Planning Board shall have the responsibility for design review and recommendation as part of the site plan review process. The Land Use Administrator shall be responsible for all administrative approvals within the Northeast Inlet Renewal Area."

6. Section III G(2) "Project Review Team" should be deleted.

7. Section III G(5) "Implementing Agency" should be amended to read:

"This plan hereby designates the City Council of the City of Atlantic City as the 'Implementing Agency' for this Redevelopment Plan."

8. The second paragraph of Section III K "Amendments" should be amended to read:

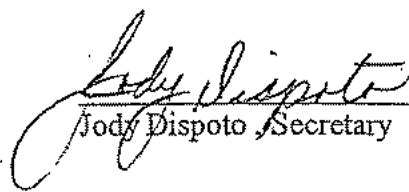
"The approved Redevelopment Plan may be administratively modified or changed at any time by the implementing agency. The modification or change in land use, or in density allowance, or deviations from space, bulk or yard controls of more than

twenty (20) percent shall necessitate a formal plan amendment in accordance with the requirements of the law. Deviations from the density allowance, space, bulk or yard controls of twenty (20) percent or less may be administratively modified or changed in accordance with Section III G (1)."

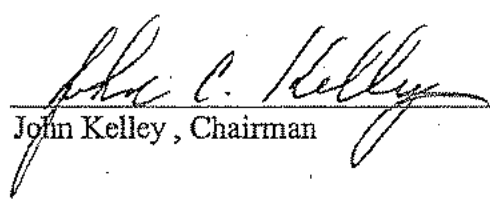
MOTION BY: Mills

SECONDED BY: Outten

- Mills YES
- Faldetta YES
- Outten YES
- Truitt YES
- Aponte YES
- Sharpe YES
- Kelley YES



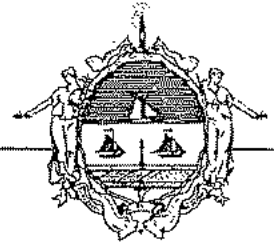
Jody Dispoto, Secretary



John Kelley, Chairman

CITY OF ATLANTIC CITY

DIVISION OF PLANNING
CITY HALL - SUITE 604
ATLANTIC CITY, NEW JERSEY 08401
(609) 347-5404



MEMORANDUM

TO: CHAIRMAN & MEMBERS, ATLANTIC CITY
PLANNING BOARD

FROM: DIVISION OF PLANNING

DATE: NOVEMBER 24, 2004

SUBJECT: PROPOSED AMENDMENTS TO NORTHEAST INLET
REDEVELOPMENT PLAN

On November 10, 2004, City Council passed Resolution #871 of 2004, (attached), which referred to the Planning Board for review and recommendation specific amendments to the Northeast Inlet Redevelopment Plan. The proposed amendments are in response to a proposed development of a multi-family residential structure on a vacant tract of land designated as Block 97, Lot 1. The subject property is located between New Hampshire Avenue and Maine Avenue at Melrose Avenue.

The following is a list of the proposed amendments.

SECTION III C. (B)

Maximum Lot Coverage

Existing

Maximum building coverage within any Category B should not exceed 70% percent of the gross site area.

Proposed

Maximum impervious coverage within any Category B between New Hampshire Avenue and Maine Avenue should not exceed 90% percent.

Memo to AC Planning Board
Proposed Amendments to NEIRP
Page 2

SECTION III C. (B)

Maximum Height

Existing

40' feet to Mid Rise Zone

Proposed

60' feet to Mid Rise Zone

SECTION III C. (B) – FIGURE 3

Mid Rise Zone Setback

Existing

75' foot Setback

Proposed

65' foot Setback

SECTION III C. (B) – FIGURE 3

View Corridor

Existing

75' feet

Proposed

15' feet

In addition to the requested amendments, the Planning Division has reviewed the entire Northeast Inlet Redevelopment Plan and recommends the following additional amendments:

Memo to AC Planning Board
Proposed Amendments to NEIRP
Page 3

VARIOUS SECTIONS

Off-Street Parking

Existing

Planning Unit Specific

Proposed

Residential Site Improvement Standards -- Title 5, Chapter 21 of the New Jersey Administrative Code

SECTION III K.

Approval Process

Existing

20% percent modification in land use and density approved administratively by implementing authority.

Proposed

20% percent modification to include space, bulk and yard standards.

SECTION III C. (E/D)

Planning Unit Modification

Existing

E/D Public facilities and open space/maritime commercial

Proposed

E Public facilities and open space

Memo to AC Planning Board
Proposed Amendments to NEIRP
Page 4

SECTION III G.

Other Plan Provisions

Existing

Project Review Team

Proposed

Planning Board

In accordance with the New Jersey Municipal Land Use Law at N.J.S.A. 40A:2A-7e, the governing body has referred the proposed amendments to the Northeast Inlet Redevelopment Plan to the Planning Board for a recommendation prior to a hearing on the adoption of the amendments.

Accordingly, we have reviewed the proposed and recommended amendments and offer the following comments for the Board's consideration.

**SECTION III C. (B)
MAXIMUM LOT COVERAGE**

The maximum building coverage within Category B should not exceed 70 percent of the gross site area. The proposed amendment would increase the impervious lot coverage with any Category B Planning Unit to 90 percent. This includes the subject Planning Unit and the 3 B Planning Units between Atlantic, Grammercy, New Hampshire and Massachusetts Avenues.

The proposed project will have a total building coverage of approximately 88% percent. In analyzing the requested amendment it should be noted that the maximum height of the proposed structure is 67' feet where 120' feet is permitted. The Board should also consider that the amendment request is consistent with the CAFRA regulations that permit 90% percent impervious lot coverage. Accordingly, approval of the amendment is recommended.

SECTION III C. (B)
MAXIMUM HEIGHT

The maximum height permitted in Category B Planning Units is 120' feet with a 40' foot first level tier. The proposed amendment would extend the first level tier from 40 to 60 feet for the Block 97 Planning Unit.

As indicated above, the Northeast Inlet Plan anticipated a design that required a level of integration between a low rise and mid-rise structure. Since the proposed conceptual design indicates a first tier of 56' feet and a second tier at 67' feet, a transitional height between the structures is not applicable. Therefore, it is recommended the height at the first level be extended to 60' feet.

SECTION III C. (B) FIGURE 3
MID RISE ZONE SETBACKS

The minimum setback in a Planning Unit B tract is 75 feet to the mid-rise zone. The proposed amendment would permit a 65' foot setback to the mid-rise zone.

The proposed 65' foot setback to the mid-rise zone does not result in a negative impact on the project design or to the Northeast Inlet Redevelopment Plan and therefore, should be approved.

SECTION III C (B) FIGURE 3
VIEW CORRIDOR

The existing building setback at the corner of Maine/Melrose and Maine/Adriatic is 75' feet. The proposed amendment would permit a 15' foot site triangle at the intersections. The Maine/Adriatic corner is already developed and does not require modification.

The Maine/Melrose corner reduction would be consistent with other Maine/New Hampshire blocks where mixtures of low and mid-rise structures are located.

OTHER AMENDMENTS

SECTION III K.
APPROVAL PROCESS

In accordance with the Northeast Inlet Redevelopment Plan, the implementing authority may administratively modify or change the approved redevelopment plan. Any modification or change in land use or in density allowance of more than 20% percent shall necessitate a formal plan amendment.

It is recommended that the Northeast Inlet Redevelopment Plan be amended to include space, bulk and yard modifications within the 20% percent permitted deviation before requiring a plan amendment.

VARIOUS SECTIONS OFF-STREET PARKING

To provide consistency and adequate off-street parking, the number of required off-street parking spaces for residential dwellings should be amended to comply with the standards set forth in the Residential Site Improvement Standards at Title 5 Chapter 21 of the New Jersey Administrative Code.

SECTION III C (E/D) PLANNING UNIT CHANGE

E/D Open Space/Themed Commercial
Marine Commercial

E Changed to Public Facilities and Open Space

Under the Northeast Inlet Redevelopment Plan the E/D Planning Unit land area is located on a tract of land at Melrose Avenue and Massachusetts Avenue. The site contains a public park. Accordingly, the E/D designation is obsolete and should be changed to E to reflect the current use of the public park.

SECTION III G. OTHER PLAN PROVISIONS

This provision of the Redevelopment Plan in Subsection 2 established a Project Review Team to advise the Implementing Agency (Atlantic City Housing Authority and Urban Redevelopment Agency) regarding approvals, changes and modifications to the plan. Since the ACHURA is no longer the implementing agency, it is recommended that Subsection 2 be deleted.

Subsection 1 should be amended to add the following sentence after the first sentence. "The Atlantic City Planning Board shall have the responsibility for design review and recommendation as part of the site plan review process. The Land Use Administrator shall be responsible for all administrative approvals within the Northeast Inlet Renewal Area."

CONSISTENCY WITH THE MASTER PLAN

Prior to adoption, the Planning Board must examine the amendment to the Northeast Inlet Redevelopment Plan for consistency with the goals and objectives of the Master Plan.

In accordance with the 1987 Master Plan, the Inlet Area required almost totally rebuilding. The 2003 Master Plan Reexamination continued to recognize the importance of the Northeast Inlet and indicated to achieve a balanced residential/resort community for the Inlet, the following plan objectives were established.

- (1) Create a balanced residential community that allows for privacy and social interaction and has a positive seashore community/identity and residential character.
- (2) Preserve sound residential and significant structures where economically possible.
- (3) Create neighborhoods that offer a full range of housing choices.
- (4) Design a variety of housing types to maximize market appeal and development opportunities.
- (5) Keep streets and parking in scale with residential dimensions and features.
- (6) Locate neighborhood services and community commercial uses on major streets easily accessible to residents and nonresidents.
- (7) Improve public access to the inlet waterfronts.

The requested amendments to the Northeast Inlet Redevelopment Plan are consistent with the following goals and objectives of the Master Plan.

- (1) Amendments related to Category B Planning Units are consistent with the goals 1 & 4 noted above.
- (2) The amendment to adopt the RSIS Standards for parking requirements is consistent with objective 5.
- (3) The change in the Planning Unit designation from E/D to E is affirmed by Master Plan Objective No. 7, to "Improve public access to the Inlet Waterfront."
- (4) In regard to the procedures for space, bulk and yard modifications, the general housing goals of the Master Plan were examined for consistency. Accordingly, the objective to permit modifications when a positive impact is evident is consistent with the Maser Plan goal, "To improve the quality and character of the housing supply in the City's neighborhoods".

Recommendation

The Planning Division recommends that the Planning Board make a favorable recommendation to City Council for adoption of the revisions identified herein.

WDC/jmd

Resolution of the City of Atlantic City

No. 871

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

Factual contents certified to by

Legislative Counsel /s/ Daniel J. Gallagher, Esq.

Business Administrator /s/ Benjamin R. Fitzgerald

Prepared by Daniel J. Gallagher, Esq.

Council Member MASON Presents the following Resolution:

WHEREAS, the City of Atlantic City has adopted a Redevelopment Plan for certain lands located in the Northeast Inlet area of the City (the "Northeast Inlet Redevelopment Plan"); and

WHEREAS, City Council has received a request to amend the Northeast Inlet Redevelopment Plan with respect to a certain tract of vacant land designated as Block 97, Lot 1, located generally between New Hampshire and Maine Avenues at Melrose Avenue, in order to effectuate the proposed development of that land; and

WHEREAS, the proposed amendments to the Northeast Inlet Redevelopment Plan are set forth on the attached Exhibit "A"; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7e the governing body of a municipality may refer any proposed amendment of an adopted Redevelopment Plan to the Planning Board, on the proposed amendment and the Board shall report back to the governing body;

NOW, THEREFORE, BE IT RESOLVED, that the proposed amendment of the Northeast Inlet Redevelopment Plan shall be and is hereby referred to the Atlantic City Planning Board for its review and recommendation.

BE IT FURTHER RESOLVED, that any report of the Atlantic City Planning Board concerning the proposed amendment shall be immediately transmitted to the City Council President and all members of Council.

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be transmitted to the Chair of the Atlantic City Planning Board and the Planning Board Solicitor.

November 19, 2004 03:13:09 PM R0871.04/COUNCIL/11-10-04

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.
CLARK	X						MASON	X					X
JONES	X						ROBINSON	X					X
MANCUSO	X						ROSARIO	X					
MARSB				X			SMALL	X					
CALLAWAY 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 10, 2004

/s/ Rosemary Adams City Clerk

FROM :

10/27/2004 13:58 FAX 6093440204

FAK NO. :

Sandson & DeLucry

004/028

RD 871

EXHIBIT "A"

III-14

roofs should be articulated and appropriately decorative. Architectural sub-elements such as porches, bays and dormers are encouraged, particularly as they add interest and variety to the visual streetscape.

o Materials

The plan encourages high-quality traditional "generic" building materials and applications. Excessively arbitrary or idiosyncratic facade applications should be avoided. Exposed foundation walls should be treated with finished materials other than painted parga.

o Color

For basic facade colors, the plan recommends a subtle palette of white, off-white and light grays and other subdued consistent colors. Roofing colors should be selected to provide a strong but harmonious contrast to the facade colors. Natural brick masonry would be appropriate at the foundation level.

(B) Mixed Mid- and Low-Rise Medium-Density Residential, With Conditional Commercial

Intent--The intent of this category is to provide for multi-family occupancy in a combination of condominium and apartment accommodations and to provide amenable building height transitions between low- and mid-rise structures.

FROM :

FAX NO. :

Nov. 04 2004 02:08PM F2

10/27/2004 13:58 FAX 8093440204

Sandson & DeLucry

0005/026

III-15

Permitted Uses--Permitted uses under Category B are limited to multi-family residential units and normal and customary residential accessory uses.

Petitioned Uses--Within Category B, petitioned uses, subject to review and approval by the established Project Review Team, shall be limited to commercial retailing, service and office. In all cases, petitioned uses shall be in mixed-use structures with residential use and shall, in no case, exceed 15 percent of the total floor area of that structure.

Permitted Density--Within any Category B Planning Unit, the total density shall not exceed ~~80~~ dwelling units per acre, calculated on the basis of the gross area of the Planning Unit.

Building Heights--Maximum building height envelopes shall be as illustrated on Figures 3 and 4. 35

Off-Street Parking--Off-street parking shall be provided at the minimum rate of 1.5 spaces per dwelling unit. Off-street parking requirements to serve petitioned uses shall be reviewed as required on an individual basis, and, unless otherwise determined by the implementing agency shall be consistent with the requirements of the appropriate section of the Land Use Ordinance of the City of Atlantic City.

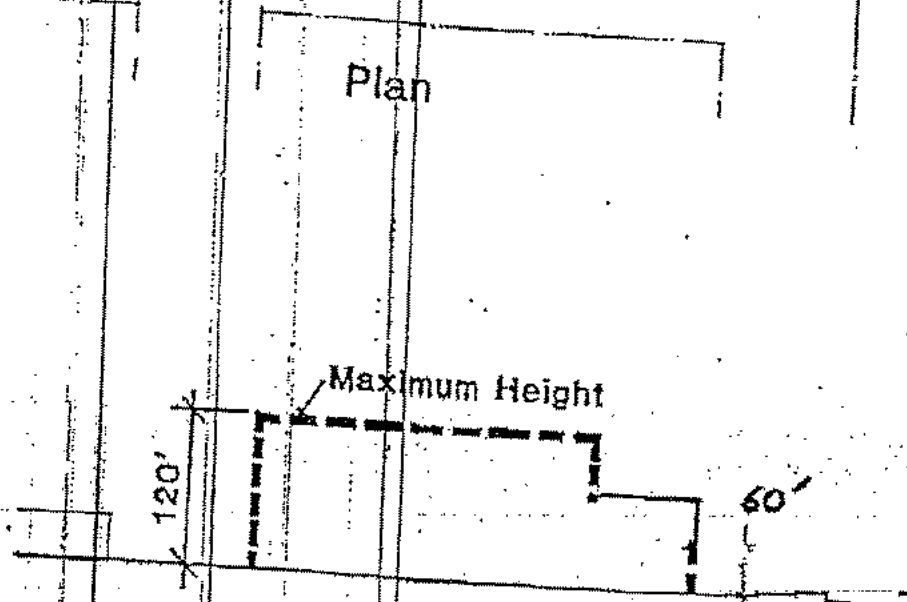
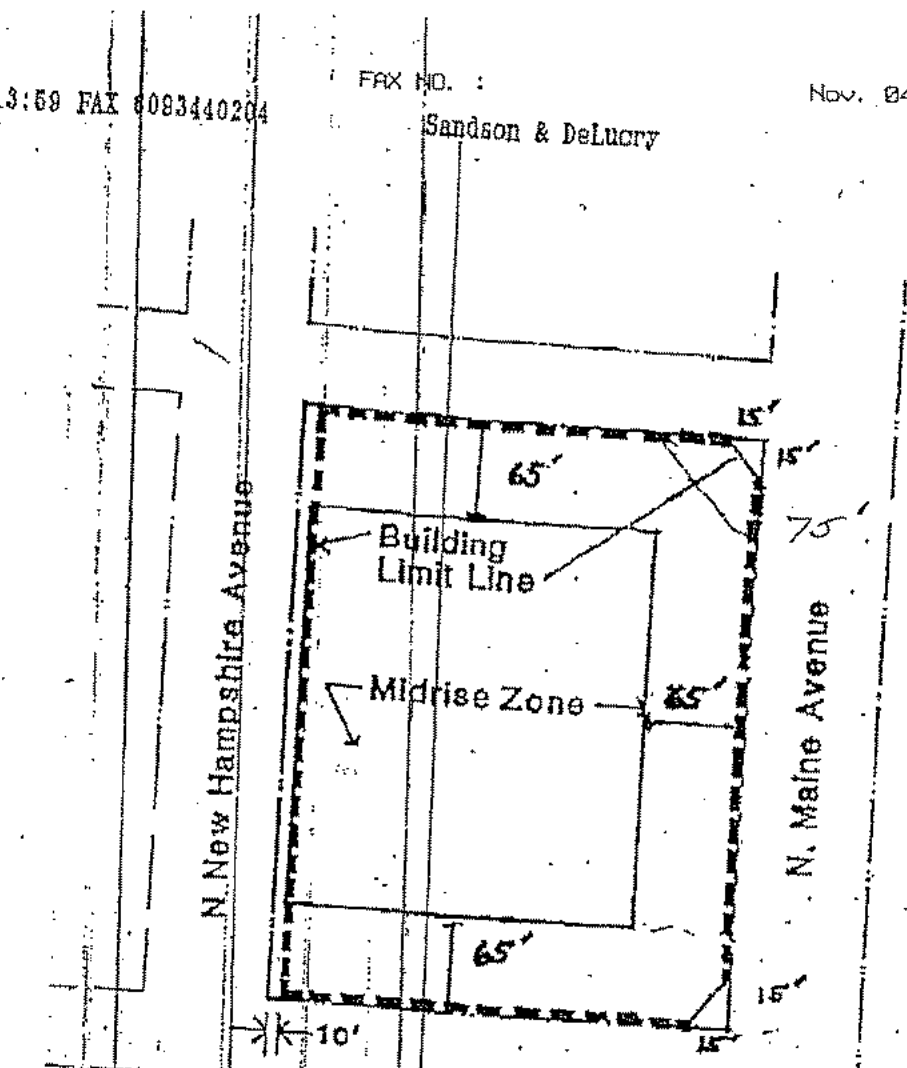
Site Utilization--In addition to the building setback requirements (indicated by the Building Limit

FROM : 10/27/2004 13:59 FAX 8093440204

FAX NO. : Sandson & DeLucry

Nov. 04 2004 02:08PM P3

007/028



Proposed
 Building Limit Controls
 Typical Planning Unit B, Between New Hampshire and Maine

CITY OF ATLANTIC CITY**DIVISION OF PLANNING**

City Hall, Suite 508, 1301 Bacharach Blvd.

Atlantic City, New Jersey 08401

609-347-5404 - Fax: 609-347-5345

E-Mail: bcrane@cityofatlanticcity.org**RECEIVED**

DEC 2 2004

City Clerk's Office
Atlantic City, N.J.MEMORANDUM

TO: ROSEMARY ADAMS, CITY CLERK

FROM: WILLIAM D. CRANE, PLANNING DIRECTOR

DATE: DECEMBER 1, 2004

SUBJECT: AMENDMENTS TO THE NORTHEAST INLET
REDEVELOPMENT PLAN

In accordance with N.J.S.A. 40A:12A-7e, I am herein transmitting to you (1) the Planning Board Resolution adopted, this date, and (2) the review memorandum prepared by the Planning Division dated November 24, 2004.

The Planning Board recommended three (3) changes to the proposed amendments contained within Council Resolution #871 of 2004:

- (1) Add a maximum building coverage of 80% for Planning Unit B located between New Hampshire and Maine Avenues
- (2) The maximum building height in the above referenced Planning Unit be reduced to 75 feet, from 120 feet, and
- (3) The reduced view corridor from 75 feet to 15 feet shall only apply to the Maine/Melrose corner since the Maine/Adriatic corner falls within a developed area.

In addition the Planning Division after a comprehensive review of the Northeast Inlet Redevelopment Plan recommended other plan amendments which were approved by the Planning Board and embodied in the attached resolution:

- (1) References throughout the Redevelopment Plan to off-street parking standards should be amended to reflect consistency with Residential Site Improvement Standards, Title 5, Chapter 21 of the New Jersey Administrative Code
- (2) Planning Unit E/D located between Massachusetts and Rhode Island Avenues should be redesignated as Planning Unit E
- (3) In Section III G(1) language should be added as follows: "The Atlantic City Planning Board shall have the responsibility for design review and recommendation as part of the site plan review process. The Land Use Administrator shall be responsible for all administrative approvals within the Northeast Inlet Renewal Area."
- (4) Section III G(2) "Project Review Team" should be deleted
- (5) Section III K should be amended to read:

"The approved Redevelopment Plan may be administratively modified or changed at any time by the implementing agency. The modification or change in land use, or in density allowance, or deviations from space, bulk or yard controls of more than twenty (20) percent shall necessitate a formal plan amendment in accordance with the requirements of the law. Deviations from the density allowance, space, bulk or yard controls of twenty (20) percent or less may be administratively modified or changed in accordance with Section III G (1)."

Please note further that the Planning Board found the proposed amendments to be consistent with the goals and objectives of the Atlantic City Master Plan.

If you have any questions regarding this matter, please contact me at your convenience.

WDC/jmd
Attachment

cc: Planning Board Members
John W. Daniels, Esq.

CITY OF ATLANTIC CITY
PLANNING BOARD
RESOLUTION NO. 33 -04

Re: Application for Recommendation of
Amendments to Northeast Inlet Redevelopment
Plan pursuant to N.J.S.A. 40A:12A-7e
GRANTED
Hearing Date: December 1, 2004

This matter having been heard by the Planning Board of the City of Atlantic City at a duly scheduled meeting at Council Chambers, City Hall, Atlantic City, New Jersey, on Wednesday, December 1, 2004, upon public hearing conducted with a quorum present on the application submitted by referral of Resolution No. 871 of 2004 from the Atlantic City Council pursuant to N.J.S.A. 40A:12A-7e.

WHEREAS, City Council Resolution No. 871 of 2004 reflects that City Council was requested to consider certain amendments to the Northeast Inlet Redevelopment Plan (the "Redevelopment Plan") specific to a certain tract of vacant land designated as Block 97, Lot 1, and located generally between New Hampshire and Maine Avenues at Melrose Avenue, (the "Melrose Site"), in order to effectuate the proposed development of that land; and

WHEREAS, the Atlantic City Division of Planning has prepared a report dated November 24, 2004 (the "Planning Report") analyzing the proposed plan changes set forth in City Council Resolution No. 871 of 2004, and further recommending certain other amendments to the Plan; and

WHEREAS, principal planner, William D. Crane, made a presentation during the public hearing explaining all of the proposed Redevelopment Plan amendments and the planning analysis and rationale supporting the Division of Planning's recommendation that the amendments set forth in the Planning Report be recommended for adoption; and

WHEREAS, members of the Board presented various questions to Mr. Crane concerning the Planning Report, and Mr. Crane provided answers and explanations for each question; and

WHEREAS, the Board Members also heard testimony from Richard F. DeLucry, Esquire on behalf of the contract purchaser of the Melrose Site; and

WHEREAS, the Board considered the evidence presented and made the following findings and conclusions which are reflected in the record:

1. The City Council of the City of Atlantic City in September of 1987 adopted Ordinance No. 93 of 1987 declaring the Northeast Inlet area (the

"Redevelopment Area") an area in need of rehabilitation and approving Redevelopment Plan.

2. The Redevelopment Plan designates various "planning units" within the Redevelopment Area and identifies the land uses and building limit controls applicable within each of those planning units. The Redevelopment Plan also establishes certain administrative procedures to be followed in the implementation of the Redevelopment Plan.

3. The Melrose Site is located at Block 97, Lot 1, and has frontages on Maine, New Hampshire and Melrose Avenues, and adjoins the Ocean Terrace I development. The Melrose Site and the Ocean Terrace I site together comprise the entirety of Block 97, which is designated by the Redevelopment Plan as a "Planning Unit B, between New Hampshire and Maine". Block 97 is the only "B" planning unit located between New Hampshire and Maine Avenues. The other "B" planning units in the Redevelopment Area are all located along Atlantic Avenue.

4. The contract purchaser of Block 97, Lot 1 has requested amendments to the Redevelopment Plan applicable to the "B" planning unit between New Hampshire and Maine Avenues. Those proposed amendments are:

- a. Increase maximum impervious coverage to ninety percent (the current standard establishes a maximum building coverage of seventy percent)
- b. Increase maximum height to the Mid-Rise Zone from forty feet to sixty feet.
- c. Reduce the Mid-Rise Zone setback from seventy-five feet to sixty-five feet.
- d. Reduce the building setback at the intersection of Maine and Melrose Avenues from seventy-five feet to fifteen feet.

5. The Division of Planning has recommended adoption of those amendments, and has further recommended that the Planning Board recommend City Council approval of the following additional amendments to the Redevelopment Plan:

- a. Off-Street Parking: Establish the Residential Site Improvement Standards – Title 5, Chapter 21 of the New Jersey Administrative Code – as the operative standards for off-street parking within the Redevelopment Area.
- b. Approval Process: Clarify that the implementing authority has the power to grant administrative modifications of up to twenty percent from the standards applicable to density, space, bulk and yard standards.

- c. Change in Planning Unit Designation: The existing planning unit "E/D" should be redesignated as planning unit "E" Public Facilities and Open Space.
- d. Reference to the "Project Review Team" should be deleted.
- e. Responsibility for design review and recommendation shall be given to the Planning Board and the Land Use Administrator shall have authority over administrative approvals.

6. The Planning Report sets forth and the Board accepts and adopts the following findings:

- a. The proposed change to a maximum standard of ninety percent impervious coverage in the "B" planning units is consistent with CAFRA regulations permitting ninety percent impervious lot coverage. The standard is also appropriate for the Melrose Site, where the proposed structure at sixty-seven feet, would be well below the maximum permitted height of one hundred and twenty feet.
- b. The proposed conceptual design for the Melrose Site does not require a transitional height between low and mid-rise elements, justifying an extension of the permitted height at the first level to sixty feet.
- c. The proposed ten foot reduction in the set-back to the Mid-Rise Zone, from seventy-five feet to sixty-five feet, will result in no negative impact on the proposed design of the Melrose Site or to the Redevelopment Plan.
- d. Reduction of the building set-back at the Maine-Melrose Avenue corner would be consistent with the development of other blocks within the Maine-New Hampshire corridor where mixtures of low and mid-rise structures are located.
- e. It should be clarified that the right to administratively grant deviations of no more than twenty percent for density extends as well to space, bulk and yard standards, without the need for a formal amendment to the Redevelopment Plan.
- f. The Residential Site Improvement Standards should be adopted as the operative control for residential off-street parking in order to provide consistency and adequate off-street parking.

- f. The "E/D" planning unit at Melrose and Massachusetts Avenues should be redesignated as planning unit "E – Public Facilities and Open Space", to reflect the current use of that site as a public park.
- g. Since the Atlantic City Housing Authority and Urban Redevelopment Agency is no longer the Implementing Agency for the Redevelopment Plan, reference to a Project Review Team to advise the Housing Authority regarding the Redevelopment Plan should be deleted.
- h. The Planning Board should be responsible for design review and recommendation as part of the site plan review process for development within the Redevelopment Area, and the Land Use Administrator should be responsible for all administrative approvals within the Redevelopment Area.

7. The proposed amendments to the Redevelopment Plan set forth in the Planning Report are all consistent with the goals and objectives of the Atlantic City Master Plan.

8. Following the public portion, there was discussion on the record among the Board Members and the City's professional consultants. The Board then determined that the proposed amendments to the Northeast Inlet Redevelopment Plan are appropriate and consistent with the Atlantic City Master Plan and that a positive recommendation should therefore be made to City Council pursuant to N.J.S.A. 40A:12A-7e for adoption of the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Atlantic City that it does hereby recommend to City Council for its approval, the following amendments to the Northeast Inlet Redevelopment Plan, as set forth in greater detail in the November 24, 2004 report from the Division of Planning to the Planning Board.

- 1. In Section III C(B), the existing language,

"Maximum building coverage within any Category B planning unit shall not exceed 70 percent of the gross site area."

should be amended to read as follows:

"Lot coverage: Maximum impervious coverage within any Category B planning unit should not exceed 90 percent. Building coverage within the Category B planning unit between New Hampshire Avenue and Maine Avenue should not exceed 80 percent.

2. "Figure 3, Proposed Building Limit Controls – Typical Planning Unit B, between New Hampshire and Maine, should be amended as follows:

- a. Maximum Height to the Mid-Rise Zone should be increased from forty feet to sixty feet.
- b. Set-back to the Mid-Rise Zone should be decreased from seventy-five feet to sixty-five feet.
- c. The view corridor setback at the Maine Avenue/ Melrose Avenue corner should be changed to fifteen feet.
- d. Maximum building height should be decreased to 75 feet.

3. References throughout the Redevelopment Plan to off-street parking standards should be amended to reflect that residential off-street parking within the Redevelopment Area will be governed by the Residential Site Improvement Standards found at Title 5, Chapter 21 of the New Jersey Administrative Code.

4. The Planning Unit E/D located between Massachusetts and Rhode Island Avenues on Melrose Avenue should be redesignated as Planning Unit E.

5. In Section III G(1) "Design Review", the following language should be added after the first sentence:

"The Atlantic City Planning Board shall have the responsibility for design review and recommendation as part of the site plan review process. The Land Use Administrator shall be responsible for all administrative approvals within the Northeast Inlet Renewal Area."

6. Section III G(2) "Project Review Team" should be deleted.

7. Section III G(5) "Implementing Agency" should be amended to read:

"This plan hereby designates the City Council of the City of Atlantic City as the 'Implementing Agency' for this Redevelopment Plan."

8. The second paragraph of Section III K "Amendments" should be amended to read:

"The approved Redevelopment Plan may be administratively modified or changed at any time by the implementing agency. The modification or change in land use, or in density allowance, or deviations from space, bulk or yard controls of more than

twenty (20) percent shall necessitate a formal plan amendment in accordance with the requirements of the law. Deviations from the density allowance, space, bulk or yard controls of twenty (20) percent or less may be administratively modified or changed in accordance with Section III G (1)."

MOTION BY: Mills

SECONDED BY: Outten

Mills YES

Faldetta YES

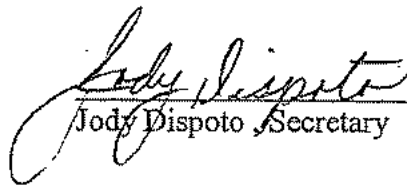
Outten YES

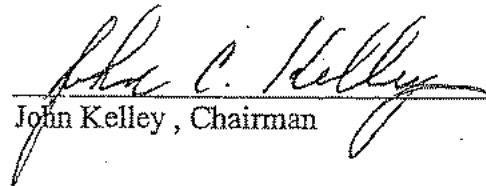
Truitt YES

Aponte YES

Sharpe YES

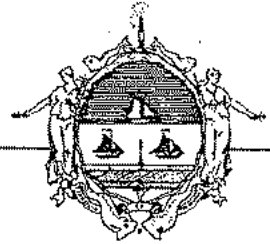
Kelley YES


Jody Dispoto, Secretary


John Kelley, Chairman

CITY OF ATLANTIC CITY

DIVISION OF PLANNING
CITY HALL - SUITE 604
ATLANTIC CITY, NEW JERSEY 08401
(609) 347-5404



MEMORANDUM

TO: CHAIRMAN & MEMBERS, ATLANTIC CITY
PLANNING BOARD

FROM: DIVISION OF PLANNING

DATE: NOVEMBER 24, 2004

SUBJECT: PROPOSED AMENDMENTS TO NORTHEAST INLET
REDEVELOPMENT PLAN

On November 10, 2004, City Council passed Resolution #871 of 2004, (attached), which referred to the Planning Board for review and recommendation specific amendments to the Northeast Inlet Redevelopment Plan. The proposed amendments are in response to a proposed development of a multi-family residential structure on a vacant tract of land designated as Block 97, Lot 1. The subject property is located between New Hampshire Avenue and Maine Avenue at Melrose Avenue.

The following is a list of the proposed amendments.

SECTION III C. (B)

Maximum Lot Coverage

Existing

Maximum building coverage within any Category B should not exceed 70% percent of the gross site area.

Proposed

Maximum impervious coverage within any Category B between New Hampshire Avenue and Maine Avenue should not exceed 90% percent.

SECTION III C. (B)

Maximum Height

Existing

40' feet to Mid Rise Zone

Proposed

60' feet to Mid Rise Zone

SECTION III C. (B) – FIGURE 3

Mid Rise Zone Setback

Existing

75' foot Setback

Proposed

65' foot Setback

SECTION III C. (B) – FIGURE 3

View Corridor

Existing

75' feet

Proposed

15' feet

In addition to the requested amendments, the Planning Division has reviewed the entire Northeast Inlet Redevelopment Plan and recommends the following additional amendments:

Ordinance

Ordinance No. 91

OF THE
CITY OF ATLANTIC CITY, N.J.

Date...10-05-05..
Date to Mayor.10-20-05.

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

Factual contents certified to by

Legislative Counsel Daniel J. Gallagher Esq.

Business Administrator /s/ Benjamin R. Fitzgerald

Prepared by Legislative Counsel

Council Member CALLAWAY Presents the following Ordinance:

AN ORDINANCE TO PERMIT CERTAIN IMPROVEMENTS TO GARDNER'S BASIN AND NEW HAMPSHIRE AVENUE.

WHEREAS, the City of Atlantic City (the "City", pursuant to N.J.S.A.40:12A-1 et seq., commonly known as the "Local Redevelopment and Housing Law" (the "Act"), adopted a redevelopment plan (the "Redevelopment Plan") for the property commonly known and referred to as the Garwood Mills Site, which is bounded by Caspian and New Hampshire Avenues and the Absecon Inlet (the "Redevelopment Area"); and

WHEREAS, in furtherance of the Redevelopment Plan, the City adopted Ordinance No. 22 of 2004, designating the Landings as Caspian Point, LLC, the Redeveloper (the "Redeveloper") of the Redevelopment Area; and

WHEREAS, in order to memorialize the rights and obligations of the City and the Redeveloper under the Redevelopment Plan, the City entered into that certain Redevelopment Agreement with the Redeveloper, executed October 22, 2004 ("the Redevelopment Agreement"); and

WHEREAS, in furtherance of the Redevelopment Plan and the Redevelopment Agreement, the City and the Redeveloper have determined that it is necessary to relocate and realign certain existing and proposed features located in Gardner's Basin and along New Hampshire, all as more particularly set forth in a certain plan prepared by Arthur W. Ponzio & Assoc., entitled "Preliminary Redevelopment Plan" and dated September 27, 2005, (the "Plan"); and

WHEREAS, in order to give effect to the foregoing, City Council hereby adopts the terms and provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Atlantic City that:

SECTION 1. In connection with the project contemplated to be constructed by the Redeveloper as is provided in the Redevelopment Agreement, the improvements described and set forth in the Plan, comprised of a new parking lot at the end of New Hampshire Avenue and the relocation of the existing Poseidon statue and a new turn-around surrounding the relocated Poseidon statue, are approved subject to final review and approval of the Planning Board for the City of Atlantic City and the City Engineer

SECTION 2. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. This Ordinance shall take effect immediately upon its final passage and publication, as provided by law.

August 23, 2006 2:24:01 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.
CLARK				X			MASON	X					X
JONES	X					X	ROBINSON	X			X		
MANCUSO	X						ROSARIO	X					
MARSH	X						SMALL	X					
CALLAWAY, PRESIDENT								X				X	
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...OCTOBER 5, 2005.....

Adopted on second and final reading after hearing on...OCTOBER 19, 2005.....

Reconsidered Over

Approved By.../S/LORENZO...T. LANGFORD .Date...10/21/05....By Council.....Ride _____

Mayor

Aye

Nay

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

.../S/...ROSEMARY ADAMS.....City Clerk