

# **Redevelopment Plan Northeast Inlet Atlantic City, New Jersey**

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Prepared for

The Casino Reinvestment Development Authority

**CRDA**

In cooperation with

City of Atlantic City

Atlantic County Improvement Authority

Atlantic City Housing Authority and Redevelopment Agency

Inlet Community Development Corporation

Prepared by:

**ZHA Incorporated**  
Anderson Associates, Inc.

Annapolis, Maryland  
Washington, DC

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June 1987

# Ordinance

## OF THE CITY OF ATLANTIC CITY, N.J.

No. 93

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

*[Signature]*  
City Solicitor/Legislative Counsel

Actual contents certified to by  
Title *[Signature]* 9-1-87

Prepared by City Solicitor's Office

Councilman COLLETTE WHITTINGTON Presents the following Ordinance:

1 AN ORDINANCE declaring the NORTHEAST INLET AREA an area in need of  
2 rehabilitation and approving a Redevelopment Plan for said area.

3  
4 WHEREAS, under the provisions of the State of New Jersey  
5 "Redevelopment Agencies Law", referred to as Chapter 306 of the  
6 Laws of 1949, page 973, Section 1 et seq., the Atlantic City Housing  
7 Authority and Urban Redevelopment Agency is authorized to undertake  
8 and carry out redevelopment projects; and

9  
10 WHEREAS, it is provided in such Act that the governing body  
11 of the Municipality, in taking action in reference to a redevelopment  
12 plan, be satisfied that the said redevelopment plan provides for  
13 an outline for the replanning, development or redevelopment of  
14 said areas sufficient to indicate: (1) its relationship to definite  
15 local objectives as to appropriate land uses, density of population  
16 and improved traffic, public transportation, public utilities,  
17 recreational and community facilities and other public improvements,  
18 (2) proposed land uses and building requirements of the area and  
19 (3) provision for the temporary and permanent location of persons  
20 living in such areas, by arranging for a decent, safe and sanitary  
21 dwelling units at rents within the means of the persons displaced  
22 from said areas; and

23  
24 WHEREAS, the Atlantic City Housing Authority and Urban  
25 Redevelopment Agency, along with other governmental agencies, has  
26 made studies of the location, physical condition of structures,  
27 land use, environmental influences and social, cultural and economic  
28 conditions of the renewal area and has determined that the areas  
29 are renewal areas, and that they are detrimental and a menace to  
30 the safety, health and welfare of the inhabitants and users thereof  
31 and of the locality at large, because of the general substandard,  
32 unsafe, unsanitary and dilapidated condition of the buildings  
33 therein, and unimproved vacant land, dilapidated structures and  
34 a lack of proper utilization of the land and buildings, and the  
35 members of the City Council have been fully apprised by the Housing  
36 Authority and Urban Redevelopment Agency of these facts and  
37 conditions; and

38  
39 WHEREAS, the renewal area is the Northeast Inlet, more  
40 specifically defined as that area bounded on the South by Atlantic  
41 Avenue from the Boardwalk to Massachusetts Avenue; on the West  
42 by Massachusetts Avenue from Atlantic to Adriatic Avenues; on the  
43 North by Gardner's Basin, in the Absecon Inlet, and on the East  
44 by the Boardwalk, designated on the Tax Map of the City of Atlantic  
45 City as the G Blocks with the exception of Block G19, and Blocks 89,  
46 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 101, 102, 104 and 105; and

47  
48 WHEREAS, the governing body, by Resolution No. 435-1987, directed  
49 the Planning Board to review the proposed Redevelopment Plan and  
50 to make recommendations as to whether (1) the Northeast Inlet Area is  
51 in need of rehabilitation, and (2) the acceptability of the Redevelop-  
52 ment Plan; and

53  
54 WHEREAS, the Atlantic City Planning Board has submitted to the  
55 City Council its report and recommendations respecting the  
56 Redevelopment Plan, and has by Resolution determined that the  
57 Northeast Inlet Area is in need of rehabilitation and has recommended  
58 the adoption of the Redevelopment Plan with certain modifications,  
59 finding that said Plan conforms to the Master Plan; and

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## Ordinance Cont. P.2

WHEREAS, City Council has duly considered the report and recommendations of the Planning Board;

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

SECTION 1. That the Northeast Inlet Area as defined above, be and the same is hereby determined to be in an area in need of rehabilitation, pursuant to N.J.S.A. 40:55C-17, in conformity with the finding and recommendation of the Atlantic City Planning Board.

SECTION 2. That the Redevelopment Plan for the Northeast Inlet contained in the document entitled "Redevelopment Plan Northeast Inlet - Atlantic City, New Jersey, said document being on file in the City Clerk's Office, it is hereby approved with the following modifications:

1. Commercial uses in the "A" land-use category areas should be discouraged, with the exception of the designated Neighborhood Commercial site on Melrose Avenue.
2. Permitted uses in the "A" land-use category should be limited to single family houses (attached and detached), particularly in the the area bounded by Melrose, Parkside, N. Rhode Island and N. New Hampshire Avenues.
3. Petitioned uses in all land-use categories should be subject to review and approval by the implementing agency, and not the Project Review Team.
4. All references to conditional use (s) should be changed to petitioned use(s).
5. Landscape design standards similar to those established in the Atlantic City Land Use Ordinance should be provided in the plan.

SECTION 3. In order to implement and facilitate the effectuation of the objectives of the Redevelopment Plan hereby approved, the City hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan, and (c) stands ready to take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan. Further, the Mayor is hereby authorized and the City Clerk to attest a Memorandum of Agreement with the Casino Reinvestment Development Authority, The Housing Authority and Urban Redevelopment Agency of the City of Atlantic City, The Atlantic County Improvement Authority and The Inlet Community Development Corporation, outlining their specific roles and responsibilities in implementing the within approved Redevelopment Plan.

SECTION 4. Any and all previous Redevelopment Plans approved by the governing body of the City of Atlantic City which are inconsistent in whole or in part with the Redevelopment Plan approved by the within Ordinance, specifically the Redevelopment Plans concerning Blocks 104 and 105 on the Tax Map of the City of Atlantic City, are hereby modified and amended to the extent of such inconsistencies.

1 SECTION 5. All Ordinances or parts of Ordinances which are  
 2 inconsistent with the provisions of this Ordinance are, to the  
 3 extent of such inconsistency, hereby repealed.  
 4  
 5 SECTION 6. Should any section, clause, sentence, phrase or  
 6 provision of this Ordinance be declared unconstitutional or invalid  
 7 by a Court of competent jurisdiction such decision shall not affect  
 8 the remaining portions of this Ordinance.  
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 10 SECTION 7. This Ordinance shall take effect upon final passage,  
 11 adoption and publication in the manner prescribed by law.  
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RECORD OF COUNCIL VOTE ON FINAL PASSAGE													
COUNCILMAN	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCILMAN	AYE	NAY	N.V.	A.B.	MOT.	SEC.
DORN				✓			ORSATTI	✓					
GROSSMAN	✓						SYKES	✓					
MOONEY				✓			WHELAN	✓					
MOSEE				✓			WHITTINGTON	✓					
COLLETTE, PRESIDENT								✓					

✓ - 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 16, 1987 Adopted on

second and final reading after hearing on October 7, 1987

Approved By: *Jamal Tesoro* Mayor *Henry K. Steward* City Clerk  
 date: 10/7/87  
 Reconsidered By Council   
 Over Ride Vote  Aye  Nay

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- C. Proposed Circulation and Open Space Plan
- D. Proposed Land Use Plan
- E. Illustrative Model
- F. Initial Action Area Illustrative Plan
- G. Block Number Key Map



I. INTRODUCTION

## I. INTRODUCTION

This Redevelopment Plan was prepared in behalf of the Atlantic City Cooperative Team. The Cooperative Team consists of representatives of the following:

- The Mayor of Atlantic City and his staff;
- Members of the Planning and Development Committee of the City Council;
- The Casino Reinvestment Development Authority;
- The Atlantic County Improvement Authority;
- The Atlantic City Housing Authority and Redevelopment Agency;
- The Atlantic City Department of Planning and Development;
- The Atlantic City Planning Board;
- The Atlantic City Zoning Board of Adjustment;
- The Inlet Community Development Corporation; and
- The First Ward Civic Association.

The Cooperative Team, through the Casino Reinvestment Development Authority (CRDA) entered into a cooperative

arrangement to engage ZHA, Inc., in association with Anderson Associates, Inc., to make an investigation of the need and desirability of preparing a Redevelopment Plan for the Northeast Inlet area of Atlantic City.

In accordance with the New Jersey Redevelopment and Regional Development Agencies Statutes (N.J.S.A.4; 55C et seq) a "Northeast Inlet Redevelopment Plan" has been prepared. In accordance with N.J.S.A.40:55C-17 et seq the plan is based upon a thorough investigation documenting that the identified area "is an area in need of rehabilitation so as to prevent the existence of blighted conditions". The plan provides for the redevelopment of the Northeast Inlet Area in terms of "...municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area." (N.J.S.A.40:55C-4 et seq).

The plan document is organized into three main sections. The first section describes the basic purpose of the plan including a boundary description, plan history, plan objectives and conformance with community objectives. The second portion of the draft Redevelopment Plan describes existing conditions in the Northeast Inlet area and documents the existence of an area in need of rehabilitation. The third portion of the report contains the requisite plan elements.

The Redevelopment Plan must be reviewed and approved pursuant to the procedures provided for in Chapter 55C (N.J.S.A. 40:55-32 et seq) of the New Jersey Statutes with respect to a Redevelopment Plan.

A. PURPOSE OF THE PLAN

The purpose of this Redevelopment Plan is to provide for "... clearance, replanning, development and redevelopment" (N.J.S.A. 40:55C-5 et seq) of the Northeast Inlet in accordance with Chapter 55C of the New Jersey Statutes. The draft plan provides for the redevelopment of the Northeast Inlet in terms of "... municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities and other improvements; and to indicate proposed land uses and building requirements ..." (N.J.S.A. 40:55C-5 et seq.).

These purposes are consistent with the broad policies and goals of local and State officials and area residents, and can be summarized as follows:

- To create a balanced residential community that is functional and safe, allows for privacy and social interacting and has a positive commercial/neighborhood identity and residential character;
- To create economic value based on existing assets for community residents, developers, business people and the City of Atlantic City;
- To support physical improvements that preserve/enhance the community's natural features and enhance the community's image;

- To implement adequate prevention and protection techniques that control flooding in the Inlet;
- To preserve sound residential and historically significant structures wherever possible and economically feasible;
- To enhance maritime commercial and maritime tourist facilities and activities; and
- To eliminate vehicular through-traffic through residential neighborhoods, to create pedestrian walkways and improve public access to the waterfront.

Residential components of the Redevelopment Plan have three basic purposes. One primary purpose is to offer a full range of housing choices for home ownership as well as tenancy. Another purpose is to design a suitable variety of unit types for existing and new area residents. The "variety" refers to the requisite mix of low-rise, mid-rise and high-rise units needed to maximize market appeal of the redevelopment. Thus, a third purpose of the residential components is to clarify the community image through a redefined scale, size and density.

The neighborhood commercial component of the Redevelopment Plan has two basic purposes. One purpose is to create the services and facilities that can offer a stronger sense of community identity. A second purpose is to locate the services and facilities in areas that solidify the consumer base.

Maritime commercial activities concentrated along Gardner's Basin are to be preserved and enhanced. Actions necessary to assure continued existence of these specialized maritime activities are to take place in conjunction with a managed program to introduce compatible waterfront-related activities such as maritime retail sales, retail fish stores and restaurants and related uses.

Historic maritime activities are concentrated in an improved Gardner's Basin Park are to be reinforced and enhanced. A maritime-related recreational, educational and entertainment center meeting community and tourists needs and activities is envisioned.

An additional important purpose of the Redevelopment Plan is to identify and resolve critical physical needs of the Northeast Inlet Area. These physical needs include but are not limited to: the prevention of the existence of blighted conditions; the addressing of the current deterioration of the housing stock; buildings that are substandard, unsafe, insanitary, dilapidated or obsolescent; abandonment of buildings allowed to fall in disrepair; unimproved vacant land; growing or total lack of property utilization of the area; traffic, circulation and road alignments and improvements; inadequate water, sewer, storm sewer facilities; and in particular, flooding and/or flood prone conditions.

B. PROJECT BOUNDARY

The proposed Northeast Inlet Redevelopment Area and boundary are shown on Exhibit A and are as herein described:

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 South East line of Atlantic Ave. (130' wide) with the South West line of Massachusetts Ave. (50' wide), and extending thence by N.J.P.C.S. Meridian

- (1) N27°40'0.48" W, along said South West line of Massachusetts Ave., 2315.00' to the Northerly line of Adriatic Ave., being the Southerly line of Lot 164, Block G-19; thence
- (2) N62°19'55.2" E, along said Southerly line of Lot 164, 134.87' to a point in line of Gardners Basin; thence
- (3) S41°49'15.7" E, along same, 61.878' to an angle corner to Lots 1 and 2, Block G-24; thence
- (4) S27°40'04.8" E, still along Gardners Basin, 125' to line of Lot 14, Block G-24; thence
- (5) N62°19'55.2" E, along said Lot 14, 25' to a corner of same in aforesaid Gardners Basin; thence
- (6) S27°40'04.8" E, still along Lot 14, 50' to another corner; thence
- (7) S62°19'55.2" W, still along Lot 14, and along Gardners Basin, 25'; thence
- (8) S27°40'04.8" E, still along Gardners Basin, 80' to a corner in same; thence
- (9) N62°19'55.2" E, still along Gardners Basin 184.01' to a corner in same; thence
- (10) S27°40'04.8" E, 1.53' to another corner in said Basin; thence
- (11) N62°19'55.2" E, 30' to another corner in said Gardners Basin, being in the Easterly line of same; thence
- (12) N31°12'02.3" W, 44.318' to a corner in said Basin; thence
- (13) N74°40'54.7" W, 39.60' to another angle; thence
- (14) N32°37'50.1" W, still along the East line of said Basin, 346.80' to another corner in same; thence
- (15) N27°40'04.8" W, still along said Basin, 1054.016' to a corner in same, being an angle point 100' from Rhode Island Ave. extension; thence
- (16) N15°29'55.3" E, still along said Basin, 1728.721' to the Exterior line in Absecon Inlet; thence
- (17) Southeastwardly, along said Riparian line, curving to the right, along an arc having a radius of 2,000', 2,444.93' to a point of tangency, being in the Northerly line of Caspian Ave. extended (Chord S62°41'20.6" E, 2,295.509'); thence
- (18) S27°40'04.8" E, along said Riparian line in Absecon Inlet, 1460' to a point of curvature; thence
- (19) Southeastwardly, curving to the right, along said Riparian line, and along arc having a radius of 4,000', 1419.614' to first mentioned South East line of Atlantic Ave. (Chord = S18°15'39.3" E, 1307.584"); thence
- (20) S62°19'55.2" W, along same, 2550.72 to the point and place of beginning.

Containing 10,930,928.22square feet

250.94 Acres

C. PLAN HISTORY

The preparation of this Redevelopment Plan is the culmination of a lengthy process involving the City of Atlantic City, local community groups and a variety of local and State agencies.

In July, 1981, the Atlantic City Congress of Community Organizations, in cooperation with the State Public Advocate, filed a petition with the Casino Control Commission to ensure that the overall promise of community revitalization indicated in the 1977 Casino Control Act was implemented. As a result of that action, the Casino Control Commission engaged the American City Corporation to conduct a detailed study of the City to determine redevelopment potential within the City. In October, 1983, the American City Corporation submitted its report. The report identified the larger Inlet as a primary redevelopment area.

In order to further aid and assist in the redevelopment of the Inlet area, the State Legislature amended the Casino Control Act in December, 1984, creating the Casino Reinvestment Development Authority. In the fall of 1986 a cooperative policy team was initiated that would serve to coordinate planning information for the Inlet area among all City agencies.

The team includes the Mayor of Atlantic City and his staff, members of the Planning and Development Committee of City Council, the Casino Reinvestment Development Authority, the Atlantic County Improvement Authority, the Atlantic City Housing Authority and Redevelopment Agency, the Atlantic City Department of Planning and Development, the Atlantic City



Planning Board, the Atlantic City Zoning Board of Adjustment, the Inlet Community Development Corporation and the First Ward Civic Association. The CRDA subsequently entered into a cooperative agreement with the City of Atlantic City, the Atlantic County Improvement Authority and the Atlantic City Housing Authority and Redevelopment Agency to prepare a draft Redevelopment Plan for the Northeast Inlet portion of the City. After a detailed consultant selection process, the Cooperative Team engaged the services of ZHA, Inc., and Anderson Associates, Inc., to undertake Northeast Inlet redevelopment planning.

In November of 1986, the consultant team initiated redevelopment planning activities. From November through April, the consultant team undertook an intensive review and examination of the Northeast Inlet area. This included a thorough review and examination of prior planning efforts, a series of meetings and work sessions with public officials and community residents, a detailed survey of the area's physical, economic and market conditions, and the preparation of development plans and options. These development plans and options were further reviewed with public officials and community residents in order to aid in the preparation of a draft Redevelopment Plan. This document is the culmination of the cooperative effort among the consultant team, public officials and local area residents.

#### D. PLAN OBJECTIVES

The following objectives have been formulated to guide the planning and programming of the Northeast Inlet Redevelopment Area. These objectives are in accordance with N.J.S.A. 40:55C-15 et seq.

- ... proceed with the clearance, replanning, development and redevelopment of ... "the Northeast Inlet area... so as to prevent the existence of blighted conditions;"
- To acquire or contract to acquire real or personal property or any interest therein, as may be necessary or proper for carrying out the Redevelopment Plan;
- To clear any area acquired and install, construct or reconstruct streets, facilities, utilities and site improvements essential to the Redevelopment Plan;
- To provide resources for the relocation or arrange for the relocation of residents of the area, as may be necessary;
- To dispose of land acquired by sale, lease or exchange for uses specified in the Redevelopment Plan;
- To arrange or contract with other public agencies or redevelopers for the planning, replanning, construction or undertaking of any project redevelopment work;
- To contract for extension of credit or making loans to redevelopers to finance any project or redevelopment work;
- To arrange or contract with a public agency for the relocation of residents, industries or commerce displaced from the Redevelopment Area;

- To do all things necessary to carry out powers under the Redevelopment Act;
- To create a balanced residential community with a variety of housing unit types, housing unit densities, tenure arrangements and income levels;
- To reinforce, where possible, existing viable uses and facilities consistent with the overall Redevelopment Plan;
- To provide needed infrastructure and road improvements to serve the Redevelopment Area;
- To develop an open space system providing pedestrian and transit linkages and assuring public access to the waterfront;
- To create clustered neighborhood residential development enhancing the image and character of the Northeast Inlet area;
- To provide a strong visual image for the Northeast Inlet area through mid-rise development corridors, high-quality building design, recreation, open space, plaza, park areas and landscape treatment;
- To support and attract commercial, service and open space development which assists and facilitates in the overall Redevelopment Plan;

- To support the preservation and enhancement of maritime commercial space in appropriate locations within the Redevelopment Area;
- To encourage and facilitate the enhancement of Gardner's Basin as a maritime educational, tourist and recreational attraction, including the provision of appropriate maritime-related theme retail facilities;
- To provide necessary public improvements to complement and serve existing and new development including needed utilities, street closings and changes, streetscape improvements, open space, landscaping, pedestrian and transit linkages, etc.;
- To provide additional necessary public services to serve existing and new development;
- To enhance the image and quality of life in the Northeast Inlet area through implementation of the Redevelopment Plan.
- To remove all structurally substandard buildings;
- To eliminate blighting influence and incompatible land uses;
- To retain properties of historical, religious, memorial and/or social value;

- To rehabilitate to the maximum extent possible existing residential units;
- To erect structures sensitively and properly designed to meet the needs of creating a balanced residential community;
- To construct single-family attached and multi-family residential units which will establish sound residential neighborhoods;
- To support and encourage commercial, recreational, cultural, social and entertainment amenities for the residents of the area;
- To promote and stimulate the proper growth with the redevelopment area in the City;
- To preserve existing values and maintain taxable values of properties within or in proximity to the redevelopment area; and,
- Encourage economically and socially sound development by public and/or private enterprise which provides employment and housing opportunities for area residents.

E. CONFORMANCE WITH COMMUNITY OBJECTIVES

The Redevelopment Plan will conform with local and community objectives as to appropriate land uses, density of population and improved traffic, public transportation, public

utilities, recreational and community facilities and other public improvements. The Redevelopment Plan conforms with the goals and purposes contained in the updated Atlantic City Comprehensive Master Plan and other adopted community policies and objectives.

The standard policies and community objectives contained in the updated Atlantic City Comprehensive Master Plan and other adopted public policies include:

- That the Redevelopment Plan assures the most appropriate use of land and waterfront resources consistent with the public interest;
- The Redevelopment Plan assures the creation of a balanced residential community;
- The Redevelopment Plan assures coordinated development of sound neighborhoods with adequate services and facilities;
- The Redevelopment Plan will assure the provision of public services, community facilities and utilities in a most efficient and cost-beneficial manner;
- The Redevelopment Plan proposes land uses and building requirements within the Redevelopment Area will be consistent with adopted community master plans;

- The Redevelopment Plan provides for the relocation of persons living in such areas by arrangement for decent, safe and sanitary dwelling units;
- The Redevelopment Plan assures that residents to be relocated under law, who resided in the Northeast Inlet Area in 1983 and continuously thereafter through 1984, will have the right to replacement housing in the Northeast Inlet Area regardless of household size or income;
- Rehabilitation of individual units under the Redevelopment Plan will be completed in conformance with public policies relative to prevention and amelioration of flooding;
- The Redevelopment Plan and rehousing policy will be consistent with the laws of New Jersey; and
- The Redevelopment Plan will comply with all requirements of the Redevelopment Agencies Law of the State of New Jersey (N.J.S.A.40:55C et seq).

F. BASIC PLAN ELEMENTS

Program elements for the Northeast Inlet Redevelopment Area include a variety of new and revitalized land uses and specific plan elements.

In order to achieve the objectives of the Redevelopment Plan, the use of all land within the Redevelopment Area will be made subject to the regulations and controls specified in this

plan. These Redevelopment Plan elements will deal with residential development, commercial/service development, public open space, waterfront development and circulation. Detailed rules and regulations concerning permitted uses, building intensity, maximum density, building requirements and the relationship to local objectives, respecting appropriate land uses, improving traffic, etc., are contained within the individual plan elements, development controls/guidelines. A summary of basic plan elements is presented below.

1. Residential Development

A variety of residential unit types, densities and price levels are proposed in order to create a balanced residential community. The overall concept includes rehabilitating the maximum number of units possible consistent with existing unit conditions, flood plain issues and plan requirements.

Rehabilitated and new low- and moderate-density development will provide housing for existing residents of the area as well as opportunities to bring people into the Northeast Inlet area in a variety of unit types and at a variety of price levels. A series of low- and moderate-density neighborhood-oriented residential uses will be concentrated in those areas of the Northeast Inlet generally west of New Hampshire Avenue and north of the Atlantic Avenue frontage. An estimated total of approximately 1,380 new low- and moderate-density residential units will be constructed along with the estimated renovation of 450 to 685 (midpoint 570) existing low- and moderate-density residential units.



New medium- and high-density units are proposed in two corridors north of Atlantic Avenue and between Maine and New Hampshire Avenues. These units are to be properly set back from the waterfront and assure public access and views while bringing new people and new life into the Northeast Inlet area. A total of approximately 1,620 medium- and high-rise units are proposed.

The ultimate goal of the residential component of the Redevelopment Plan is to create a balanced residential community with approximately 3,500 additional rehabilitated and new units in the Northeast Inlet. These are in addition to the approximately 1,200 existing and occupied units which are to remain, creating a total of approximately 4,700 dwelling units in the Northeast Inlet Area.

## 2. Commercial/Service

The commercial components of the Northeast Inlet Redevelopment Plan are largely designed to supplement existing units, provide necessary services to new residents and employees, help create a balanced community, and provide tourist and recreational opportunities.

A small-scale (approximately 12,000 square feet) convenience center is proposed along Melrose Avenue between Vermont and New Hampshire Avenues. This location is central to the Northeast Inlet community and convenient to the Uptown Center and is to provide for the day-to-day needs of the Northeast Inlet.

A community shopping and service center is proposed along Atlantic Avenue between Vermont and New Hampshire Avenues. Approximately 30,000 to 40,000 square feet of community shopping and service is encouraged to serve Northeast Inlet residents and the adjacent residential population. This center will include community-oriented facilities such as groceries, drug store, carry-out food, personal services and the like.

Maritime-related commercial facilities are to be encouraged along the eastern edge of the Gardner's Basin. Existing water-dependent commercial maritime uses are to be preserved. In order to reinforce and enhance, but not replace, water-dependent uses, selected maritime-related commercial activities, compatible with commercial marine uses are to be allowed as conditional uses.

The Historic Gardner's Basin maritime facility is to be enhanced and revitalized. Gardner's Basin is to function as a maritime-oriented tourist, recreational, educational center. Recreation and entertainment-type uses which will serve to reinforce and enhance the maritime concept are to be encouraged. Likewise, compatible specialty retail facilities are proposed within the Gardner's Basin area to complement and support maritime recreational and tourist activities. This includes restaurant, recreational, and specialty retail uses with a maritime theme.

Finally, in order to further create a balanced community and provide necessary services and support to residents, employee and businesses, complimentary commercial uses are proposed as a conditional use in conjunction with residential

development. Such uses are designed to serve community and residential needs and provide commercial opportunities in relationship to high-density and waterfront development.

3. Open Space

The Redevelopment Plan provides for a system of public and private open spaces ranging in size from small neighborhood spaces and pathways to large-scale public parklands and recreational facilities. The following are the major components:

a. Waterfront Open Space

Subject to future considerations and decisions, the plan permits retaining the existing Boardwalk. In conjunction with this, the plan proposes using a portion of Maine Avenue right-of-way as a continuous linear public park extending from Atlantic Avenue to Caspian Avenue. From Caspian Avenue northward, the plan proposes the provision of a perpetual public access easement along the Absecon Inlet waterfront, at a minimum of 50 feet in width, linking to the public facilities at Historic Gardner's Basin at the tip of the peninsula.

This Maine Avenue open space corridor would be linked back into the community by means of pedestrian access along the rights-of-way of Caspian, Adriatic, Melrose, Madison, Grammercy and Atlantic Avenues. As is traditional in Atlantic City, these street-ends provide direct and unobstructed access to the waterfront. To ensure appropriate design and spaciousness at

these important street-ends, the plan proposes special design guidelines and criteria for abutting private development in order to prevent the intrusion of building masses and shadows.

b. Waterfront Park

The block bounded by New Hampshire, Melrose, Madison and Maine Avenues is designated for development as a major public park to serve the Northeast Inlet residents as well as the population of the extended Inlet community. Centrally located within the community, this park is intended to provide a major open space focal point and "window" on the water. Waterfront Park is intended as an extension of the existing community facilities lying immediately to the west between Melrose and Madison Avenues and including the Uptown Complex, the proposed fire station and the elderly housing at Jeffries Tower and Inlet Tower.

4. Waterfront Development

In addition to the great public benefit and recreational opportunities represented by extensive waterfront exposure of the Northeast Inlet, the Redevelopment Plan recognizes the economic opportunity and highest-and-best-use demands related to water-oriented private development parcels. The plan proposes blending these demands with the equally important demands for public access and use of the waterfront and for maintaining a balance of building heights, densities and economic opportunities within the Northeast Inlet.

In order to maintain this blend of socially and economically responsible waterfront development, the plan proposes a variety of building heights and densities along the Absecon Inlet waterfront as follows:

a. High-Rise

The plan proposes limiting high-rise, high-density (in excess of 160 feet) to two locations at either end of the waterfront. The first would be in proximity to the existing Flagship structure located on Maine Avenue near Atlantic Avenue. The second would be north of Caspian Avenue and east of New Hampshire Avenue, incorporating the existing Starns waterfront. In both cases, private development on the sites would require the provision of public accessibility to the waterfront and appropriate lower-floor treatments to enhance the pedestrian level environment.

b. Low -and Mid-Rise

The remainder of the Absecon Inlet waterfront development parcels would be limited to a mix of low- and mid-rise structures.

c. Maritime Commercial

The plan proposes maintaining and enhancing the working waterfront character of the properties along Gardner's Basin fronting on Rhode Island Avenue. While several of these properties are at the present time vacant and derelict, the plan envisions a rejuvenation of the commercial usage of these

properties to serve the maritime and seafood industries. The plan also permits the introduction of water-related eating, drinking and entertainment facilities as appropriate.

d. Historic Gardner's Basin

As discussed above, the waterfront activities associated with Historic Gardner's Basin and the Maritime Museum will continue and be reinforced and augmented. Expanded and improved maritime educational, recreational and tourist activity will be and supported by additional maritime waterfront theme commercial. The plan envisions Historic Gardner's Basin becoming an Atlantic City attraction with a continuing maritime theme.

5. Circulation

The plan proposes redefining the character and capacity of the existing street system in order to respond to the future anticipated traffic volumes and to the plan objectives for the creation of neighborhoods and public open space. The plan creates a hierarchy of public streets as follows:

a. Primary Thoroughfares

The plan proposes widening New Hampshire Avenue from Atlantic Avenue northward to Historic Gardner's Basin. This improvement is intended to accomplish the several objectives of channeling major north/south movement away from the

adjacent neighborhoods, providing clear and convenient access to major public attractions at the tip of the peninsula, providing a buffer between the higher-density waterfront development and the low-density neighborhoods to the west and providing a major focus and "spine" unifying the Northeast Inlet.

b. Secondary Streets

Recognizing Melrose Avenue as a prominent entrance into the Northeast Inlet, the plan proposes maintaining maximum carrying capacity and convenience of this street into and out of the community. Further, the plan proposes reserving the option for future widening of Rhode Island Avenue and Parkside Avenue if needed to accommodate the traffic demands of the adjacent neighborhoods and commercial development. Together with the improved New Hampshire Avenue, these secondary streets will provide a loop circulation pattern around the low-density neighborhood lying north of Melrose Avenue.

c. Minor Through Streets

The plan proposes maintaining the one-way pair of Madison Avenue and Grammercy Place. These streets are integral to the circulation plan of the City and should be maintained at much their current capacity.

d. Local Service Streets

The plan proposes designating several selected streets as local service streets. Traffic on these streets

will be limited to access and service to adjacent uses and, as such, may accommodate on-street parking and frequent curbs-cuts, as appropriate.

e. Other Rights-of-Way

Existing rights-of-way within the Redevelopment Area which are not designated in one of the four above categories will be subject to abandonment, closure and/or reconfiguration as maybe appropriate to accomplish the objectives of the plan and will be subject to the criteria identified during detailed design and project implementation.



II. EXISTING CONDITIONS

## II. EXISTING CONDITIONS

This section of the draft Redevelopment Plan contains a detailed review and examination of existing conditions within the Redevelopment Area. This includes a review of land use, building conditions, infrastructure, planning considerations and socio-economic conditions.

This information is designed to aid in the determination of the Northeast Inlet as a Redevelopment Area under the terms of the New Jersey Redevelopment Agencies Law (N.J.S.A.40:55C-31 et seq). The information on existing conditions may be used to determine the area "is in need of rehabilitation so as to prevent the existence of blighted conditions... (N.J.S.A.40:55C-15 et seq)".

In order to aid the appropriate agencies in determining conditions in the Northeast Inlet Area as it relates to the existence of an area in need of rehabilitation (N.J.S.A.40:55C-17), information is provided concerning:

- Deterioration of housing stock;
- Age of housing stock;
- Supply and demand of housing;
- Substandard, unsafe, insanitary, dilapidated or obsolescent conditions;

- Arrearage in real property taxes due on residential properties;
- Conditions of topography, soil, deleterious land use, or obsolete layout, which are detrimental to safety, health, morals or welfare of the community; and/or
- A growing or total lack of proper utilization of areas caused by condition of title, diverse ownership and other conditions resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

The following paragraphs contain a review and examination of existing conditions, infrastructure, planning considerations and socio-economic conditions.

A. LAND USE

As shown in Table 1, existing land use, approximately 40.45 acres of the non-right-of-way land area within the North-east Inlet (as defined on Exhibit A within the boundary for area calculations) falls under the category of vacant land. For the purpose of this analysis this category was defined as including tax map lots which are currently unimproved but which may be used on a interim basis for informal or non-related parking.

TABLE 1  
 NORTHEAST INLET REDEVELOPMENT AREA  
 EXISTING LAND USE  
 APRIL, 1987  
 (Acres)

Block	Total Area*	Vacant Land	Improved Land				Other Uses	
			Residential		Occupied (DU's)	Vacant (DU's)	Occupied	Vacant
			Occupied	Vacant				
G-1	1.61	1.18	0.05	0.05	4	4	-	0.33
G-2	1.61	1.04	0.40	0.14	13	17	-	0.03
G-3	1.61	0.56	0.44	0.03	13	3	0.58	-
G-4	1.61	0.63	0.68	0.03	18	2	0.27	-
G-5	1.61	0.51	0.85	0.07	17	3	0.03	0.15
G-6	1.61	0.72	0.47	0.24	15	11	0.18	-
G-7	1.61	0.68	0.64	0.12	18	6	0.17	-
G-8	1.61	1.27	0.22	0.05	14	3	0.01	0.06
G-9	1.61	0.81	0.28	0.30	18	20	0.02	-
G-10	1.61	1.12	0.42	0.07	17	4	-	-
G-11	0.72	0.39	0.28	0.05	17	3	-	-
G-12	0.72	0.43	0.18	0.11	12	6	-	-
G-14	1.78	1.25	0.36	0.17	13	16	-	-
G-15	1.84	1.05	0.52	0.27	17	12	-	-
G-16	3.44	0.59	2.24	0.58	94	29	0.03	-
G-20	3.03	1.20	-	-	-	-	1.83	-
G-21	10.56	6.18	-	-	-	-	-	4.38
G-23	11.88	-	-	-	-	-	11.88	-
G-24	2.28	1.63	0.14	0.03	5	2	0.52	-
91**	4.50	3.28	1.13	0.07	15	4	0.02	-
92	4.42	2.51	0.29	0.23	13	24	1.39	-
93	4.06	1.37	2.15	0.51	104	20	0.03	-
94	3.42	1.88	1.01	0.50	37	17	0.03	-
95	0.36	-	-	-	-	-	-	0.36
96	4.36	3.76	0.38	0.22	16	11	-	-
97	3.86	-	3.86	-	456	-	-	-
98	4.13	1.79	1.92	0.37	113	13	0.05	-
99	4.22	1.32	0.91	0.95	44	24	1.04	-
101	3.46	1.43	1.32	0.45	42	9	0.26	-
102	3.58	1.87	1.32	0.39	60	16	-	-
104	4.09	-	-	-	-	-	4.09	-
105	4.09	-	-	-	-	-	4.09	-
Totals	100.90	40.45	22.46	6.00	1,205	279	26.52	5.31

\* Excludes Rights-of-Ways.

\*\* Excludes 440 dwelling units under construction in Flagship project.

Source: ZHA, Inc.

The remaining 60.45 acres of "improved land" includes: approximately 11.31 acres accommodating vacant structures which are totally non-productive; approximately 22.46 acres devoted primarily residential use, accommodating approximately 1,205 dwelling units; approximately 20.06 acres of recreation and open space, in Historic Gardner's Basin and the Uptown Center; and approximately 6.46 acres of other uses, predominantly in commercial activity.

Of the remaining 26.52 acres of productive non-residential land, approximately 20 acres are occupied by the Uptown Complex and Historic Gardner's Basin. The remaining 6.46 acres is accounted for in a variety of scattered institutional, public and commercial sites. Exhibit B displays existing vacant land and buildings.

A significant portion of the Northeast Inlet Area is vacant and need in redevelopment to prevent the existence of blighted conditions. The faulty arrangement, diverse ownership, undersized lots, location and/or design results in stagnant and unproductive conditions of land, potentially useful and valuable for contributing to and serving the public health, safety and welfare.

B. BUILDING CONDITIONS

Exterior visual surveys conducted under the supervision of a State licensed code inspector were conducted as a part of the preparation of the Redevelopment Plan. All properties and structures were individually evaluated on the basis of the condition of their structural integrity and the state of repair

or deterioration of their component elements. Each component was rated on a relative scale of good, fair, poor or dilapidated. Based on these findings and observations, each building within the Redevelopment Area was placed in one of three categories--good-fair, fair-poor or dilapidated. Table 2 provides a summary, by block, of the number of buildings in each of these categories.

Approximately 14 percent of all structures within the Redevelopment Area are categorized as dilapidated. Under the criteria used for this categorization, these buildings are considered to be requiring of demolition in order to ensure public safety and sanitary conditions.

The remaining 86 percent of the existing building inventory within the Redevelopment Area is nearly evenly divided between buildings in the good-fair category and buildings in the fair-poor category. It is likely that the majority of the approximately 309 buildings in the good-fair category are sound and capable of being rehabilitated. The 297 structures in the fair-poor category will require more detailed indepth interior evaluation by licensed engineers in order to determine their viability for continued use and occupancy. It is intended that these evaluations will be conducted during the ongoing implementation of this Redevelopment Plan.

### C. INFRASTRUCTURE

Engineering analyses conducted during 1985 in conjunction with the preparation of the Atlantic City Master Plan identified the Redevelopment Area as having serious system inadequacies and deterioration in the principal infrastructure

TABLE 2

NORTHEAST INLET REDEVELOPMENT AREA  
EXISTING BUILDING CONDITIONS  
APRIL, 1987

<u>Block</u>	<u>Good-Fair</u>	<u>Fair-Poor</u>	<u>Dilapidated</u>	<u>Total Building</u>
G-1	2	2	2	6
G-2	8	2	2	13
G-3	8	4	5	17
G-4	12	7	0	19
G-5	14	8	1	23
G-6	13	9	3	25
G-7	17	4	5	26
G-8	4	10	2	16
G-9	6	14	19	39
G-10	12	7	2	21
G-11	7	8	3	18
G-12	5	6	7	18
G-14	5	6	2	13
G-15	8	10	1	19
G-16	47	51	0	98
G-20	3	2	2	1
G-21	-	3	3	6
G-23	10	-	-	10
G-24	1	4	1	6
91*	3	7	0	10
92	2	8	3	13
93	14	47	0	61
94	16	9	6	31
95		1		1
96	5	10	2	17
97	2	0	0	2
98	20	20	4	44
99	19	12	16	47
101	16	11	2	29
102	29	16	4	49
104	1	0	0	1
105	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	309	297	97	703

\* Excludes under construction Flagship project.

Source: ZHA, Inc.

elements of water supply, sanitary sewage and storm drainage. In addition to this engineering analysis, visual inspection of surface elements clearly indicate general deterioration and inadequacy of the surface infrastructure improvements including street paving, curbs and gutters and sidewalks. The following is a summary description of existing infrastructure conditions:

1. Water Supply

The recent City-wide engineering evaluation of the potable water supply categorizes the Inlet area as "most critical" due to improper construction, age, inadequate size, lack of maintenance and the past installation of community systems which prevent individual metering and which result in multiple water supply failures. While these engineering analyses generally indicate the need for virtual total replacement of the distribution system within the Inlet, it verifies that the overall City-wide water supply and pumping capacity is generally adequate. The Inlet does have a water pressure and water reserve problem; however, this will be corrected by the planned construction of a 1.5-million-gallon elevated storage tank preliminary sited along Melrose Avenue within the Redevelopment Area.

2. Sanitary Sewerage

Current City-wide sewage pumping and treatment capacity are more than adequate to handle major redevelopment in the Redevelopment Area. The private collection system within the area is, however, seriously inadequate and according to the preliminary engineering evaluation should be replaced



throughout the Inlet. The collection system is 90 to 100 years old and suffers from many of the same problems as the water supply system, including community lines.

### 3. Storm Drainage

Surface water drainage for the Redevelopment Area, with the exception of the area lying north of Caspian Avenues, outfalls into the so-called "canal" drainage structure, a 70-year old, 12-foot by 10-foot sub-surface drainage structure lying under Baltic/Madison Avenues and outfalling into the inside thoroughfare at its western end and into Gardner's Basin at its eastern extreme, within the Redevelopment Area. The sluice gates at either end of the canal are inoperable, making it impossible to prevent backflow into the system during times of high seawater.

The primary problem within the Redevelopment Area is the flooding conditions which arise several times each year with the inundation of seawater. Ground elevations within the Redevelopment Area range from a high-point of approximately 9.00 feet (above mean sea level) at Atlantic and Massachusetts Avenues to a low-point of approximately 6.05 feet at Adratic and Rhode Island Avenue. Except at a few locations where ground level has been elevated, the entire Redevelopment Area lies substantially below the 100-year tidal flood elevation of 9.4 feet.

### 4. Surface Improvements

Except where improvements have been made in conjunction with new construction; roadways, curbs and gutters and

sidewalks are in a consistently poor condition, suffering from age, lack of maintenance and an unusually high incidence of excavation and patching resulting from frequent below-grade sewer and water failures.

#### 5. Electrical

Preliminary evaluations of the electrical power system in Atlantic City indicate that the supply and primary distribution systems are generally in good condition. The Atlantic Electric Company is currently considering plans to extend the Pacific Avenue duct bank into the Inlet area, looping it into the existing Baltic Avenue duct bank. It is anticipated that this planned improvement will accommodate the additional loads imposed by the plan.

#### D. OTHER PLANNING CONSIDERATIONS

This Redevelopment Plan recognizes the need for ongoing detailed planning and design during the course of plan implementation. Specifically, this work shall address the issues of:

- (1) soil conditions relative to structural bearing capacity;
- (2) infrastructure relative to the prevention of flooding and, in particular, relative to building construction and rehabilitation in conformance with Ordinance Number 14 of 1987 of the City of Atlantic City, New Jersey which stipulates the conditions for construction within flood-hazard areas such as the Redevelopment Area;
- (3) existing riparian rights as related to the value of lands acquired and disposed of under the conditions of this plan;
- (4) CAFRA (Coastal Area Facilities Review Act-- Department of Environmental Protection, Division of Coastal

Resources) review and approval as related to the provisions of this plan designating open space and public and private physical improvements; (5) detailed interior structural evaluations of selected existing buildings relative to the feasibility of building rehabilitation; and (6) market analyses relative to the feasibility of commercial and high-rise residential development as enabled under the provisions of this plan.

E. SOCIO-ECONOMIC CONDITIONS

In order to further evaluate existing conditions and to determine the need for rehabilitation, the general economic and demographic characteristics of the Northeast Inlet area were examined. Information was derived from the 1970 and 1980 Census and data compiled by a field survey/Census update by the Stockton College.

The population and income of the area is characterized by depressed conditions which substantially impair potential for sound growth and contribute to the need to rehabilitate. Comparison with the overall Atlantic City area, the Northeast Inlet has a disproportionately higher number of lower-income people. Data from the Stockton State survey indicated a median household income of approximately \$15,800, approximately 61 percent of the metropolitan area median for a family of three. Approximately 38.5 percent of the residents had very low income and only 26 percent had incomes above the median. Approximately 55 percent of the households were owners with a median payment of mortgages and taxes of \$91. The remaining 45 percent renters had a median contract rent of approximately \$213 per month.

A significant proportion of the residents were minority-group members (88 percent black, 6 percent Hispanic) with a significant proportion of elderly households (23.5 percent). Most households were generally long-time residents of the area with 80 percent having moved into the Inlet in 1984 or before; 63 percent in 1979 or before and approximately one-half residing in the Inlet since 1971.

F. SUMMARY

Based upon findings as to "existence of blighted areas, the deterioration of housing stock, age of housing stock, supply and demand for housing in the municipality and arrearage in real property tax due on residential properties..." it has been determined that the Northeast Inlet Area "... is an area in need of rehabilitation so as to prevent the existence of blighted conditions..." (N.J.S.A.40: 55C17 et seq).

Under the provisions set forth in this redevelopment plan, the Northeast Inlet Redevelopment Area will be redeveloped in accordance with municipal objectives regarding land use, public transportation, utilities, recreational and municipal facilities, and other public improvements. The plan provides for major new reinvestment and rebuilding in the redevelopment area consistent with the protection of the rights and privileges of existing and future residents of the area.

III. PLAN ELEMENTS

### III. THE PLAN

In accordance with the New Jersey Redevelopment and Regional Development Agencies Statutes (N.J.S.A.40; 55C et seq) a "Northeast Inlet Redevelopment Plan" has been prepared. In accordance with N.J.S.A.40:55C-17 et seq the plan is based upon a thorough investigation documenting that the identified area "is an area in need of rehabilitation so as to prevent the existence of blighted conditions". The plan provides for the redevelopment of the Northeast Inlet Area in terms of "...municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area." (N.J.S.A.40:55C-4 et seq).

Based upon field surveys, interviews, review of past studies, data analysis and work sessions with the local community and public officials, specific plan elements have been prepared and organized into this plan for the Northeast Inlet Redevelopment Area.

The following plan elements detail redevelopment elements in relationship to definitive community objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities and other public improvements; and indicate proposed land uses and building requirements in the Redevelopment Area.

#### A. PLAN CONCEPT

This Redevelopment Plan builds upon and sets the conditions for implementation of previous planning work conducted

for the Inlet area of Atlantic City. This planning work established the primary objective of achieving a balanced community--balanced economically, socially and in terms of densities and building heights and types. This Redevelopment Plan reflects the concept for a balanced community by stipulating the permissible character, height and density of residential construction within specific geographic units called Planning Units (see Exhibit D, Proposed Land Use Plan).

The planning concepts underlying the provisions of the Proposed Land Use Plan are as follows:

1. Neighborhood Units

The plan provides for two coherent low-rise, moderate-density neighborhood units lying north and south of the existing new Uptown Complex. Under the provisions of the proposed Circulation Plan (see Exhibit C) these neighborhood units will be protected against the intrusion of through traffic as well as buffered appropriately from adjacent land uses.

2. Higher-Density Corridors

Bracketing the lower-density neighborhoods, the plan proposes higher-density residential corridors along the Absecon Waterfront and along Atlantic Avenue. Within these corridors, building heights and setbacks are controlled in a manner which prevents the "walling off" of the interior neighborhoods. Within the higher-density corridors, the plan permits and encourages high-rise construction in only two locations at either end of the waterfront corridor. The remainder of the

corridors will be developed as a blend of mid- and low-rise structures. The Preliminary Illustrative Study Model (see Exhibit E) displays the overall planning concept.

### 3. Open-Space System

The Redevelopment Plan proposes a major open-space system comprised of two conceptual elements--(1) a major waterfront park and pedestrianway; and (2) an interior east/west community facility and open-space corridor lying between Madison and Melrose Avenues extending from Massachusetts Avenue to the Absecon Inlet waterfront. At the juncture of these two major systems, the plan provides for a major public waterfront park on Block 96, bounded by New Hampshire, Melrose, Maine and Madison Avenues. This park land is strategically located to equally benefit all the residents of the Inlet community.

### 4. New Hampshire Avenue Spine

To a large extent, physical and visual integration of the various components of the plan is accomplished through the improvements to and emphasis upon New Hampshire Avenue as the major spine of the Northeast Inlet community. Widened and landscaped, this thoroughfare will provide a major unifying element for the Northeast Inlet as well as provide buffering space to protect the integrity and identity of the various community elements, particularly the neighborhood units.

### 5. Maritime Commercial

Existing maritime commercial facilities located along Gardner's Basin to the west of Rhode Island Avenue are to be maintained and encouraged. As appropriate, maritime-related



commercial activity is to be allowed as a conditional use provided it complements and enhances not replaces maritime commercial facilities.

6. Gardner's Basin Maritime Center

The Redevelopment Plan envisions an enhanced and revitalized Gardner's Basin Maritime Center. The Maritime Center is planned as a recreational, cultural and educational tourist destination facility. Improved and enhanced maritime attractions are envisioned along with complementary and supportive recreation and entertainment facilities, specialty retail and restaurants reinforcing the maritime theme.

7. Supporting Uses

The Redevelopment Plan recognizes the need for supporting neighborhood and community shopping facilities, as well as the feasibility and desirability of a variety of commercial, cultural and entertainment facilities to serve not only the Inlet but also the larger urban community. With the exception of a small neighborhood commercial convenience center, the plan permits and encourages these uses around the periphery of the Redevelopment Area, primarily in mixed-use with higher-density residential uses. This configuration is designed to limit the intrusion of commercial traffic and activity into the neighborhood units.

B. CIRCULATION AND OPEN SPACE PLAN

The Plan created vehicular circulation and open space systems (see Exhibit C, Circulation and Open Space Plan)

designed to serve the community effectively and efficiently while minimizing vehicular/pedestrian conflict and gaining maximum benefit from the area's amenity potentials.

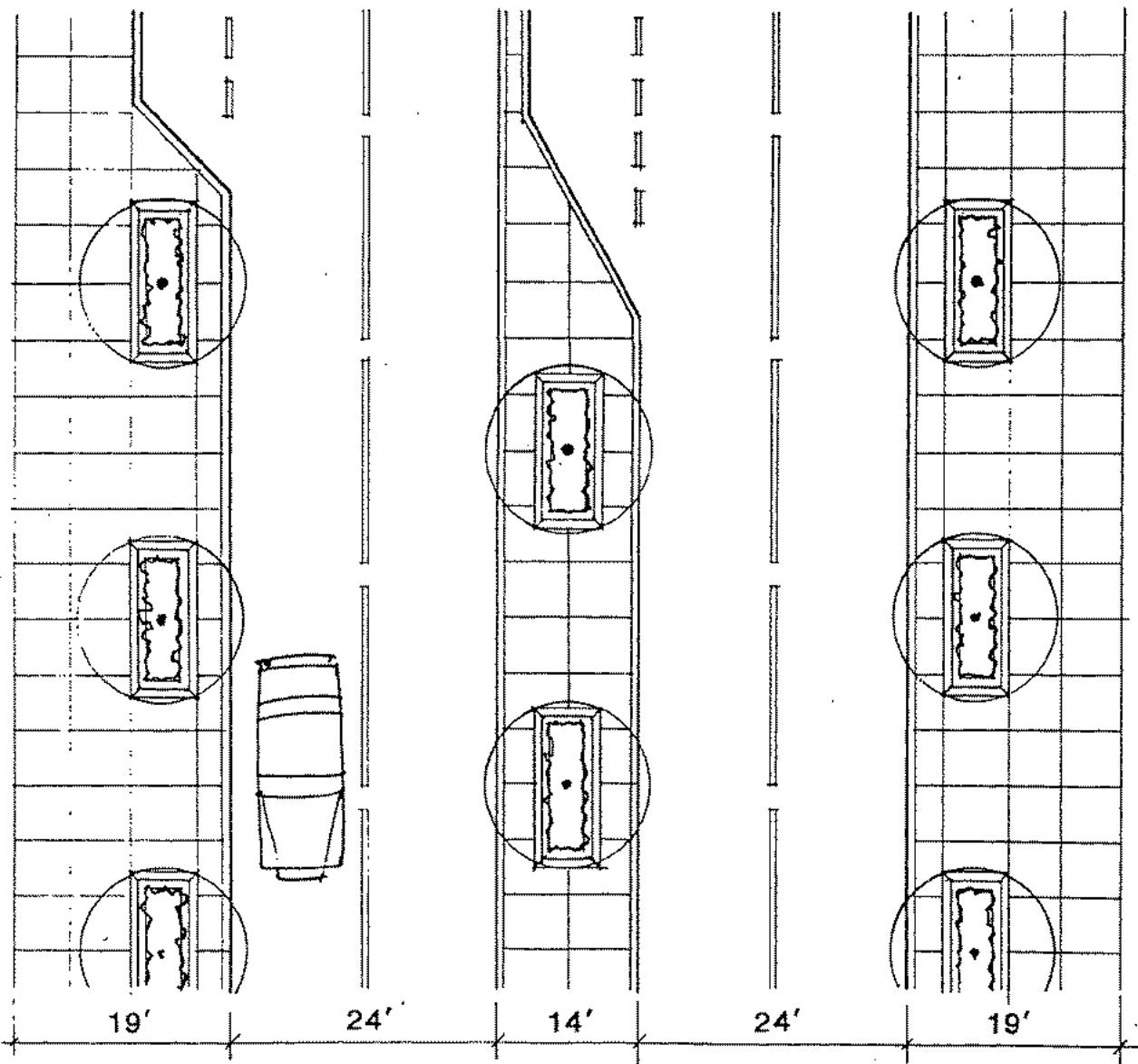
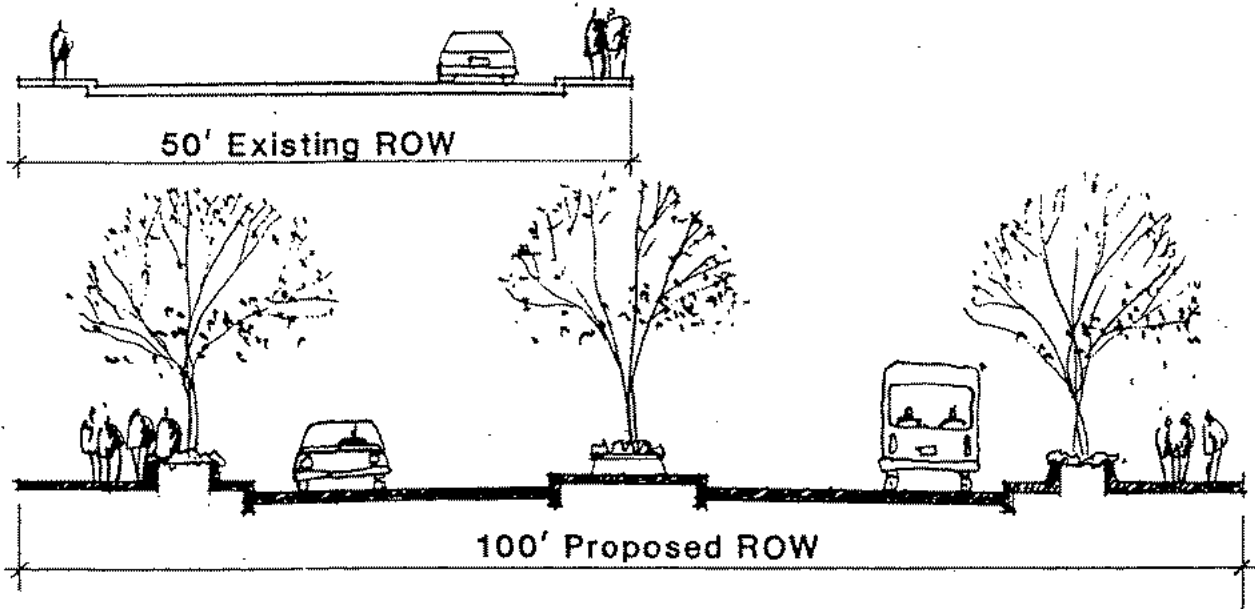
1. Vehicular Circulation Plan

a. Proposed Street Widening

The plan proposes increasing the width of the public right-of-way of N. New Hampshire Avenue between Atlantic Avenue and Historic Gardner's Basin (Proposed Gardner's Basin Maritime Center). The plan further proposes providing for the possible need for the future widening of N. Rhode Island Avenue between Melrose Avenue and Parkside Avenue and the future widening Parkside Avenue between N. Rhode Island Avenue and N. New Hampshire Avenue. These roadways would be widened as follows:

N. New Hampshire Avenue

The existing 50-foot right-of-way of N. New Hampshire Avenue would be increased to 100 feet. The plan proposes acquisition of properties on the east side of the existing right-of-way to accomplish the widening. The carriageway would include a minimum of two through moving lanes in each direction, a landscaped center median narrowed to accommodate protected left-turn lanes, where appropriate, and adequate space to accommodate selected parking, drop-off and protected right-turn lanes, where appropriate. A generous turnaround is proposed for the northern terminus in the vicinity of Historic Gardner's Basin. The precise configuration of this turnaround will



Proposed Improvements  
 N. New Hampshire Avenue

Figure 1

require further engineering and coordination with detailed project design in that location. Figure 1 illustrates the recommended cross section for this facility.

#### N. Rhode Island Avenue

The existing 40-foot right-of-way of this segment of N. Rhode Island Avenue may require future widening on the east side to a total right-of-way width of approximately 65 feet to accommodate one through moving lane in each direction, protected left-turn lanes and parking and/or protected right-turn lanes in selected locations.

#### Parkside Avenue

This existing 40-foot right-of-way may require future widening on the northerly and/or southerly side to a minimum of 55 feet to accommodate one through moving lane in each direction and one parking lane each side, with capacity for conversion of parking lane(s) to moving lane(s).

#### b. Local Service Streets

The several existing streets designated as Local Service Streets on Exhibit C are intended to serve abutting uses and, as such, may be reconfigured and/or closed, totally or in part, as may be appropriate in carrying out the intent of this Redevelopment Plan. Insofar as this plan and its implementation process provide for the continuation of existing uses abutting such designated Local Service Streets, these streets shall be maintained in a manner which does not sever customary service and access. Alternatively, in such cases where the

implementing agency deems that such designated Local Service Streets are no longer required, such rights-of-way may be abandoned, reconfigured or maintained in place, as deemed appropriate and necessary. In such cases where such rights-of-way carry public utilities which are to remain, these rights-of-way may be abandoned with provisions for appropriate utility easements.

c. Right-of-Way Closures

Maine Avenue

The plan proposes closure of the easterly 50 feet of this existing 100-foot right-of-way maintaining the westerly 50 feet of the existing right-of-way as a Local Service Street where appropriate or necessary to serve new and existing uses. In all locations where it is determined that such local service is not required or desirable, the plan encourages closure of the entire 100-foot right-of-way in order to provide additional open space and discourage through traffic.

All other existing public rights-of-way not designated on Exhibit C as either Primary Thoroughfares, Secondary Streets, Minor Through Streets or Local Service Streets are subject to total and/or partial closure and/or abandonment as may be necessary and appropriate in order to implement this Redevelopment Plan.

2. Open Space Plan

The primary public open space system, as indicated on Exhibit C, is comprised of the following major plan elements:

### Waterfront Park

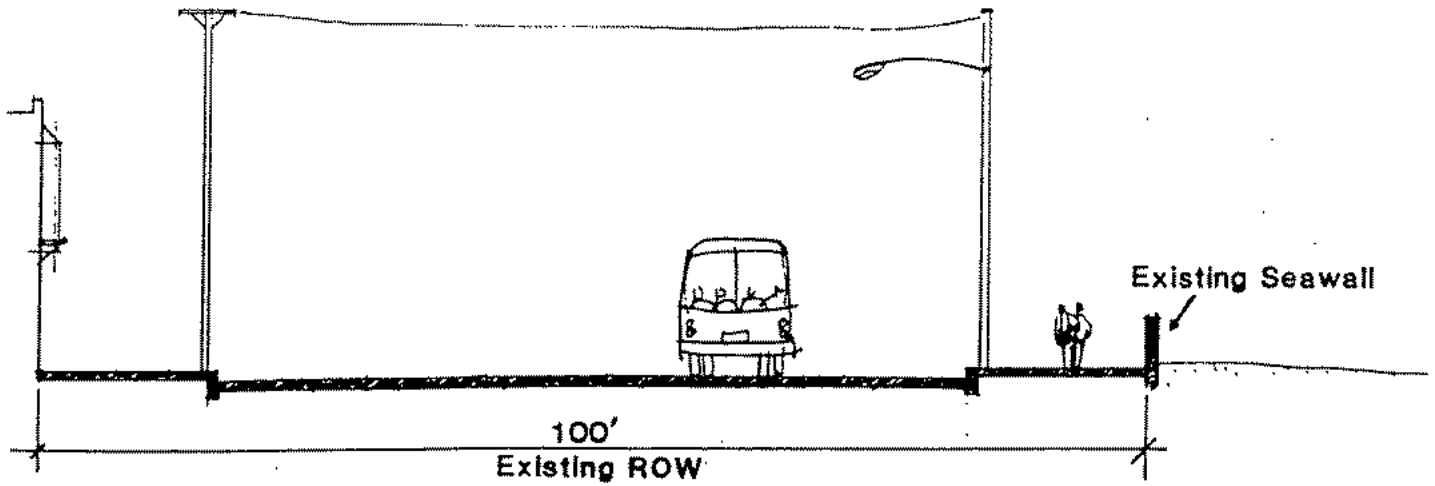
The plan proposes a new major public open-space facility to be developed in the location of existing Block 96, as modified by the street improvements and closures proposed under this plan. The proposed new Waterfront Park is bounded on the north by the existing south right-of-way line of Melrose Avenue, on the south by the existing north right-of-way line of Madison Avenue, on the west by the proposed new east right-of-way line of New Hampshire Avenue and on the east by the existing east right-of-way line of Maine Avenue.

This proposed park is envisioned as a complementary extension of the open space and recreational, social and cultural activities provided for by the existing Uptown Complex. The proposed Waterfront Park will be programmed and designed to accommodate intensive use by the local community and city-wide residents.

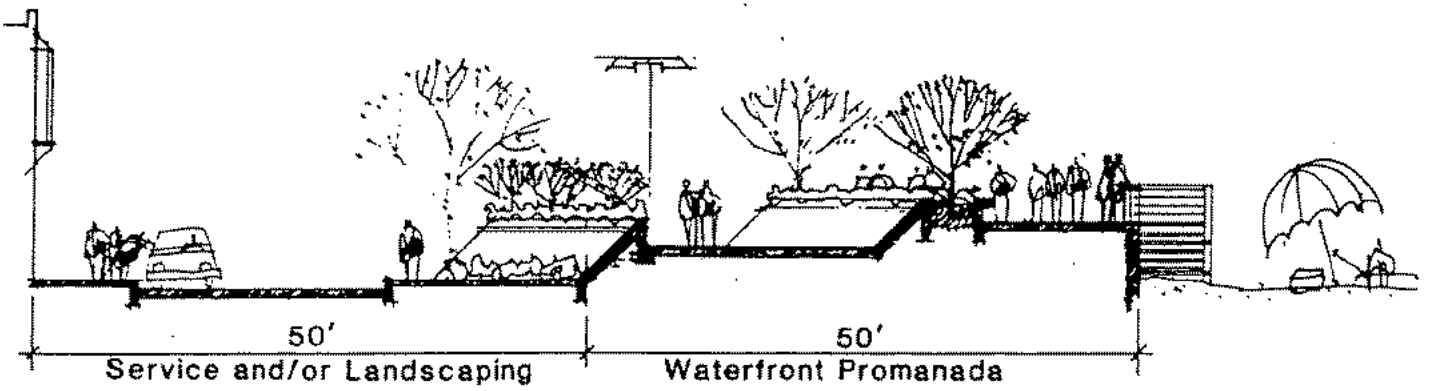
### Waterfront/Boardwalk

Under the provisions of this plan all lands lying east of the center line of existing Maine Avenue, between Atlantic Avenue and the north right-of-way line of existing Caspian Avenue, extending easterly into Absecon Inlet to the outermost limits of the legal boundary of this Redevelopment Area, shall remain in public ownership and shall be dedicated as open space for public use and enjoyment (see Figure 2).

In such cases where existing waterfront buildings and/or uses are to remain and are consistent with the intent of this



**Existing Cross Section**



**Proposed Cross Section**

**Proposed Improvements  
N. Maine Avenue**

**Figure 2**

plan, private ownership may be allowed to remain at the discretion, with the approval of the established Project Review Team, to provide for the continuation of such existing building and/or use. In any such case, provisions shall be made for ensuring convenient and amenable continuity of the pedestrian pathway and public use and enjoyment of the waterfront.

#### Gardner's Basin Maritime Center

Except as maybe required for the widening and northern terminus of New Hampshire Avenue, the area designated F on Exhibit D and including existing Historic Gardner's Basin, shall be dedicated to public use, enjoyment and cultural enrichment. In conjunction with new and existing uses, public access to waterfront areas shall be encouraged and appropriate provisions shall be made to accommodate recreational fishing.

#### Waterfront Easements

In any and all cases, except in the area designated D on Exhibit D, public access to the waterfront shall be considered a matter of public right under the provisions of this Redevelopment Plan. This public easement shall extend a minimum of 50 feet inland from the water side face of all seawall and/or bulk heading structures at the water's edge. In such cases where this property is subject to private ownership and development, this easement and access to this easement shall be provided and maintained by the ownership entity of said property. The type and quality of construction and maintenance of the easement area shall be guaranteed by the private ownership entity through negotiated agreements with the implementing agency of this Redevelopment Plan.



In such cases where existing waterfront buildings and/or uses are to remain and are consistent with the intent of this plan, the aforementioned 50-foot minimum public easement may be adjusted, by the implementing agency to provide for the continuation of such existing building and/or use. In any such case, alternative provisions shall be made for ensuring convenient and amenable continuity of the pedestrian pathway and necessary emergency and/or permitted recreational vehicles.

C. PROPOSED LAND USE

The planning concepts discussed above are formalized in the proposed Land Use Plan (see Exhibit D). Following is further clarification and delineation of the intent and requirements for development of the several Land Use Categories illustrated on Exhibit D:

(A) Low-Rise, Moderate-Density Neighborhood Residential, With Conditional Commercial

Intent--The intent of this land-use category is to provide the opportunity to establish protected and cohesive neighborhood environments suitable for and supportive of family living and home ownership.

Permitted Uses--The uses permitted as a matter of right under this category are limited to dwelling units and normal accessory facilities. These uses may be accommodated within a variety of building types, subject to review and approval by the implementing agency. Such building types may include, but not necessarily be limited to,

single-family houses (attached and detached), duplex structures (horizontal or vertical) or multi-plex structures not exceeding 7,500 gross square feet of habitable living area.

Petitioned Uses--Petitioned uses permitted under this category shall be subject to individual review and approval by the implementing agency and shall be limited to ground-floor commercial service and retailing. In all cases other than the designated Neighborhood Commercial site (see Exhibit D), such petitioned commercial uses shall be in structures also housing residential uses and shall not exceed 30 percent of the total floor area of that structure. Any change in use of the floor area of petitioned uses shall require the review and approval of the implementing agency.

Permitted Density--Permitted densities within the designated Category A Planning Units shall not exceed 30 dwelling units per acre, calculated on the basis of the gross area within the Planning Unit boundaries.

Building Heights--Building heights shall not exceed three habitable stories. The first habitable level of any dwelling unit shall not be higher than 15 vertical feet above finish grade at the building line. In no case shall the total height of a structure exceed 40 vertical feet above the average grade existing prior to construction or site development. In the case of pitched roofs, the high point of the structure shall be determined as the midpoint between the eave line and the highest point of the

roof. In the case of flat or nearly flat roofs, the high point of the structure shall be determined as the highest point of the roof. Parapet walls or railings may exceed this height by no more than 42 inches. Accessory use buildings shall not exceed 15 feet in height.

Off-Street Parking--Parking requirements under Category A require one off-street space for each dwelling unit. Parking to serve petitioned uses shall be reviewed and required on an individual basis by the implementing agency based on an interpretation of the standards set forth in the appropriate section of the Atlantic City Land Use Ordinance.

Site Utilization--This plan recognizes the variety of physical conditions and site configurations existing within the various proposed Category A Planning Units. It further recognizes the need and desirability of sensitive and market responsive individual site planning and public review. To assist in detailed site planning and subsequent public review, the following criteria are proposed as a guide:

o Lot Coverage

In no case should principal and accessory structures cover more than 65 percent of the gross site area.

o Open Space

The aggregate ground-level open space, excluding paved parking and service areas should not be less than 400 square feet per dwelling within each Planning

Unit. In no case should paved parking and service drives exceed 50 percent of the uncovered area (not built upon) within any Planning Unit. The open space requirement may be met by any reasonable combination of dwelling unit-specific yards plus common open space; however, in no case should common open space be less than 15 percent of the total open space. All open space shall be fully landscaped in accordance with plans approved by the implementing agency.

o Building Setbacks

The plan encourages flexible building setbacks from the rights-of-way of the primary thoroughfares, secondary streets, minor through streets and local service streets as designated on Exhibit C. All setbacks must be approved by the implementing agency.

Architectural Character--Regarding the architectural character of lower-density neighborhood units, this plan is primarily concerned with building massing, visible materials and color. In these regards, the following guidelines are provided:

o Building Massing

Abrupt building height changes in excess of one story should be avoided. Pitched roofs should not be at an angle of less than 6 in 12. Steeper pitches are encouraged. Parapets and/or cornices related to flat

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 parge.

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.

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.

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

Line) and maximum building height restrictions illustrated on Figures 3 and 4, this plan recommends the following considerations:

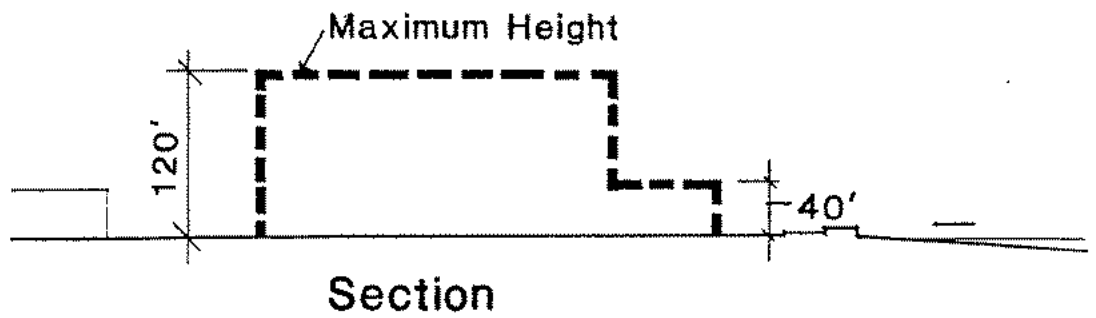
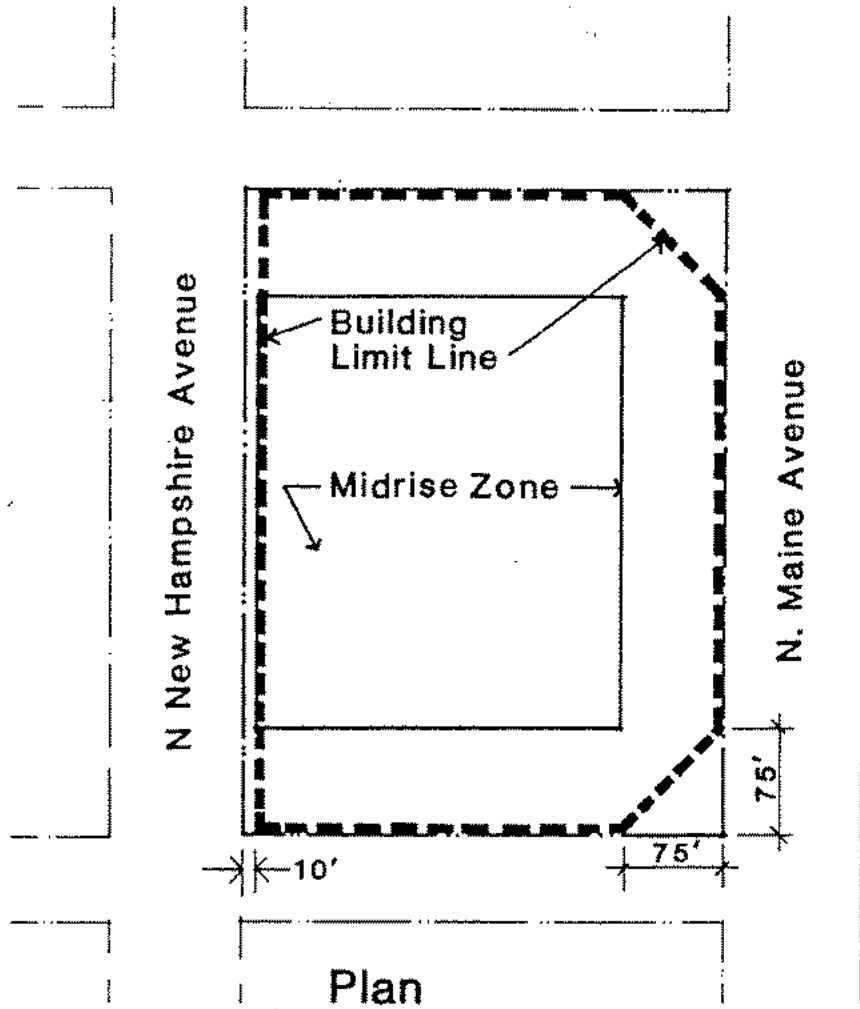
- Building Coverage

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

- Open Space

Total usable open space, including balconies and rooftop terraces, but excluding paved parking and service areas, shall not be less than 150 square feet per dwelling unit. Within those Planning Units lying between New Hampshire Avenue and Maine Avenue, a minimum total aggregate of not less than 15,000 square feet of open area should be provided adjacent to and abutting New Hampshire Avenue. No more than 50 percent of such open area should be used for vehicular service and/or parking. The intent of such open area is to provide visual open space along New Hampshire Avenue and to prevent a walling effect. All open space shall be fully landscaped; in accordance with plans approved by the implementing agency.

Architectural Character--The plan recognizes that a variety of existing conditions exist within the various Category Planning Units which will influence the

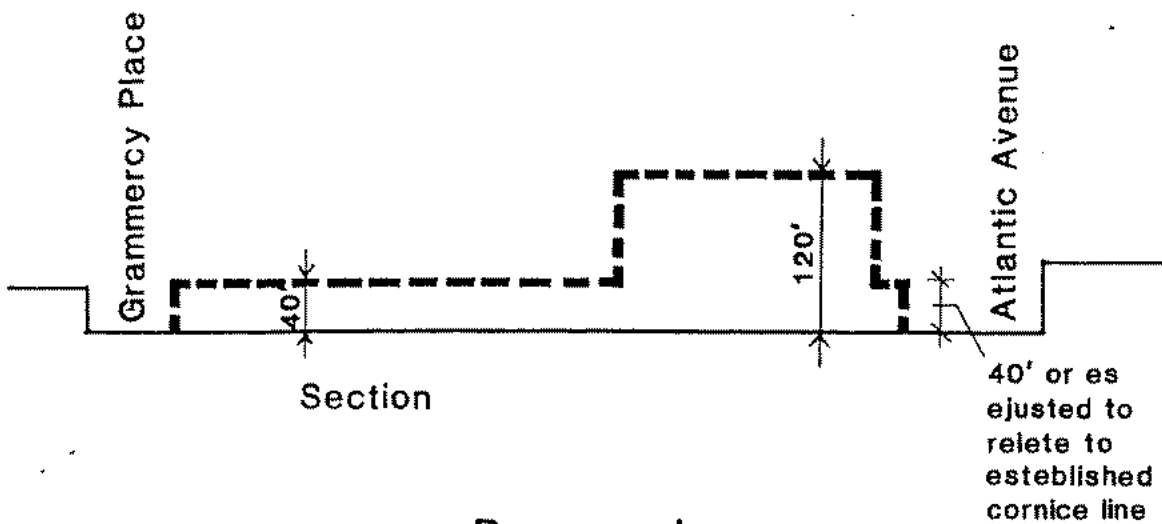
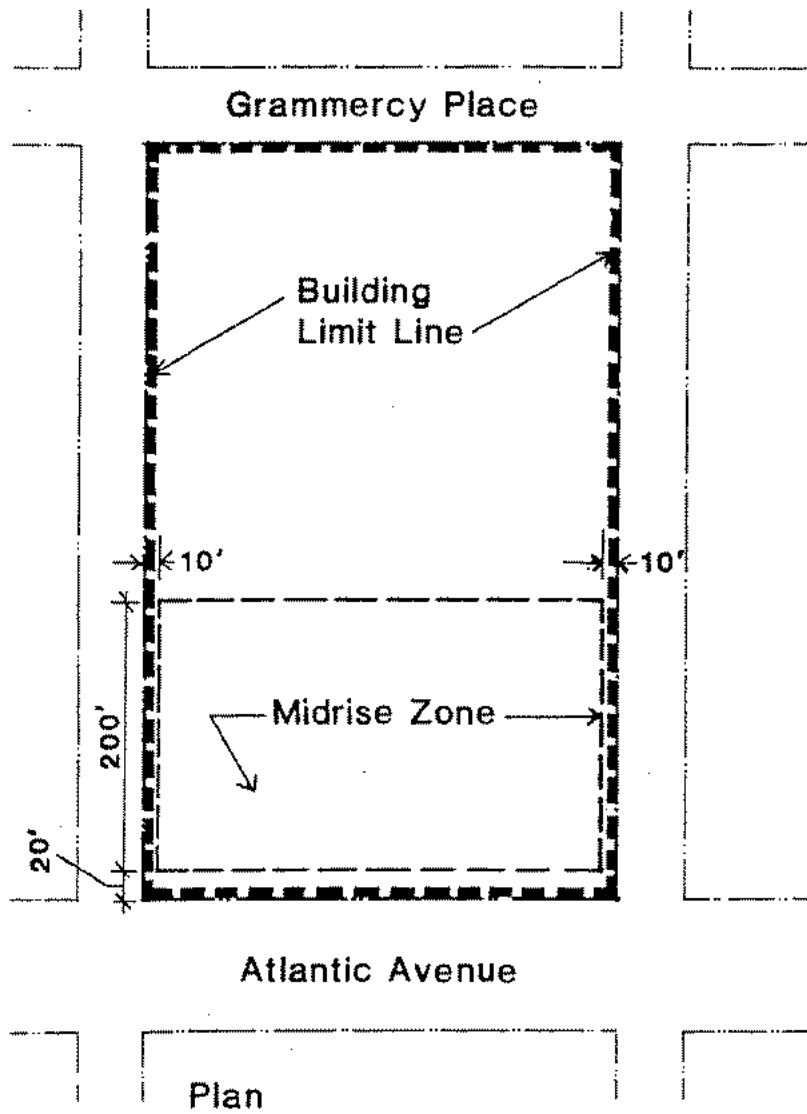


**Proposed  
Building Limit Controls**

Typical Planning Unit B, Between New Hampshire and Maine

**Figure 3**





**Proposed  
Building Limit Controls**  
Typical Planning Unit B, Between Atlantic and Grammercy

**Figure 4**

preferred final design within those units. Notwithstanding these variations, the intent of the plan is as follows:

- Building Massing

New development within these Planning Units should be designed to provide a tightly knit and integrated environment of low- and mid-rise structures which together provide a cohesive urban environment. Low-lying parking structures should be inconspicuously integrated within these developments.

- Materials

The plan anticipates and recommends articulated architectural concrete and brick masonry as the primary architectural expression within these Planning Units. These materials are generally consistent with the contemporary buildings which have recently established the skyline of Atlantic City. Aggressive interpretations of modern architecture such as glazed curtain walls should be avoided. Likewise, the plan discourages eclectic and inappropriate architectural expression.

- Color

Colors generally should be consistent with and inherent to the architectural materials. A further consideration is that the predominant facade coloration of the lower-rise elements within these Planning

Units be selected on the basis of providing consistency and continuity with adjacent low-rise development.

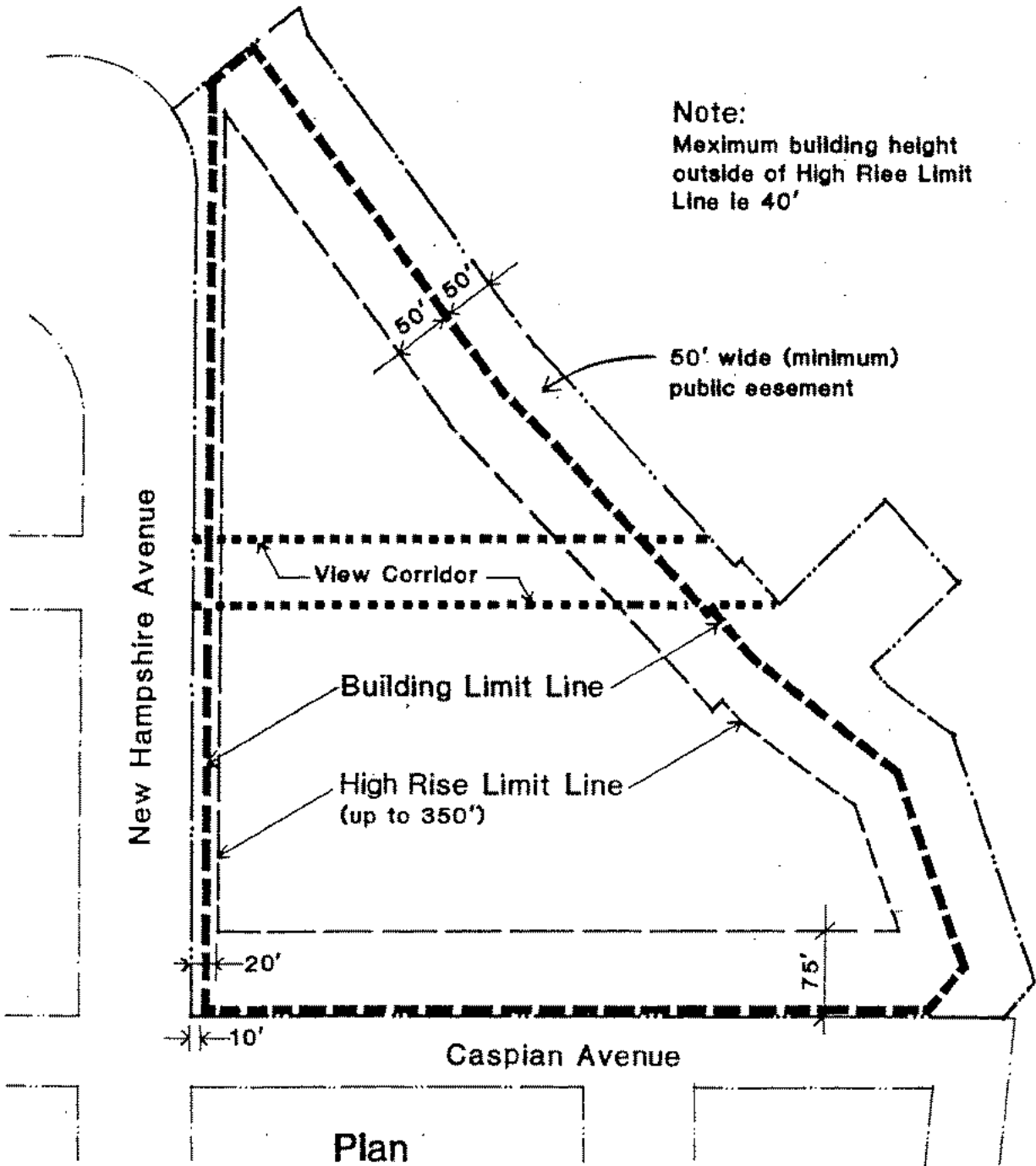
(C) High-Rise, High-Density Residential,  
With Conditional Commercial

Intent--Category C is intended to provide for high-density, market-rate residential development in conjunction with specialty and special-purpose mixed-use commercial uses.

Permitted Uses Within Category C--Permitted uses shall be limited to multi-family dwelling units with normal and customary accessory uses as approved by the implementing agency.

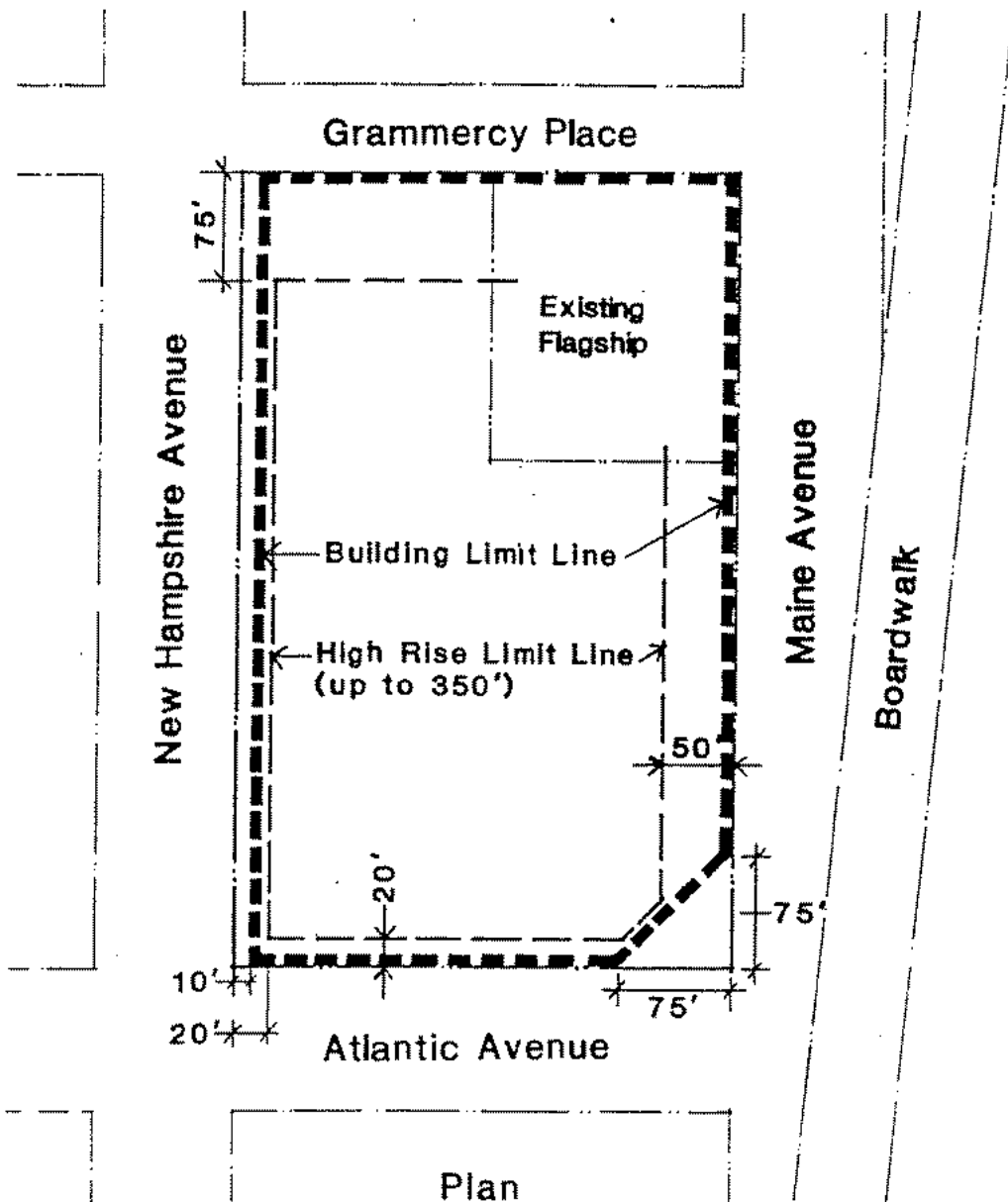
Petitioned Uses--Subject to individual review and approval by the implementing agency petitioned uses within Category C shall be limited to commercial retail, office and service uses. Such uses shall be integrated within predominantly residential structures and shall not exceed 15 percent of the total floor area of such building, excluding floor area devoted to parking.

Permitted Floor Area Ratio--The maximum floor area ratio (FAR) permitted within a Category C planning unit shall be 6.00. FAR is herein defined as the resultant of dividing the floor area of any building or buildings on any lot by the lot area of such lot. The maximum FAR is in addition to floor area devoted to off-street parking.



Proposed  
Building Limit Controls  
Planning Unit C, North of Caspian

Figure 5



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

**Proposed  
 Building Limit Controls**  
 Planning Unit C, South of Grammercy

**Figure 6**

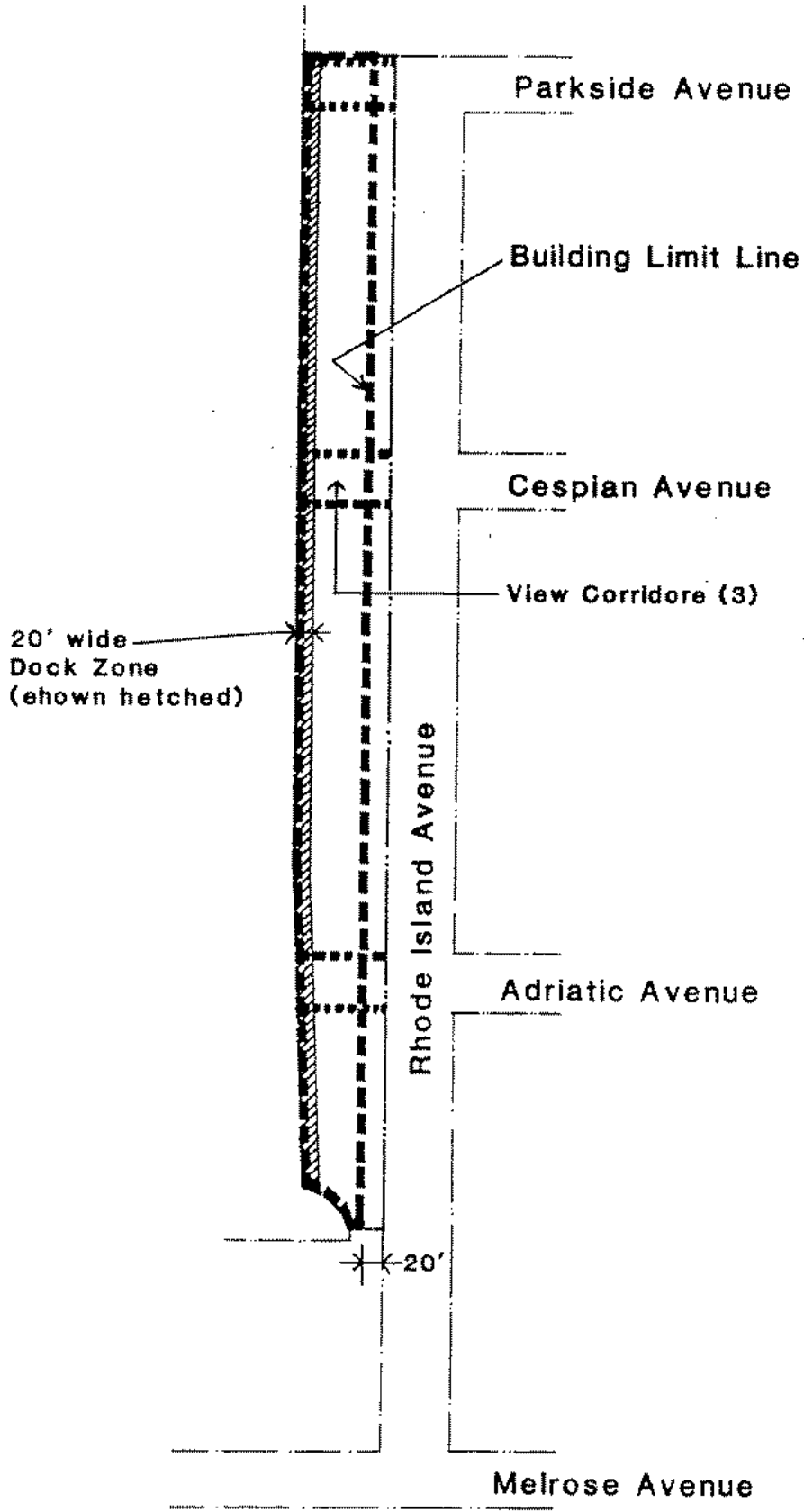
Building Heights--Maximum building height within Category C Planning Units shall not exceed 350 feet.

Off-Street Parking--Off-street parking shall be provided at the rate of 1.5 spaces per dwelling unit. Required parking spaces to serve conditional uses shall be determined by the implementing agency on a case-by-case basis and, unless otherwise determined by the implementing agency, shall be consistent with the requirements of Appendix 2 of the Atlantic City Land Use Ordinance.

Site Utilization--The plan recognizes that development within the two Category C Planning Units are likely to be later-stage developments within the time-frame of implementing this plan and, as such, will have a reasonably established context to guide detailed planning and design. Figures 5 and 6 are provided herein to establish the basic parameters for building setbacks, maximum height envelopes and public easements and view corridors. The plan further stipulates the following:

- Building Coverage

A maximum of 90 percent (90%) building coverage is permitted over the areas of the site lying within the designated Building Limit Line and exclusive of the designated view corridors in which there shall be no building. Arcaded areas and other ground-level covered areas open to views and breezes and having a minimum clear height of 16 feet or more shall be considered as 50 percent building coverage of the covered area.



Plan

Proposed  
 Building Limit Controls  
 Planning Unit D

Figure 7

- Open Space

A minimum total of usable open space, excluding parking and driveways, shall be provided at the rate of 75 square feet per dwelling unit. Credited open space to satisfy this requirement may include balconies, roof terraces, public easement areas, view corridors and setback areas. A maximum of 50 percent of required usable open space may be proprietary to individual dwelling units or conditional commercial operations. All open space is to be fully landscaped in accordance with plans approved by the implementing agency.

Architectural Character--The general criteria for building massing, materials and coloration shall be as outlined above for development within Category B Planning Units.

(D) Maritime Commercial

Intent--The intent of this category is to utilize the area's limited commercial docking facilities to accommodate marine-related industry and commerce, in an active working environment.

Permitted Uses--Permitted uses within the Category D area shall be limited to commercial seafood operations requiring on- or off-loading docking facilities. In no case shall land within this area be devoted to long-term yard storage.



NORTHEAST INLET  
PLAN AMENDMENT FOR TEMPORARY USES

Section III C. (C) of the Northeast Inlet Redevelopment Plan shall be amended by inserting at the end of said section, on Page III - 20, the following additional provisions:

Temporary Uses - In that the Plan recognizes development within the Category C Planning Unit north of Caspian Avenue is likely to be the subject of later-stage development and in further recognition of this site's proximity to Historic Gardner's Basin Park and the waterfront, Temporary uses, as expressly provided in this section, shall be considered additional Petitioned uses, allowable subject to the discretion of the implementing agency, in Block G-21:

- A Temporary use is one established for a fixed period of time, not to exceed one year, with the intent to discontinue such use upon the expiration of such time. Uses such as, but not limited to, special event parking or staging, festival/market places, open air food markets, concerts and performing arts productions, fairs, ethnic festivals, exhibits, boat shows, art and craft shows, holiday themed activities and displays, Christmas tree sales, construction staging, other public and/or community oriented recreation and entertainment activities, and the like, may be permitted. Capital improvements consistent with the health, safety and welfare of the public, participants and the community, as well as the aesthetics of the area, may be permitted or required subject to conditions which the implementing agency may impose.
- No Temporary use shall be operated during any hours or on any days of the week except such as designated by the approval of the implementing agency on the basis of the nature of the temporary use and the character of the surrounding area.
- The Project Review Team, pursuant to Section III G.2. of Plan, is responsible for reviewing and recommending proposed Temporary uses to the implementing agency consistent with the standards and controls of the Plan. In considering Temporary uses, the Project Review Team and the implementing agency shall do so on the basis of the adequacy of the parcel size, parking provisions, traffic access, loading space and the absence of adverse impact on surrounding properties and the use and proposed uses in the Northeast Inlet redevelopment area.
- Applicants for a Temporary use proposed to occur for seven (7) or more consecutive days shall notify adjoining property owners within 200 feet of the subject site, in writing via certified mail, of the application and the date(s), time(s) and place(s) the application will be considered by the implementing agency.
- In all cases where Temporary uses may be allowed the provisions of this plan regarding waterfront easements on pages III-9 and III-10 shall be required to the maximum extent feasible. In such cases where existing waterfront buildings and/or uses are to remain and are consistent with the intent of this plan as determined by the implementing agency, continuation of such existing building and/or use may be allowed. In any such case, provisions shall be made for ensuring convenient and amenable continuity of pedestrian pathways along, and public use and enjoyment of, the waterfront.
- The implementing agency, upon its finding that any condition, limitation, or other requirement of its approval has been violated or unsatisfied, may immediately revoke its approval. Upon revocation of the implementing agency's approval, and in addition to any legal remedy at the disposal of the implementing agency, the City Mercantile Office, City Land Use Administrator, Building Department, or other municipal department or officer shall immediately take any and all necessary action to enforce the implementing agency's revocation of approval.
- The implementing agency may, at its discretion, approve the same Temporary use from year to year up to ten consecutive years or the expiration of the Temporary use provisions, whichever shall occur earlier; however, in no event shall its approval at any time extend for more than one calendar year without a re-application for approval being required. On considering a re-application for continuation of a Temporary use the implementing agency shall take into account recommendations of the Project Review Team, any complaints from area residents, changing development patterns in the area, or adverse impacts which have come to its attention during the previous approval period.
- The above regulations related to Temporary uses shall expire on December 31, 2003."

Petitioned Uses--Petitioned uses within the D Land Use Category shall be limited to marine-related commercial activities such as seafood wholesale/retail operations, restaurants, bait and tackle retailing, marine supply and boat outfitting retailing and similar consumer-oriented retailing establishments. Petitioned uses shall be subject to individual review and approval by the implementing agency.

Building Heights--Building heights in this area shall be limited to 30 feet.

Off-Street Parking--Unless otherwise determined by the implementing agency, off-street parking requirements for both permitted and conditional uses shall be as stipulated in the appropriate section of the Atlantic City Land Use Ordinance.

Site Utilization--Figure 7 illustrates key site controls for development in Planning Unit D. Further recommendations are as follows:

- Building Coverage

Maximum building coverage shall be 50 percent of the gross site area. Arcades, canopies and other coverings open to views and breezes and to a minimum height of 12 feet above grade, shall constitute 50 percent building coverage of the covered area.

- Open Space

A minimum of 10 percent of the gross site area shall be provided as ground-level usable open space. All open space is to be fully landscaped in accordance with plans approved by the implementing agency.

- Setbacks

Required building setbacks shall be as designated on Figure 7 by the Building Limit Line, except that, in addition, no enclosed structure shall occupy space within the designated View Corridor nor shall any enclosed structure occupy the designated Dock Zone for a linear distance greater than 150 feet.

Enclosed structures occupying the Dock Zone shall be separated by a minimum distance of 20 feet which shall be open to views and breezes.

Architectural Character--All principal and accessory buildings, sheds, canopies and other constructions and protections shall be of durable permanent materials and construction. In addition, visual nuisances shall be enclosed and/or screened from view as seen from Rhode Island Avenue.

(E) Public Facilities and Open Space

Intent--The intent of this category is to provide basic public service and open space for the community at

large in order to enhance public safety, education, convenience, life style and leisure/recreational opportunities.

Permitted Uses--Permitted uses within these areas shall be limited to non-commercial publicly sponsored service and recreational uses.

Petitioned Uses--Any and all petitioned uses within this Land Use Category shall be of a temporary and/or seasonal nature and shall be subject to individual review and approval by the implementing agency except as may be specifically stipulated for the Planning Unit designated E/D.

Parking--It is the intent of this Plan that appropriate and convenient parking facilities shall be provided to serve open space users. The precise location and quantities of such parking shall be evaluated and determined in conjunction with the administration of this plan and final design of the facilities. Locational options include parking within public rights-of-way, public open space and adjacent development parcels.

(F) Open Space/Theme Commercial

Intent--This area encompasses the existing Historic Gardner's Basin. The intent in this area is to preserve and enhance this maritime resource to the cultural and recreational benefit of the Inlet community, and the City of Atlantic City. Intensified tourist/visitor support facilities are to be encouraged as long as they do not negatively impact on the residential area.

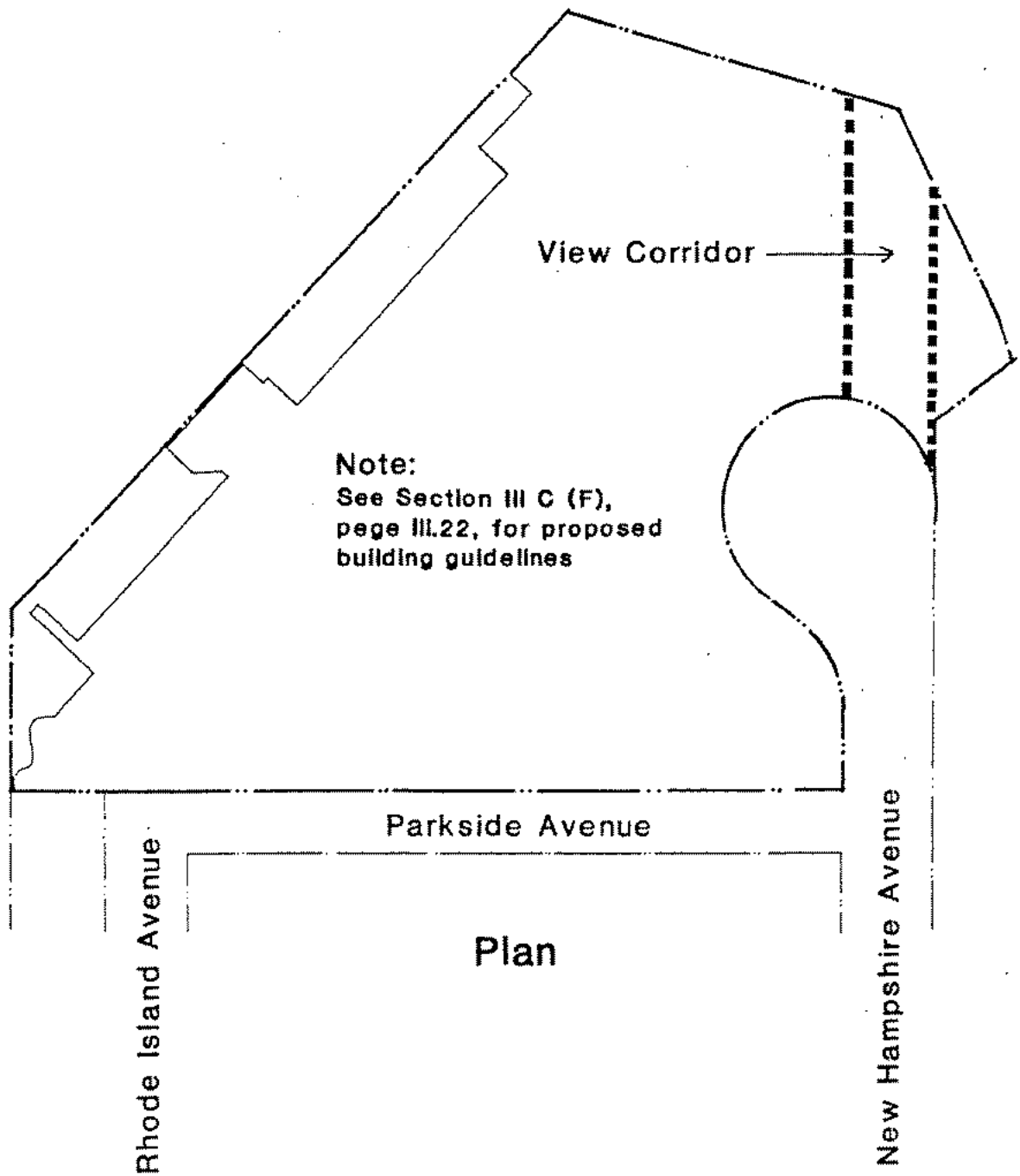
Permitted Uses--Permitted uses in this area shall be limited to maritime-related cultural and visitor-supported commercial activities. This limitation is not to be construed as to prevent seasonal festive events.

Examples of permitted and encouraged uses include, but are not necessarily limited to: restaurants, lounges, special-purpose theaters such as OMNIMAX or IMAX, gift shops, specialty retailing including food and beverage, theme-related demonstrations and exhibits, and commercial boating and docking facilities. Non-visitor-supported facilities or facilities which are not generally open to the public are specifically prohibited under this plan except as may be stipulated under conditional uses below.

Building Heights--Building heights shall be limited to 35 feet, except as may be required to enclose the assembly space of a facility housing a permitted feature use.

Petitioned Uses--Petitioned uses shall be limited to facilities devoted to the conduct of maritime and/or oceanographic research and education subject to review and approval by the implementing agency.

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



**Proposed  
Building Limit Controls**  
Planning Unit F

**Figure 8**

Site Utilization--The plan preliminarily envisions up to 50,000 net new square feet of facility construction within this Planning Unit. This is suggested only as a guide and is subject to further definition by the implementing agency. The following criteria are suggested as general guidance for site development:

- No specific building limit lines are recommended for this area except that: (1) the view corridor designated on Figure 8 shall not be substantially blocked by permanent structures; and (2) permanent structures at or near the water's edge shall permit generally unobstructed and amenable public pedestrian movement along the water's edge.

Regarding the designated view corridor, the plan urges the further study and development of an appropriate civic sculptural work placed along the axis of improved New Hampshire Avenue. Such a work would provide a visual terminus to this grand boulevard and could provide a focal point for activities and events in Historic Gardner's Basin.

- Open Space

The plan recognizes the need for flexibility in design and site utilization and stipulates no specific minimum amount of usable open space. However, it is specifically required that the development of the site provide a park-like environment and provides for public access and use of the waterfront where practical and where consistent with the intent of this plan.

Architectural Character--Consistent with the festive theme-related character envisioned for this area, the plan recognizes the appropriateness of achieving a variety of building forms and types. In general, structures and pavilions should be open and inviting and should present a generally consistent low-lying richly articulated roof line with occasional higher punctuations by the interesting forms of special-event spaces.

(E/D) Open Space/Theme Commercial

The intent of this Land Use Category is to permit flexibility in determining the final use of this important area. A variety of public and publicly oriented commercial uses are appropriate candidates for this site. Under the provisions of this Redevelopment Plan, the implementing agency shall have final responsibility for determining the use and physical character of this area. In any case, development within the area shall not restrict amenable public access and use of the waterfront, which shall be provided and maintained for public enjoyment.

D. GENERAL DEVELOPMENT STANDARDS

To assist in the interpretation, clarification and administration of this plan, the following standards are incorporated into this plan as referenced and/or modified.

1. Parking Design Standards

This plan hereby incorporates Article VII, Part 7, Section 4-706 C.3. of the City of Atlantic City Land Use Ordinance.



2. Off-Street Loading

Off-street loading requirements and design standards shall be as required under the Atlantic City Land Use Ordinance Article IV, Part 7, Section 4-706 F.3 and Article IV, Part 7, Section G.

3. Treatment of Structure Surfaces

In addition to the guidelines for architectural treatment incorporated in Section III.C of this plan, this plan incorporates the Atlantic City Land Use Ordinance Article IV, Part 7, Section 4-710.G.

4. Performance Standards

Regarding provisions for preventing dangerous and objectionable conditions resulting from radiation, fire and explosions, glare, heat and noise, this plan incorporates the Atlantic City Land Use Ordinance Article IV, Part 7, Section 4-709 in total.

5. Signs

Regarding public and private signs within the Redevelopment Area, and with the provision that all signs shall be subject to review and approval by the implementing agency this plan incorporates all provisions deemed applicable of the Atlantic City Land Use Ordinance Article IV, Part 7, Section 4-707.

E. PUBLIC IMPROVEMENTS

Under the provisions of this Redevelopment Plan, the City shall undertake and accomplish through public and/or private means all public facilities required to accomplish the intent of the plan. These facilities shall include, but not necessarily be limited to, the following:

1. Infrastructure

This includes normal utilities such as sanitary sewer, storm drainage, natural gas service, electrical power service, water service and telephone service. This also includes the construction of roadways, curbs and gutters, sidewalks and related landscaping on public rights-of-way. Also included are any constructions which maybe determined through engineering analyses to be required in order to abate the threat of flooding in the Redevelopment Area. In the case that such flood abatement measures must be carried out on privately owned property, the implementing agency, or its designated agent, shall have the right and authority to mandate such measures and ensure their construction and maintenance through public and/or private means.

All public and private utilities and hard-wired communications systems serving the Redevelopment Area or passing through or within the Redevelopment Area shall, to the extent feasible, be installed below grade within public rights-of-way or easements and shall be installed and maintained in accordance with all applicable codes and regulations.

## 2. Public Facilities and Open Space

This includes public buildings and parklands on publicly owned property as may be required to carry out the intent of this Redevelopment Plan or any other publicly adopted plan or program deemed necessary for the health, safety and welfare of the public.

### F. AMENDMENTS AND ADDITIONS TO CONTROLS AND GUIDELINES

Under the provisions of this Redevelopment Plan, the implementing agency, or its designated representative, shall expressly have the right to negotiate and impose design and development controls and guidelines, in conformance with the Redevelopment Plan, on any and all development, new construction and/or rehabilitation of existing construction. Likewise, the implementing agency, shall have the right to prepare and/or modify such design controls and guidelines from time to time, as long as they remain in compliance with the overall intent of the Redevelopment Plan.

Such design controls and guidelines shall be prepared in order to: (1) ensure public health and safety; (2) ensure public access and useful enjoyment of public open space, including public easement areas upon privately owned property; (3) prevent undo and/or obnoxious shading or shadowing from natural sunlight; (4) preserve views and vistas as maybe deemed necessary and/or appropriate through or within private properties; (5) ensure the quality and appropriateness of building materials, colors, textures and details; and (6) ensure an aesthetically pleasing continuity and/or variety, as appropriate, of the overall urban environment.

G. OTHER PLAN PROVISIONS1. Design Review

Under the provisions of this Redevelopment Plan, the implementing agency, shall have the right to review or cause to be reviewed the proposed design of any and all construction within the Redevelopment Area to insure conformance with the Redevelopment Plan. The implementing agency shall have the right to prevent through legal action any constructions deemed inappropriate or inconsistent with the Redevelopment Plan and/or any development controls or guidelines prepared under the authority of this plan.

2. Project Review Team

The cooperating agencies shall, as quickly as practical following the adoption of this Redevelopment Plan, establish a Project Review Team comprised of appropriate public and private representatives. The Project Review Team shall consist of three representatives plus a Chair from the Atlantic City Housing Authority and Redevelopment Agency, five representatives from the City of Atlantic City, and one representative each from the Atlantic County Improvement Authority, and the Casino Reinvestment Development Authority. With regard to the five representatives from the City of Atlantic City, they shall be selected to most adequately represent the spectrum of planning and development functions within city government.

The Project Review Team shall have the responsibility of review and recommendation (to the implementing agency)

regarding approvals, changes and modifications to the plan as provided for in this Plan.

3. Design Guidelines

In view of the continuing evaluation of infrastructure and flood prevention requirements and related design considerations, and in view of the expectation that the initial project(s) under this plan will result in a further delineation of appropriate engineering and architectural objectives, the implementing agency shall have the power to create, or cause to be created, written and/or illustrated design guidelines and controls for all development parcels within the Redevelopment Area. Such design and/or development controls and guidelines shall be in conformance with and become a part and instrument of this Redevelopment Plan. Also, such design/development controls and guidelines maybe administratively amended from time to time by the implementing agency, as long as they continue to remain in conformance with the Redevelopment Plan.

4. Conflict with Existing Codes and Ordinances

In the event that a provision, or an interpretation of a provision of this Redevelopment Plan is construed as conflicting with any applicable national, State or local building code, requirement (BOCA Code), the implementing agency shall have the right to administratively amend this Redevelopment Plan in a manner which resolves any conflict.

5. Implementing Agency

This plan hereby designates the existing Atlantic City Housing Authority and Redevelopment Agency as the "implementing agency" for this Redevelopment Plan.

#### H. RELOCATION PLAN

Based upon a survey of current building conditions and the proposed plan elements, an estimated 164 to 275 households (approximately 55 percent homeowners and 45 percent renters) will be relocated as a result of implementation of the Redevelopment Plan. These households currently occupy dwelling units which are dilapidated, or are required to be removed for infrastructure improvements, or have living areas located below 9-foot elevation, or must be removed to implement elements of the plan.

The Redevelopment Plan has been designed to minimize relocation to the maximum extent possible. The exact identification of the number and specific units which must be displaced will require further interior building inspection and individual unit analysis as the ability to accommodate flood-plain building requirements.

All relocation procedures undertaken under this Redevelopment Plan will provide relocatees the right to replacement housing. Those residents will be relocated, under law, who resided in the Northeast Inlet in 1983 and continuously thereafter through 1984 will have the right to replacement housing in the Northeast Inlet Area regardless of household size or income. Relocation will be undertaken in compliance with applicable State and federal laws.

Adequate relocation resources exist to meet the anticipated relocation load of approximately 22 to 28 households per year. Relocation resources will include the proposed 450 to 685 rehabilitated and 1,378 new-, low- and medium-density units

within the Northeast Inlet. New and rehabilitated relocation resources will be constructed in advance of relocation needs and no action will be undertaken which will result in dislocation of residents until such time there are clear assurances that appropriate, adequate and affordable relocation accommodations exist and can be provided.

As necessary and appropriate adequate staff resources and relocation office facilities will be established. These facilities will be in reasonable proximity to the Redevelopment Area. Adequate staff will be provided to undertake the relocation activity, maintain contact with site occupants, look after applications for replacement housing, locate suitable standard housing and will provide every reasonable assistance in the relocation of occupants of the Redevelopment Area.

In addition to relocation of existing residents, relocation resources will be provided for small businesses in the Northeast Inlet area relocated as a result of implementation of the Redevelopment Plan. Those businesses which complement the redevelopment will be offered assistance to relocate into another portion of the Redevelopment Area consistent with the Redevelopment Plan. Non-residential uses not allowed under the Redevelopment Plan will be offered assistance to relocate to appropriate areas outside the Northeast Inlet. Small, compatible businesses, with particular reference to small "mom and pop stores" will be offered relocation and other appropriate assistance to relocate elsewhere within the Northeast Inlet.

The Redevelopment Plan will activate approximately \$12 to \$16 million worth of relocation costs. These relocation costs reflect prototypical costs experienced in the Uptown Center and

Bacharach Village Relocation Plans. This will include actual moving expenses, replacement housing payments for homeowners, rental-assistance payments for current renters and gap funding to assure affordability and replacement housing for eligible relocatees. The Redevelopment Plan will seek to utilize renovation/rehabilitation options wherever feasible.

#### I. FUNDING AND FINANCING PLAN

Based upon the Land Use Plan, the Relocation Plan and other plan elements, a funding and financing plan has been prepared. This funding and financing plan includes an estimate of both residential and non-residential capital costs, an estimate of likely funding gaps or shortfalls, a ten-year schedule of development costs and a list of sources and uses of development funds.

##### 1. Development Costs--Residential

The residential portion of the Land Use Plan contains approximately 2,990 new residential units to be constructed in the Northeast Inlet, an additional 450 to 685 (midpoint 570) residential units planned for rehabilitation. It is estimated that the total cost required to accomplish this rehabilitation and new development will equal approximately \$473.6 million (constant 1987 dollars). The construction of new low- and mid-rise units is projected to cost \$172.3 million. The estimated costs for new residential development includes land acquisition costs, anticipated relocation costs and expenses and all hard and soft development costs including individual unit costs to address flooding issues, but excluding infrastructure costs.



The foregoing cost estimates for new residential development is in constant 1987 dollars and is based on an average total development cost of \$125,000 per unit for low- and mid-rise units and \$175,000 per unit in high-rise projects. An average rehabilitation cost of \$34,000 per unit was utilized. This estimate takes into consideration that many units will necessitate only minor improvements whereas others will require extensive and costly rehabilitation.

TABLE 3

DEVELOPMENT COSTS--RESIDENTIAL

<u>Unit Type</u>	<u>Units</u>	<u>Total Cost (millions)</u>
Low and Mid Rise	1,378	\$172.3
High Rise	1,612	282.1
Rehabilitation	<u>570</u>	<u>19.2</u>
Total	3,560	\$473.6

2. Funding Shortfall--Residential

Based upon the findings and conclusions of the market analysis, residential development costs in the Northeast Inlet significantly exceed the market's ability to pay. Currently, low- and mid-rise residential units are subsidized by over 50 percent of the total development cost. During the next several years, it is projected that a funding gap or shortfall of 50 to

55 percent, or \$60,000 to \$70,000 per unit, will be experienced. As the Redevelopment Plan is implemented and the desirability of the Northeast Inlet increases, the average subsidy will decline. Subsidies for low- and moderate-density units will decline to less than 30 percent within ten years. During the next ten years, it is estimated that the average funding shortfall will equal 42 percent of total development costs for the low- and mid-rise portion resulting in a likely funding gap of \$72.4 million.

In terms of the implementation of the Redevelopment Plan, no subsidies are anticipated to be required to accomplish the development of high-rise units. The funding and financing plan, therefore, assumes market-rate high-rise projects. It is envisioned however, that the development of market-rate/luxury units will be linked to the development of other units to provide an opportunity for indirect subsidies.

Based upon an investigation of recent experience in the market, an average funding gap of 50 percent of the total rehabilitation costs the approximately 570 units will likely be experienced. The \$19.2 million of rehabilitation costs, therefore, will require a subsidy of approximately \$9.6 million.

To accomplish the new construction and rehabilitation of the 3,560 units at a total development cost of \$473.6 million, a funding subsidy of approximately \$82.0 million will be required.

TABLE 4

ESTIMATED SUBSIDY--RESIDENTIAL  
(Excluding Infrastructure)

<u>Unit Type</u>	<u>Total Costs (millions)</u>	<u>Percent Subsidy</u>	<u>Total Subsidy (millions)</u>
Low and Mid Rise	\$172.3	42%	\$72.4
High Rise	282.1	0%	0
Rehabilitation	<u>19.2</u>	50%	<u>9.6</u>
Total	\$473.6		\$82.0

3. Schedule of Residential  
Development Costs and Subsidies

Based upon the total number of units, the anticipated funding subsidies, and the market demand, it is projected that an average of 125 to 150 low- and mid-rise units can be absorbed per year. The total buildout period for these units, therefore, will likely equal ten years. It is projected that units can be rehabilitated at the rate of 55 to 70 units per year, also based on a ten-year schedule. The 1,612 high-rise units may require a somewhat longer marketing period.

Given a projected ten-year buildout schedule the average annual magnitude of development (i.e., total development costs) will likely equal \$47 million. This represents \$17 million in low- and mid-rise units, \$28 million in high-rise units and \$2 million in rehabilitation units. During the first several

years of the development, total residential costs may be somewhat below this average. As the area gains momentum, the construction and absorption of units, particularly in mid- and high-rise projects, is expected to increase.

Given the ten-year development schedule for subsidized units, an average funding subsidy of approximately \$8.0 million per year is projected. The annual subsidy requirement during the first three years of plan implementation will likely equal \$8 to \$12 million. Although the number of annual units constructed may increase during the middle phases of redevelopment, the percentage and total funding subsidy is projected to decline to approximately \$6 to \$9 million a year. It should be noted that this subsidy excludes the estimated \$25.0 million of necessary infrastructure improvement. Although these improvements can be phased, a relatively high percentage must be constructed during the first three to five years.

TABLE 5

AVERAGE ANNUAL RESIDENTIAL  
DEVELOPMENT COSTS AND SUBSIDY  
(Millions)

	<u>Development Costs</u>	<u>Funding Subsidies</u>
Low to Mid Rise	\$17.0	\$7.2
High Rise	28.0	0.0
Residential Rehabilitation	<u>2.0</u>	<u>1.0</u>
Total	\$47.0	\$8.2

#### 4. Sources of Residential Development Funds

The implementation of the residential portion of the Redevelopment Plan will be funded through a variety of sources. As stated previously, the high-rise portion of the project will primarily be funded through private sources. The \$191.5 million of low- and mid-rise construction and rehabilitation will be funded through a combination of private and public sources.

The following table lists the major sources of residential development funding and the anticipated funding amount. As shown, the CRDA through pool loans, direct investment and other mechanisms may fund almost \$140 million or 72 percent of these development costs and help provide affordable residential development through attractive financing. The City of Atlantic City must also play an important funding role through the donation of City-owned land.

The City must also finance the majority of the infrastructure improvements, and possibly provide additional public grants and loan programs. The CRDA and the City of Atlantic City can accomplish a substantial portion of the required residential development funds. However, additional sources of funding will be required to achieve affordable housing. These sources include developer's equity, Urban Development Action Grants, other public grants and other public/private sources of funds.

Additional sources of residential development funding (\$27 million) must be sought. These funding sources may include but not necessary be limited to:

- Luxury tax proceeds;
- Tax increment/general obligation financing;
- Department of Community Affairs' Balance Housing Programs;
- CAFRA Fair Share Housing;
- COAH Obligation transfers;
- Other dedicated State funding sources;
- UDAG's, HoDag's and other federal assistance;
- Section 8 moderate rehabilitation funds;
- CDBG funds and program income;
- UDAG repayments;
- Windfalls/repayments from other agencies;
- Linkages between market-rate/luxury and subsidized development projects;
- Foundation grants; and
- Other sources.

The funding of infrastructure improvements (\$25 million) can be accomplished through general obligation bonds, tax

increment financing, State and/or federal grants and/or loans and other mechanisms.

Assuming the mixture of residential funds as displayed below, affordable rehabilitated, low- and moderate-density residential units can be developed. High-rise residential development is assumed to be constructed in conjunction with market demand at market-supportable costs.

TABLE 6

SOURCES OF LOW- AND MODERATE-  
RESIDENTIAL DEVELOPMENT FUNDS

<u>Source</u>	<u>Percent of Total</u>	<u>Funding Amount (millions)</u>
Developer's Equity	5.0%	\$ 9.5
UDAG	4.7	9.0
City Land	4.2	8.0
CRDA Loans/Direct Investment	72.0	138.0
Public Grants/Other Sources	<u>14.1</u>	<u>27.0</u>
Total Funds	100.0%	\$191.5

5. Non-Residential Funding and Financing Plan

As described and shown in the land use portion of the Redevelopment Plan, several areas for non-residential development have been designated. These include maritime commercial along Rhode Island Avenue, mixed-use commercial in a portion of

Gardner's Basin Park and Block G-21, neighborhood commercial along Melrose Avenue and community commercial along Atlantic Avenue. Additional commercial development could be constructed as a conditional use in conjunction with residential development. The redevelopment entity or entities may play a role in the implementation of many of these non-residential components. For the purposes of the funding and financing plan, however, only estimated costs and subsidies for the neighborhood and community commercial projects are provided.

The 12,000 square feet of proposed neighborhood commercial space will likely cost \$1.6 million, or more than \$130 per square foot. This high cost can be attributed primarily to the low density of the project and high land acquisition costs, as well as the relatively high construction costs. The underlying market demand for a neighborhood commercial convenience center is strong and will increase as residential development occurs. Despite the existing and growing market demand, the high development cost and the desire to construct the project as early as possible as a community amenity, it may result in a funding gap or shortfall. Based upon preliminary analysis, the required subsidy could likely equal 40 to 50 percent of total costs or \$650,000 to \$800,000.

As with the neighborhood commercial convenience project, the community commercial center will be developed at relatively low density and on expensive land. As a result, a funding subsidy may also be necessary to accomplish redevelopment. The proposed 30,000-square-foot project will likely cost \$4.0 million or \$130 to \$140 per square foot depending primarily upon



land acquisition costs and project density. The funding gap and resulting subsidy requirement will likely equal \$1.6 to \$2.2 million.

It is envisioned that neighborhood commercial development will be constructed in conjunction with and thus linked to larger residential projects. Any required subsidies in terms of gap funding to facilitate this initial commercial development will be derived in tandem with larger residential projects. The required subsidies are a short-term phenomena as a result of the desire to "pre-service" the Northeast Inlet Area with neighborhood and commercial retail. As the Northeast Inlet Area perceives additional residential development neighborhood and community retail will become fully self-supporting creating opportunities for repayment of earlier subsidy requirements.

J. INITIAL ACTION PROJECT

In order to facilitate implementation of the Redevelopment Plan initial redevelopment activities are proposed to be concentrated in a three-block area north of the Uptown Center between Melrose and Adriatic Avenues.

1. Concept

The illustrative plan (Exhibit F) displays the general development concept for the initial action area. A detailed and specific initial action plan will be developed by the implementing agency, in accordance with the development controls and guidelines contained in the Redevelopment Plan.

It is estimated that the initial action area will contain approximately 130 new low-rise development unit in the area between New Hampshire and Rhode Island Avenues. Depending on final building evaluations and design concepts this area could also contain up to an estimated 30 rehabilitated units. In order to facilitate development in this area, approximately 70 units require demolition. These demolitions would result from clearance of seriously dilapidated units and removal of units to facilitate the potential future widening of Rhode Island Avenue. Approximately 12,000 square feet of commercial retail would be developed along Melrose Avenue immediately north of the existing high-rise projects.

The block bounded by New Hampshire and Maine Avenues, which is predominantly vacant, will be developed into a combination of low- and mid-rise apartment and condominium units.

It is estimated that the initial action area will contain approximately 265 low- and medium-rise units. Low-rise development will frame the block, with the mid-rise development generally located in the center. Generous public views of and access to the waterfront will be provided.

The initial phase of development is located on predominantly vacant land, a substantial portion of which is owned by the City. The development project will create a variety of uses addressing both market and community needs. Although minor relocation will take place, significant relocation resources (over four times that number of units displaced) will be provided in the form of new and rehabilitated dwelling units within

the initial action area. Both neighborhood low-density and mid-rise waterfront development residential units will be provided. Necessary community support retail will be developed to provide necessary services and amenities to serve existing and new residents of the Northeast Inlet.

## 2. Development Cost

The estimated cost of development of the initial action project, including 430 dwelling units and approximately 12,000 square feet of commercial space is approximately \$65 million (constant 1987 dollars). The initial action project could be funded through a variety of sources including direct casino investment and/or CRDA loans, amended Urban Development Action Grant funds, City land "write-downs" and private sector investment. By linking waterfront and mid-rise development with lower-density neighborhood residential development including both new construction and rehabilitation and, providing UDAG and land write-downs, a financially viable initial action project can be created.

## 3. Implementation

All development within the initial action area will be subject to detailed design guidelines to be prepared in accordance with and as a supplement to the Redevelopment Plan. All development will be subject to review and approval by designated local agencies before required approvals and permits may be obtained. All development shall conform with development controls and guidelines contained herein and to be prepared as part of the detailed initial Action Plan.

The function of these guidelines will be to reinforce public policy goals and to obtain a certain quality and character of development. The initial action project shall be carried out only pursuant to this plan or a modification thereof. Specific projects shall provide for retention of controls, restrictions or covenants running with any land sold or leased for private use. Development controls and guidelines stipulated in this plan will be made binding by the following means.

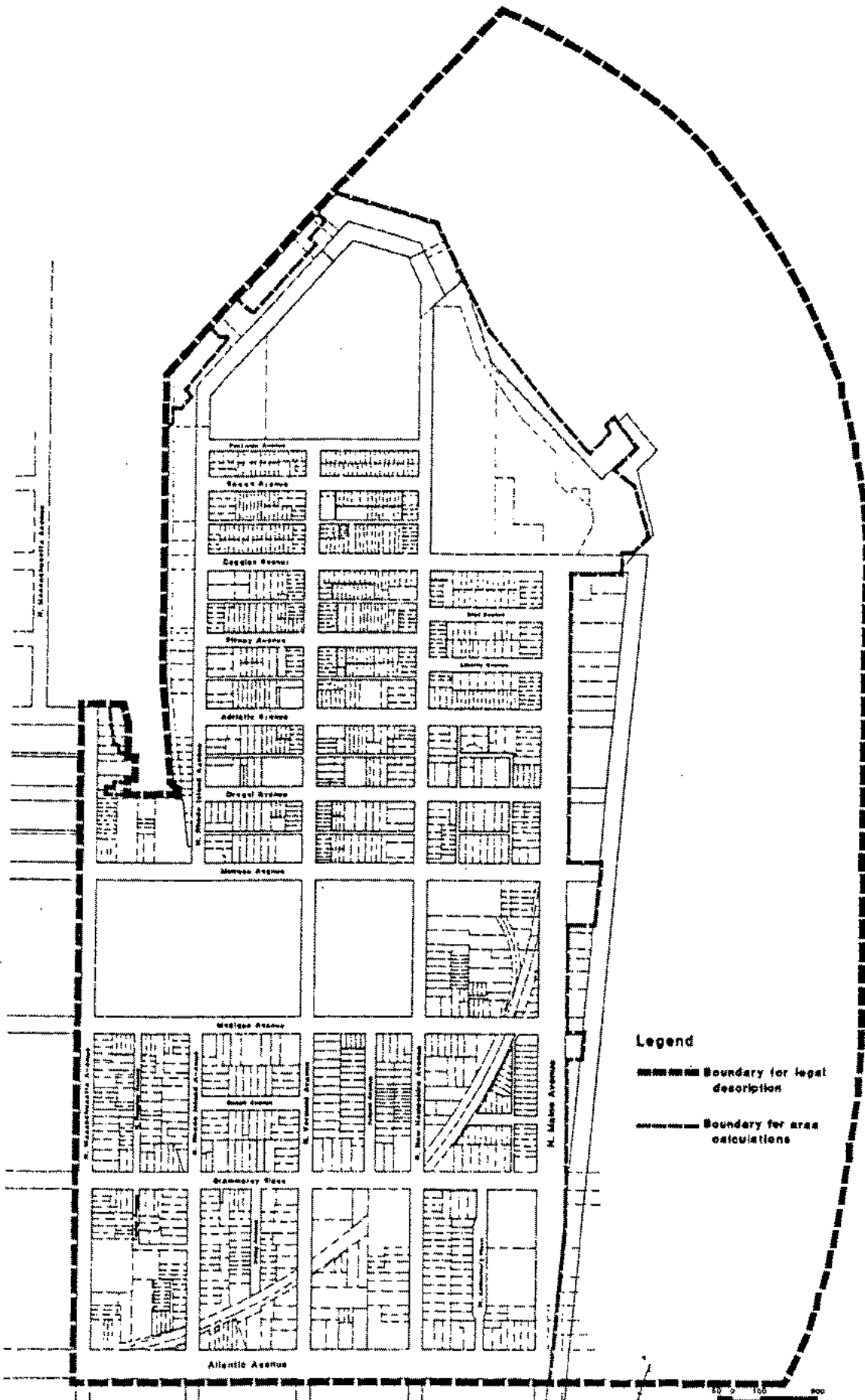
- In the cases of properties acquired for disposition to private developers, development controls for the properties will be affected by recording them as restricted covenants.
  
- In the case of properties not acquired by the public sector, zoning authorizations and/or building permits will not be issued for improvements of the subject property until the owner/developer has secured written approval verifying that said improvements are in accordance with the initial action program and this Redevelopment Plan, as amended.
  
- In the case of properties lying in the Redevelopment Area but outside this initial action area, the owner/developer shall be required to review site plans, building plans and intended uses with the designated local agencies and to secure written approval verifying that intended improvements are in accordance with the intent of the Redevelopment Plan.

K. AMENDMENTS

The provisions, plan elements and development controls and guidelines of this Redevelopment Plan, as may be amended under the provisions of this plan, shall remain in effect for forty (40) years beginning from the date of adoption of this Redevelopment Plan by the appropriate local agency. Termination of the plan shall in no way permit the land within the Redevelopment Plan or any part thereof to be restricted on the basis of race, creed, color or natural origin in the sale, lease, use or occupancy thereof.

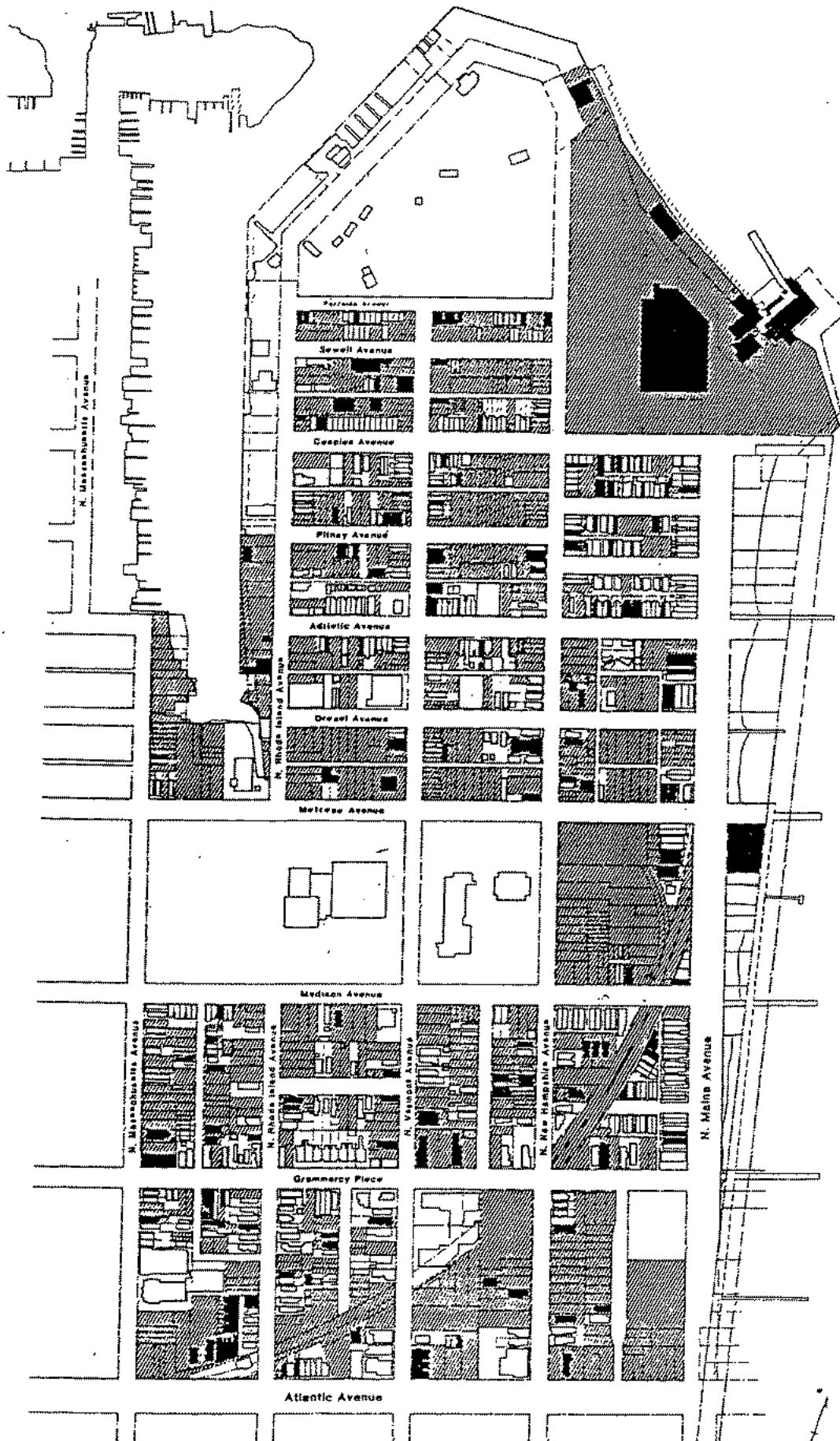
The approved Redevelopment Plan may be administratively modified or changed at any time by the implementing agency. Any modification or change in land use, or in density allowance of more than Twenty (20) percent shall necessitate a formal plan amendment in accordance with the requirements of the law.

EXHIBITS



**Redevelopment Plan  
 Northeast Inlet  
 Atlantic City, New Jersey**

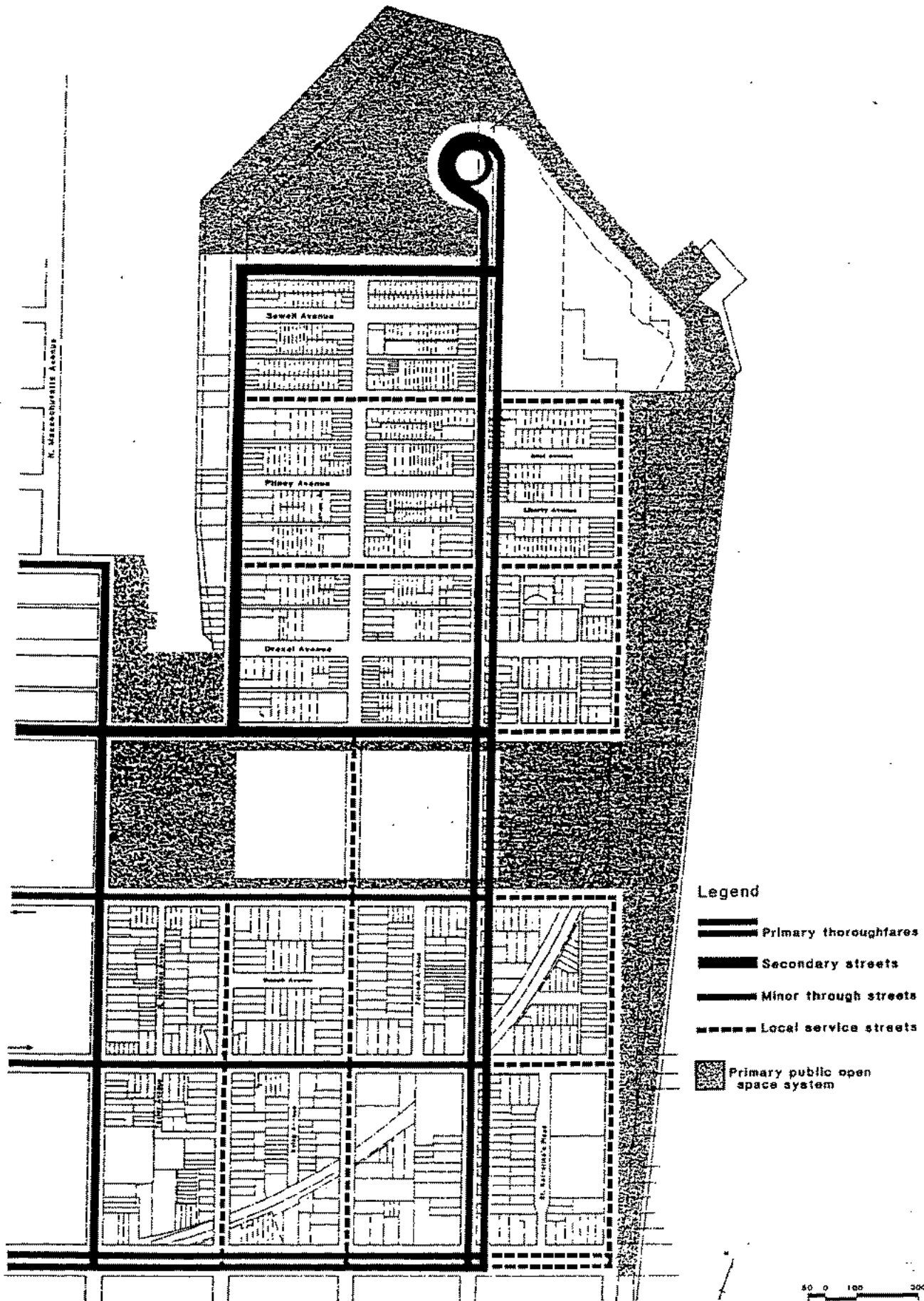
**Project Boundary**








Redevelopment Plan  
 Northeast Inlet  
 Atlantic City, New Jersey

Existing Vacant Land & Buildings





- Legend**
-  Primary thoroughfares
  -  Secondary streets
  -  Minor through streets
  -  Local service streets
  -  Primary public open space system

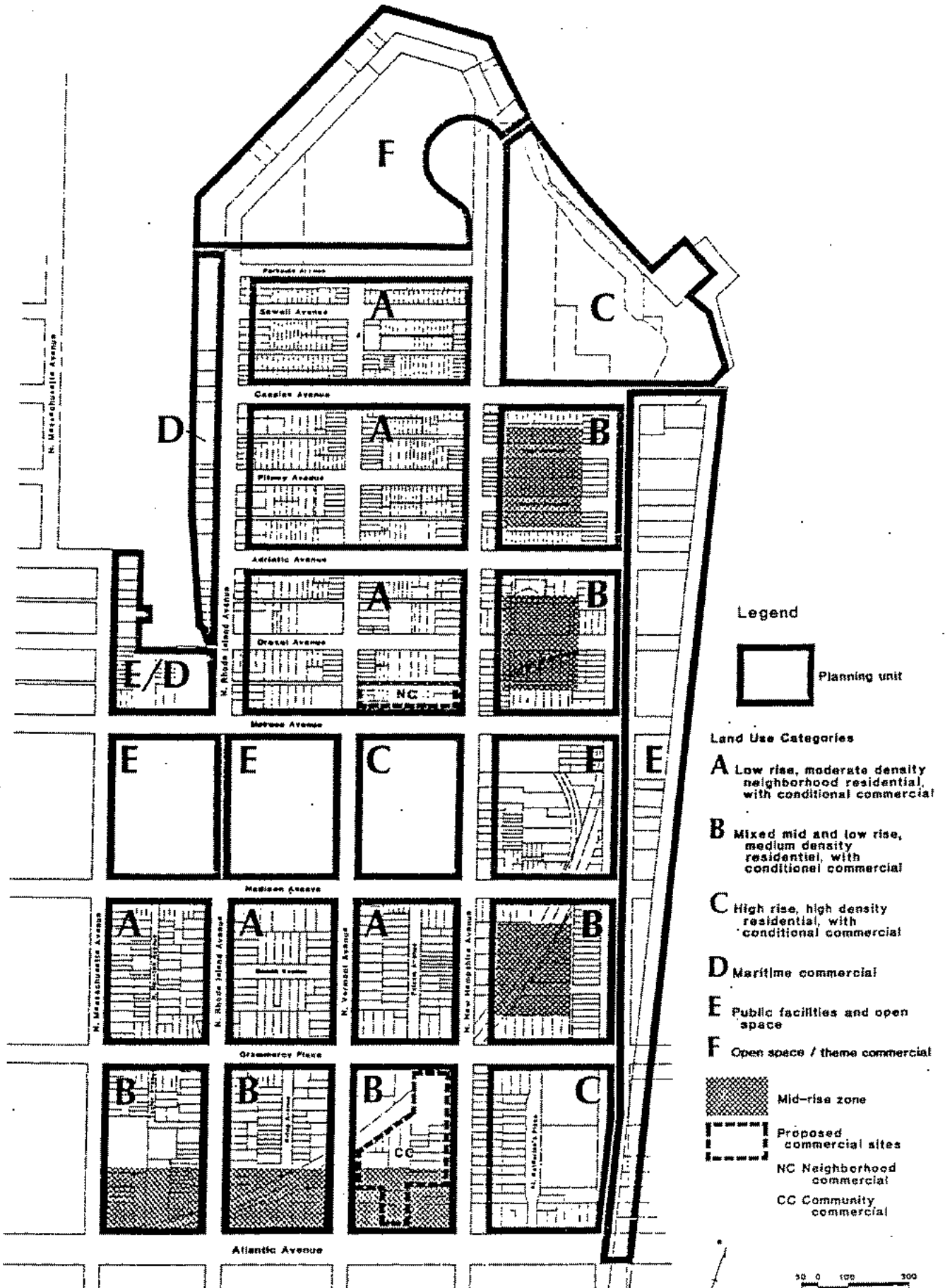
**Redevelopment Plan  
Northeast Inlet  
Atlantic City, New Jersey**

Prepared for:  
The Casino Reinvestment Development Authority  
**CRDA**

**Exhibit C**

**Proposed  
Circulation  
and  
Open Space Plan**

Prepared by:  
Zucheff, Hunter & Associates, Inc. Annapolis, Maryland  
Anderson Associates, Inc. Washington, DC



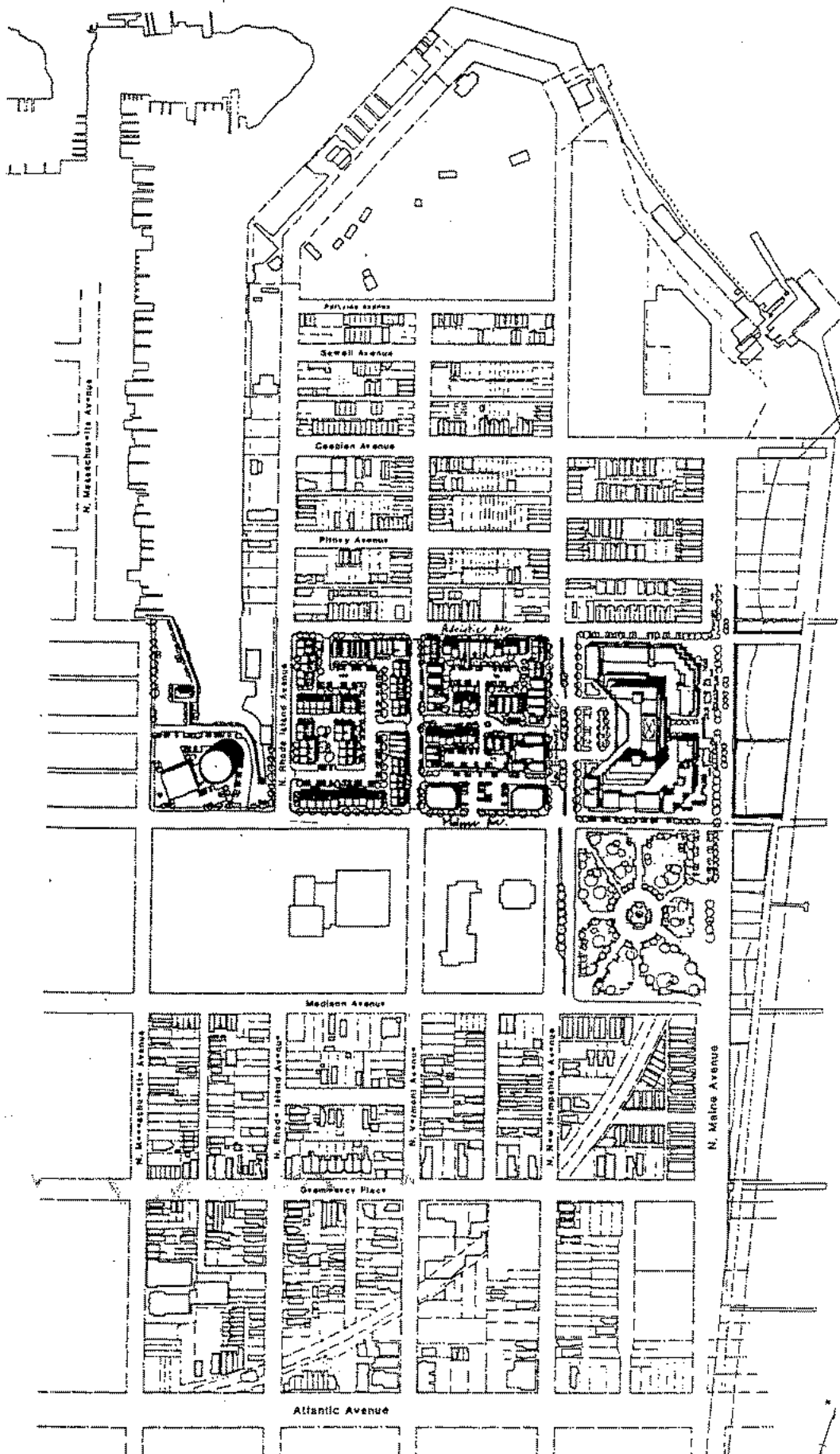
Redevelopment Plan  
 Northeast Inlet  
 Atlantic City, New Jersey

Prepared for  
 The Casino Reinvestment Development Authority  
 CRDA

Exhibit D

Proposed  
 Land Use Plan

Prepared by:  
 Zuchelli, Hunter & Associates, Inc. Annapolis, Maryland  
 Anderson Associates, Inc. Washington, DC



Redevelopment Plan  
 Northeast Inlet  
 Atlantic City, New Jersey

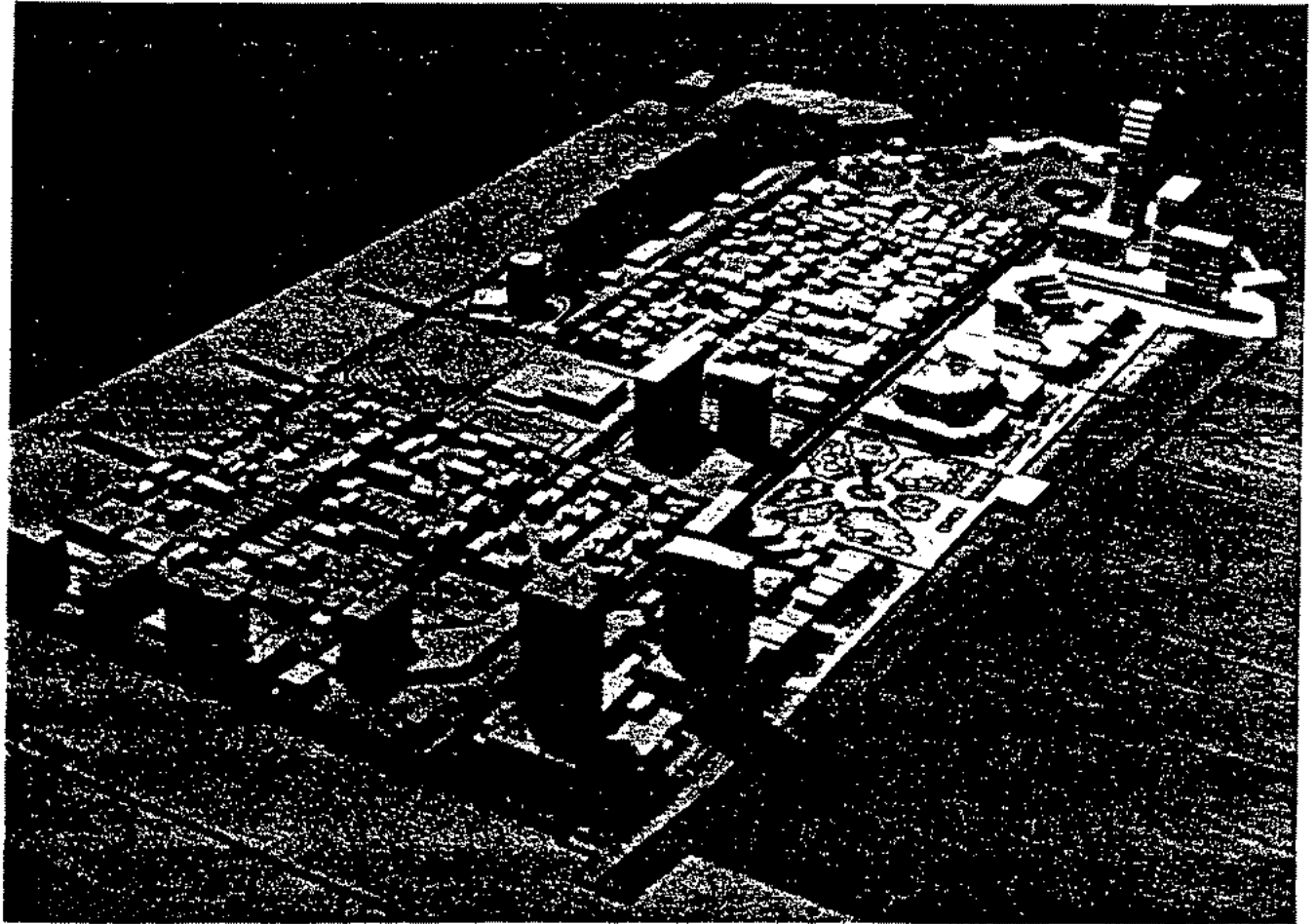
Initial Action Area  
 Illustrative Plan

Prepared for  
 The Casino Reinvestment Development Authority  
 CRDA

Exhibit F

Prepared by  
 Zumbelli, Hunter & Associates, Inc. Annapolis, Maryland  
 Anderson Associates, Inc. Washington, DC





Redevelopment Plan  
Northeast Inlet  
Atlantic City, New Jersey

Illustrative Model

Prepared for  
The Casino Reinvestment Development Authority  
CRDA

Exhibit E

Prepared by  
Zuchelli, Hunter & Associates, Inc. Annapolis, Maryland  
Anderson Associates, Inc. Washington DC

# Ordinance

Ordinance No. 47...

OF THE  
CITY OF ATLANTIC CITY, N.J.

Date: June 9, 1993  
Date to Mayor: 6/24

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

Factual contents certified to by

Legislative Counsel /s/ James L. Jackson

Business Administrator /s/ James Sykes

Prepared by James L. Jackson

Council Member... ~~WICINS~~ <sup>RISSO</sup> ...Presents the following Ordinance:

AN ORDINANCE approving an amendment to Section III C. (C) of the Northeast Inlet Redevelopment Plan, first approved by Ordinance No. 93 of 1987, and any amendments thereto.

WHEREAS, the Atlantic City Housing Authority and Redevelopment Agency, the City's redevelopment agency for certain areas of the northeast inlet, has proposed that the Northeast Inlet Redevelopment Plan be amended as set forth hereinafter; and

WHEREAS, by Resolution No. 278 of April 14, 1993, the City Council of Atlantic City requested that the Planning Board of the City of Atlantic City review the said proposed amendment; and

WHEREAS, after review of the said proposed amendment, at its meeting held on May 5, 1993 the Atlantic City Planning Board passed Resolution No.8-93 recommending the approval of the amendment; and

WHEREAS, this Council finds that the proposed amendment is in the best interest of the City and meets the prerequisites set forth in N.J.S.A. 40:55C-17.

BE IT ORDAINED by the City Council of the City of Atlantic City that:

SECTION 1. The amendment to the Northeast Inlet Redevelopment Plan set forth in Section 2 of this Ordinance is hereby approved.

SECTION 2. Section III C. (C) of the Northeast Inlet Redevelopment Plan shall be amended by adding at the end of said section, on Page III-20, the following additional provisions:

"Temporary Uses - In that the Plan recognizes development within the Category C Planning Unit north of Caspian Avenue is likely to be the subject of later-stage development and in further recognition of this site's proximity to Historic Gardner's Basin Park, and the waterfront, Temporary uses, as expressly provided in this section, shall be considered additional Petitioned uses, allowable subject to the discretion of the implementing agency, in Block C-21:

- ° A Temporary Use is one established for a fixed period of time, not to exceed one year, with the intent to discontinue such use upon the expiration of such time. Uses such as, but not limited to, special event parking or staging, festival/market places, open air food markets, concerts and performing arts productions, fairs, ethnic festivals, exhibits, boat shows, art and craft shows, holiday themed activities and displays, Christmas tree sales, construction staging, other public and/or community oriented recreation and entertainment activities, and the like, may be permitted. Capital improvements consistent with the health, safety and welfare of the public, participants and the community, as well as the aesthetics of the area, may be permitted or required subject to conditions which the implementing agency may impose.
- ° No Temporary use shall be operated during any hours or on any days of the week except such as designated by the approval of the implementing agency on the basis of the nature of the temporary use and the character of the surrounding area.
- ° The Project Review Team, pursuant to Section III G.2 of Plan, is responsible for reviewing and recommending proposed Temporary uses to the implementing agency consistent with the standards and controls of the Plan. In considering Temporary uses, the Project Review Team and the implementing agency shall do so on the basis of the adequacy of the parcel size, parking provisions, traffic access, loading space and the absence of adverse impact on surrounding properties and the use and proposed uses in the Northeast Inlet redevelopment area.
- ° Applicants for a Temporary use proposed to occur for seven (7) or more consecutive days shall notify adjoining property owners within 200 feet of the subject site, in writing via certified mail, of the application and the date(s), time (s) and place(s) the application will be considered by the implementing agency.
- ° In all cases where Temporary uses may be allowed the provisions of this plan regarding waterfront easements on pages III-9 and III-10 shall be required to the maximum extent feasible. In such cases where existing waterfront buildings and/or uses are to remain and are consistent with the intent of this plan as determined by the implementing agency, continuation of such existing building and/or use may be allowed. In any such case, provisions shall be made for ensuring convenient and amenable continuity of pedestrian pathways along, and public use and enjoyment of, the waterfront.

- ° The implementing agency, upon its finding that any condition, limitation, or other requirement of its approval has been violated or unsatisfied, may immediately revoke its approval. Upon revocation of the implementing agency's approval, and in addition to any legal remedy at the disposal of the implementing agency, the City Mercantile Office, City Land Use Administrator, Building Department, or other municipal department or officer shall immediately take any and all necessary action to enforce the implementing agency's revocation of approval.
- ° The implementing agency may, at its discretion, approve the same Temporary use from year to year up to ten consecutive years or the expiration of the Temporary use provisions, whichever shall occur earlier; however, in no event shall its approval at any time extend for more than one calendar year without a re-application for approval being required. On considering a re-application for continuation of a Temporary use the implementing agency shall take into account recommendations of the Project Review Team, any complaints from area residents, changing development patterns in the area, or adverse impacts which have come to its attention during the previous approval period.
- ° The above regulations related to Temporary uses shall expire on December 31, 2003."

SECTION 3. All Ordinances or parts of Ordinances inconsistent with provisions of this ordinance are hereby repealed.

SECTION 4. This Ordinance shall become effective upon final passage and publication as provided by law.  
 KMB, June 3, 1993 11:16:35 AM ORDINLET/COUNCIL/06-09-93

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	/						MANCUSO	/					/
HUDGINS	/				/		NORRELL-NANCE	/					
KELLEY	/						PASQUALE	/					
LANGFORD	/						ZINGARELLI	/					
							RUSSO, 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 6/9/93 ..... Adopted on second and final reading after hearing on 6/23/93 .....

Approved By James M. Kelly Date 6/23/93 Reconsidered \_\_\_\_\_ Over \_\_\_\_\_  
 Mayor \_\_\_\_\_ By Council \_\_\_\_\_ Ride \_\_\_\_\_  
 \_\_\_\_\_ City Clerk \_\_\_\_\_  
 \_\_\_\_\_ Aye \_\_\_\_\_ Nay \_\_\_\_\_



# Ordinance

Ordinance No.07.....

OF THE  
CITY OF ATLANTIC CITY, N.J. Date to Mayor.03-04-98.

Date..02-18-98...

REVISED 2/17/98

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

Factual contents certified to by

City Solicitor /s/ Daniel A. Corey

Business Administrator /s/ Andrew A. Mair

Prepared by the City Solicitor's Office

Council Members McGETTIGAN & JONES Present the following Ordinance:

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

WHEREAS, the City of Atlantic City (hereinafter "City") and the Agency have, in accordance with the provisions of the Local Redevelopment and Housing Law (N.J.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"; and

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 for Petitioned Uses has been duly considered, reviewed and unanimously endorsed by a 4-1 majority of the Northeast Inlet Project Review Team at its meeting on December 11, 1997, pursuant to Section III-G of the Plan; and

WHEREAS, the Amendment to the Plan for Petitioned Uses 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 at the meeting of December 18, 1997; and

WHEREAS, the Amendment to the Plan for Petitioned Uses, the report of the Project Review Team, and Resolution No. 5630 adopted December 18, 1997 by the Board of Commissioners of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City have been reviewed and the following amendments have been recommended by the Atlantic City Planning Board at the meeting of January 21, 1998 by a vote of 6-0.

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 Petitioned Uses (hereinafter "Amendment"), 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 inconsistency.

SECTION 3. This Ordinance shall take effect upon its final passage and publication, pursuant 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.
COURSEY	x						MANCUSO	x					
HUDGINS	x						MCGETTIGAN	x				x	
JONES	x					x	SCHULTZ	x					
LANGFORD	x						ZINGARELLI	x					
NORRELL-NANCE, 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..FEBRUARY 18, 1998....  
 Adopted on second and final reading after hearing on..March 4, 1998.....

Approved By.../s/ James Whelan..... Date..March 5, 1998.....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

"PETITIONED USES" on page III-15 of the Northeast Inlet Redevelopment Plan  
to be amended as follows:

"Petitioned Uses -- Within Category B, petitioned uses, subject to review and approval by the implementing agency, shall be limited to: a) commercial retailing, service and office in mixed-use structures with multi-family residential use and shall, in no case, exceed 15 percent of the total floor area of that structure; and b) low-rise, moderate - density neighborhood residential in conformance with the provisions of Subsection III C.(A) of this Plan".

# Ordinance

Ordinance No. 36.....

OF THE CITY OF ATLANTIC CITY, N.J. Date to Mayor.....

Date..06-24-98...

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

Factual contents certified to by

RECEIVED

City Solicitor /s/ Daniel A. Corey

JUL 28 1998

REDEVELOPMENT

Council Member McGETTIGAN, JONES, HUDGINS & SCHULTZ Presents the following Ordinance:

Business Administrator /s/ Andrew A. Mair

Prepared by the City Solicitor's Office

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

WHEREAS, the City of Atlantic City (hereinafter "City") and the Agency have, in accordance with the provisions of the Local Redevelopment and Housing Law (N.J.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, "low-rise, moderate density neighborhood residential", and is referred to as a "G" Land Use Category; and,

WHEREAS, this new Land Use Category is designated for Block 93 which is bounded by Maine, Grammercy, New Hampshire and Madison Avenue and Block G-16, which is bounded by Maine, Adriatic, New Hampshire and Caspian Avenue; 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 it's meeting held on May 12, 1998; 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 Redevelopment Agency of the City of Atlantic City at the meeting of May 28, 1998; and,

WHEREAS, the amendment to the plan, the report of the Project Review Team, and Resolution #5714 adopted May 28, 1998 by the Board of Commissioners of the Housing Authority and Redevelopment Agency of the City of Atlantic City has been reviewed and recommended by the Atlantic City Planning Board at the meeting of June 3, 1998 by a vote of 7-0;

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, "(G) Moderate-Density Neighborhood Residential for Block 93 and G.16", 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 extend of such inconsistency.

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.
COURSEY	PRESENT						MANCUSO	x					
HUDGINS	x					x	MCGETTIGAN	x				x	
JONES	x				x		SCHULTZ	x					x
LANGFORD	x						ZINGARELLI	x					
							NORRELL-NANCE, 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..JUNE 24, 1998.....  
 Adopted on second and final reading after hearing on....July 22, 1998.....

Approved By..... Date..... 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.

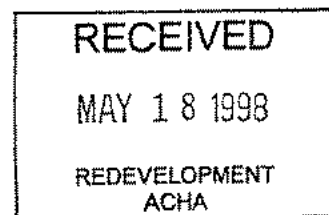
.....City Clerk

PROPOSED REDEVELOPMENT PLAN  
for  
**OCEANSIDE**  
ATLANTIC CITY      NEW JERSEY

# CRDA

CASINO REINVESTMENT  
DEVELOPMENT AUTHORITY

1014 ATLANTIC AVENUE  
ATLANTIC CITY, NJ 08401



GUENTHER & HEE ASSOCIATES  
931 HADDON AVENUE, COLLINGSWOOD, NJ 08108  
ARCHITECTURE PLANNING ENGINEERING INTERIOR DESIGN

MAY 18, 1998

(G). MODERATE -DENSITY NEIGHBORHOOD RESIDENTIAL FOR BLOCKS 93 AND G.16

Intent

The intent of this land-use category is to provide the opportunity to establish protected and cohesive neighborhood environments suitable for and supportive of family living and home ownership along the waterfront.

Permitted Uses

The uses permitted as a matter of right under this category are limited to dwelling units in low rise, single-family detached houses and vertically divided duplex structures, and normal accessory facilities. Building types may include mid-rise residential dwelling units only in the designated 103'(irregular) x 253' area of Block 93 as illustrated in Figure G-1. Building designs are subject to review and approval by the implementing agency.

Permitted Density

Permitted densities within the designated Category G Planning Units with the exception of the mid-rise portion of Block 93 shall not exceed 13 dwelling units per acre, calculated on the basis of the gross area within the Planning Unit boundaries. The mid-rise portion of Block 93 shall not exceed 55 dwelling units per acre.

Building Heights

a. Building heights for low rise residential units shall not exceed three habitable stories. The first habitable level of any dwelling unit shall not be higher than 15 vertical feet above the finish grade at the building line. In no case shall the total height of a structure exceed 40 vertical feet above the average grade existing prior to construction or site development. In the case of the required pitched roofs, the high point of the structure shall be determined as the mid-point between the eave line and the highest point of the roof. Accessory use buildings shall not exceed 20 feet in height.

b. Building heights for the mid-rise residential area of Block 93 shall not exceed six habitable stories and may not exceed 72 vertical feet above the average grade for 1/3 of the building foot print and be reduced to four and three stories for the remainder of the building area as detailed on Figure G-1. The roofs in the mid-rise building of Block 93 may contain flat or nearly flat roofs; provided at all building edges, roofs must be pitched as in a Mansard roof type. All flat roof areas exposed to view shall be covered with a multi-colored decorative patterned surface. In addition, all mechanical or electrical equipment located on roof levels and exposed to view shall be enclosed and/or concealed by a decorative screen. In the case of flat or nearly flat roofs, the high point of the structure shall be determined as the highest point of the roof. Parapet walls or railings may exceed this height by no more than 42 inches.

## Off-street Parking

Two off-street parking spaces are required for each dwelling unit, except in the mid-rise area of Block 93 which shall contain a minimum of 1.5 off street parking spaces for each dwelling unit.

## Site Utilization

This plan recognizes the variety of physical conditions and lot configurations existing within the proposed Category G. To assist in detailed lot planning and subsequent review, the following standards as also summarized on Schedule G-1 and Figures G-1 and G-2 shall be applied:

- Lot Coverage

In no case should principal and accessory structures cover more than 55 percent of the gross lot area, except for the mid-rise portion of Block 93 where lot coverage can be increased to 75%.

- Open Space

Ground level open space shall exclude paved parking and service areas. The paved parking and service drives shall not exceed 50 percent of the uncovered area (not built upon). All open space shall be fully landscaped in accordance with plans approved by the implementing agency.

- Building Setbacks

The required minimum building setbacks from the property lines are as designated on Schedule G-1 and Figures G-1 and G-2. All setbacks must be approved by the implementing agency.

- Lot Dimensions

- a) Low Rise Areas

Minimum building lot dimensions for Type I lots fronting New Hampshire Avenue containing duplex structures shall be 44'-0" x 82'-0" per Figures G1, G-2 and G-3.

Minimum building lot dimensions for Type II interior lots not fronting on New Hampshire or Maine Avenue containing single family detached structures shall be 37'-0" x 103'-0" per Figures G-1, G-2 and G-3.

Minimum building lot dimensions for Type III lots fronting Maine Avenue containing single family detached structures shall be 55'-0" x 90'-0" per Figures G-1, G-2 and G-3.



b) Mid-rise Area

The minimum building lot dimension for the mid-rise area shall be 103'-0" (irregular) x 253'-0".

Architectural Character

This section is primarily concerned with building massing, visible materials and color regarding the architectural character of lower-density neighborhood units as well as the mid-rise portion of Block 93.

a) The following provisions are considered mandatory and shall be required:

- Building Style

The basic design of the single family and duplex home shall be in a modified Victorian or Shingle-style architecture. Illustrative drawings suggestive of desirable features are contained in Figures G-6 through 8. The mid-rise structure shall be similar in design to the single family as illustrated in Figure G-5.

- Porches

Front porches on all dwellings are required and shall cover a minimum of 50% of the width of the front facade at entry level. The front entry to the dwelling shall be from the front porch or side porch. Second level porches are encouraged. Porches are illustrated on Figure G-4. All railings shall be painted and/or stained. Unfinished, pressure treated wood, except for deck surfaces, is prohibited. This applies to railings, columns and other building elements. The undercroft of decks and porches at ground level shall be enclosed by lattice or finished materials.

- Roofs

Roof structures for all low rise units shall be designed in a hip or gable type with a minimum slope of 8 feet of rise for 12 feet of run. Roofing materials can be cedar, asphalt or fiberglass shingles, Spanish clay tile or standing seam metal roofing. Color of the roofs shall provide a strong but harmonious contrast to the exterior facades.

- Exterior Walls

Exterior wall surfacing shall be vinyl or wood clapboard siding with 6" maximum exposure, decorative shingles, exterior insulation finish systems (EIFS) or cement stucco. Accents of colored tile may be used in the EIFS or stucco material. Excessively arbitrary or idiosyncratic facade applications shall be avoided. Exposed foundation walls shall be treated with finished materials other than painted parge.

- Chimneys

Exposed metal chimneys will not be permitted

- Fence

White or natural wood picket or white vinyl picket fences with a maximum height of 42" will be permitted on the front and side property lines. Rear yard fences can be a maximum 60" in height and be either white or natural wood or white vinyl picket, louver or board and board fences.

- Pavement

Pavement materials are restricted to concrete (plain or decorative), brick or concrete pavers. Driveways inside property lines for garage entrances and parking areas can be concrete or bituminous paving. Loose gravel or stone will not be permitted.

- b) The following provisions are considered guidelines which are encouraged in the design and development of all areas with final design elements subject to the approval of the implementing agency:

- Architectural sub-elements

Architectural sub-elements such as balconies, bay windows, dormers, turrets and towers should be included , particularly as they add interest and variety to the visual street scape.

- Colors

Exterior surfaces should be either white , pale shades of tan, green, peach, yellow, blue or gray. Colors for trim pieces can be white, or a contrasting compatible color with the siding or the same color as the siding.

- Windows and Exterior Doors

Windows should be of wood, vinyl or vinyl clad assembly. Window sizes shall be in conformance with the building codes regarding exits from second floor bedrooms. Doors should be wood in a painted or natural finish or metal clad with a painted finish. Window and door types are illustrated in Figures G-9 and G-10. Sliding doors are not permitted at front ground entry level.

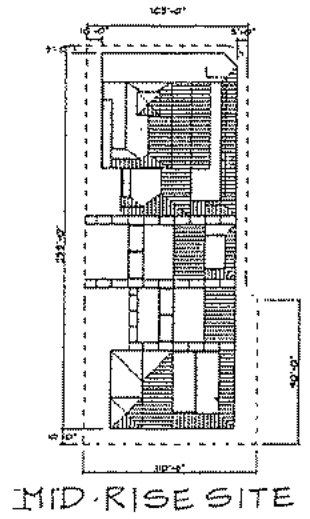
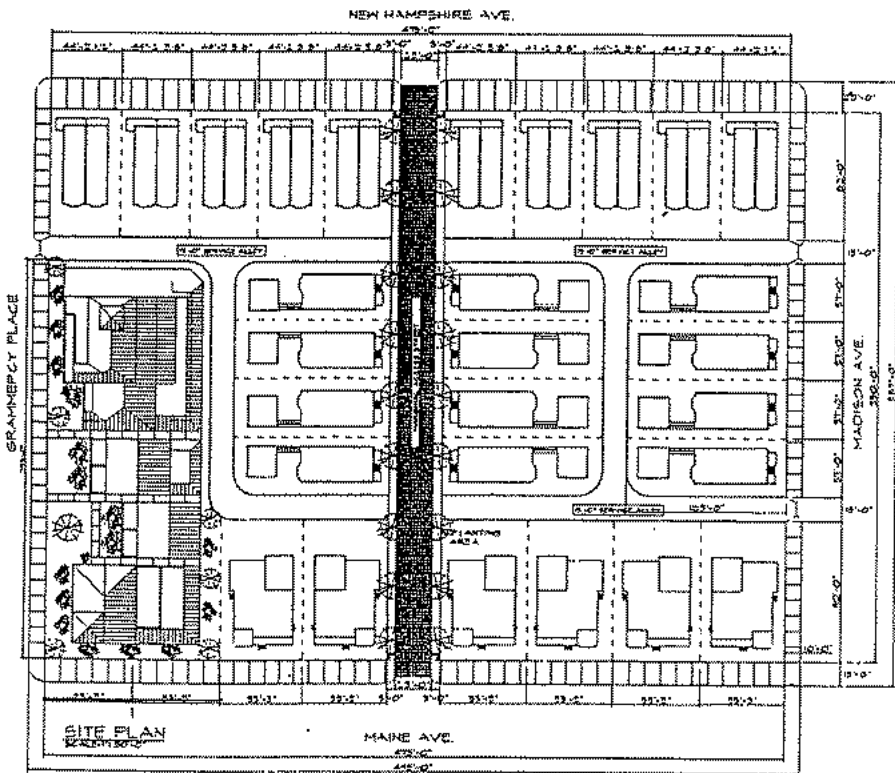
## SCHEDULE OF SPACE, BULK AND YARD REQUIREMENTS SINGLE FAMILY, DUPLEX AND MID RISE LOTS

	TYPE I DUPLEX	TYPE II SINGLE FAMILY	TYPE III SINGLE FAMILY	MID- RISE
<b>Maximum Height</b>				
Principal Building				
Stories	2 1/2	2 1/2	2 1/2	6
Height	40'	40'	40'	72'
Accessory structures				
Stories	NA	NA	NA	NA
Height	NA	20'	20'	NA
<b>Lot Requirements</b>				
Minimum Lot Areas	3,600 sf	3,700 sf	4,900 sf	26,700 sf
Maximum Lot Coverage (including accessory buildings)	55%	55%	55%	75%
<b>Minimum Yard Requirements</b>				
Front Yard	6'	7'	10'	10' from Grammercy Place
Side Yards	16'-0" total with 8' min. Porches can be extended into side yard at grade level on one side *a	13'-0" total with 5' min. Porches can be extended into side yard at grade level on one side *b	12' total with 5' min.	10' from Maine Ave., 5' from side alleys
Rear Yard	19'	7'	20'	5'

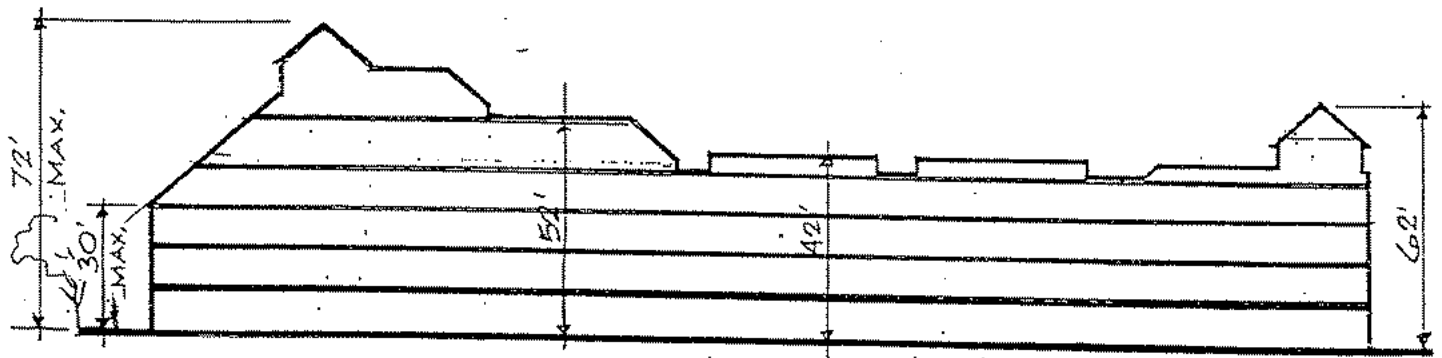
\* a. provided side porches on adjoining lots shall not abut each other, and the width of a side porch shall not exceed 4'-0" and the depth not extend behind the line of the front facade.

\*b. provided side porches on adjoining lots shall not abut each other, and the width of the side porch not exceed 4'-0" and the depth behind the line of the front facade shall not exceed 50% of the length of the principal building structure.

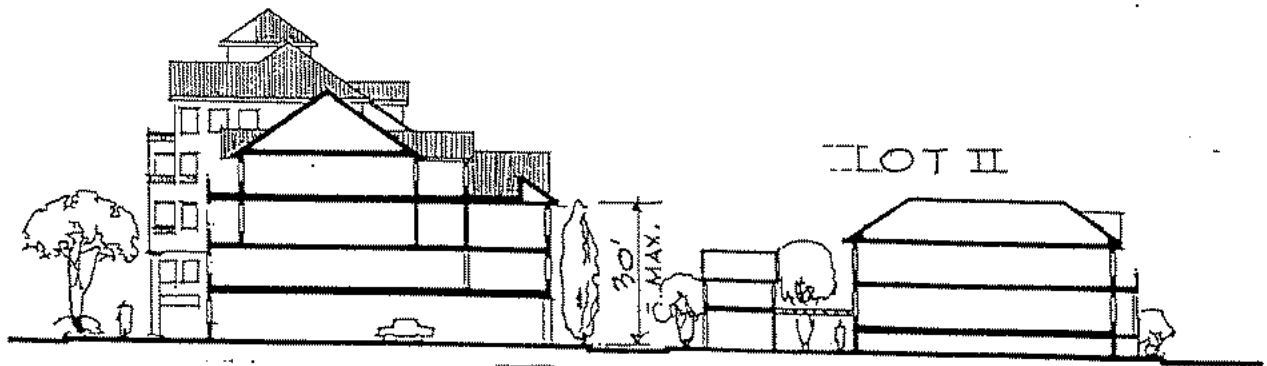
SCHEDULE G-1



BLOCK 93



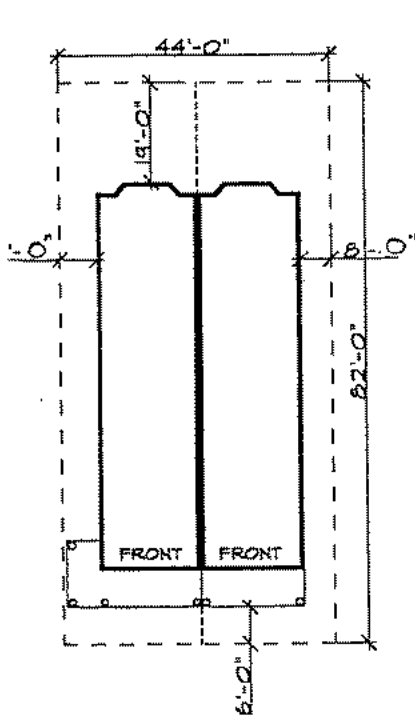
LONGITUDINAL SECTION Grammercy Frontage



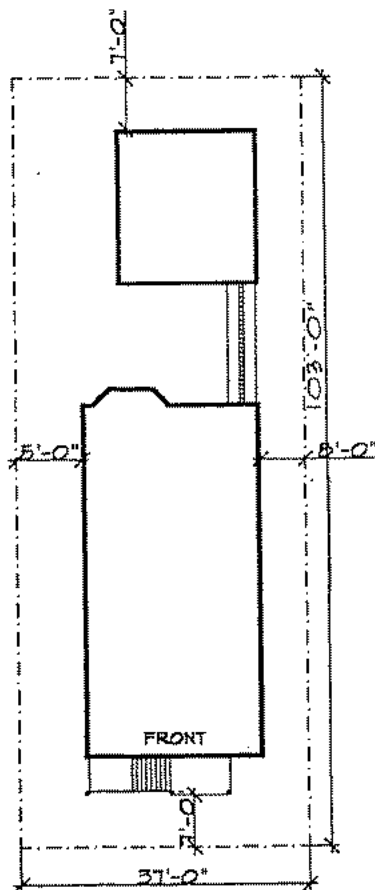
CROSS SECTION from Maine Avenue

FIGURE G-1

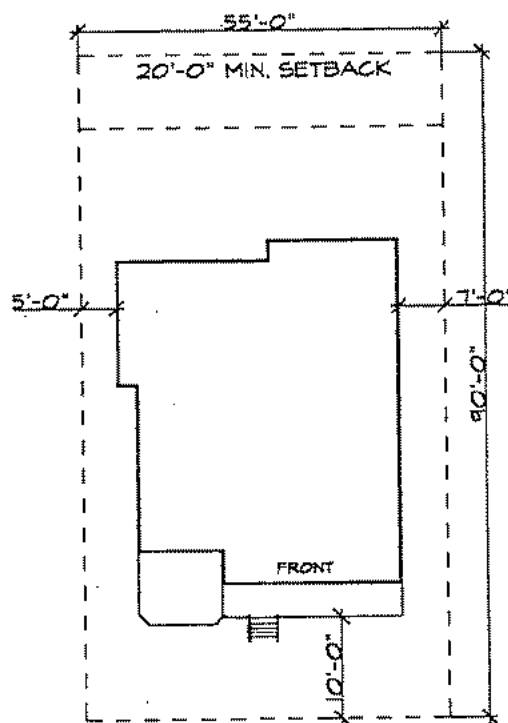
NOTE:  
 TYPE I LOTS MAY BE SUBDIVIDED INTO  
 INDIVIDUALLY OWNED TAX MAP PARCELS



II



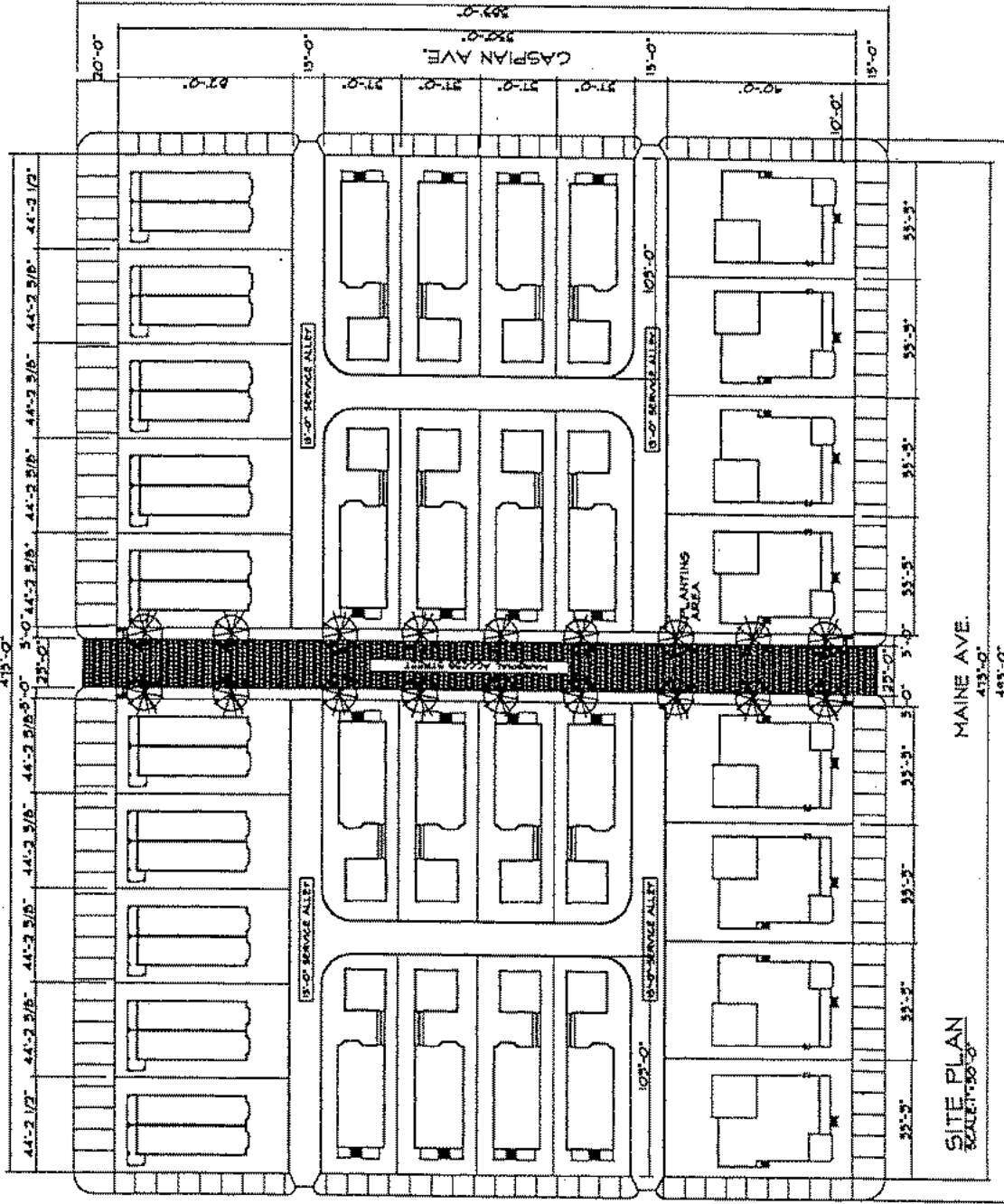
III



IIII

LOT TYPES

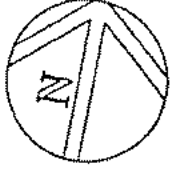
NEW HAMPSHIRE AVE.



TYPE I  
 LOT = 3600 SF  
 MAXIMUM LOT  
 COVERAGE 55%

TYPE II  
 LOT = 3700 SF  
 MAXIMUM LOT  
 COVERAGE 55%

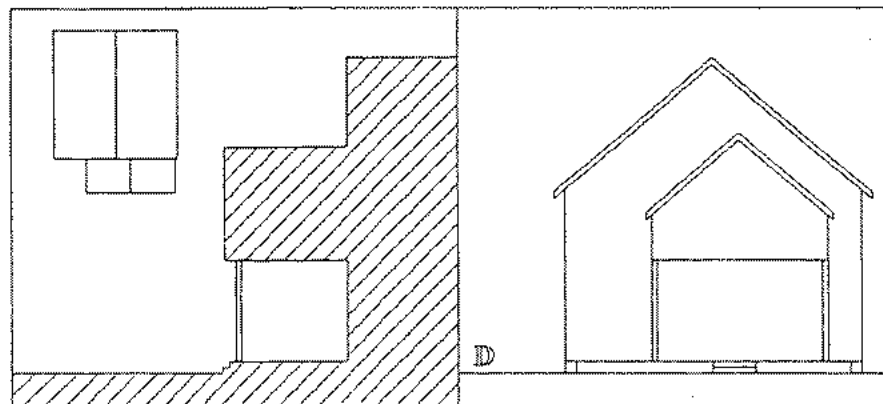
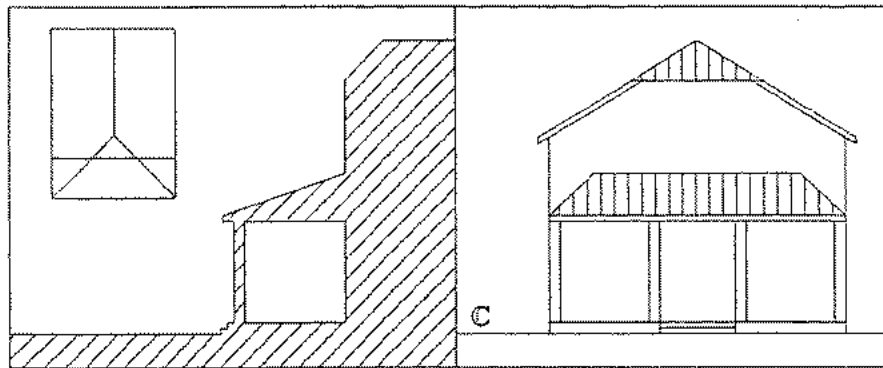
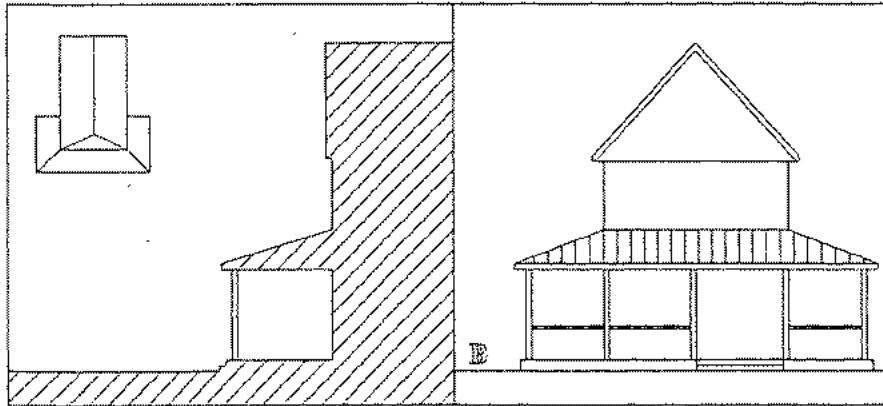
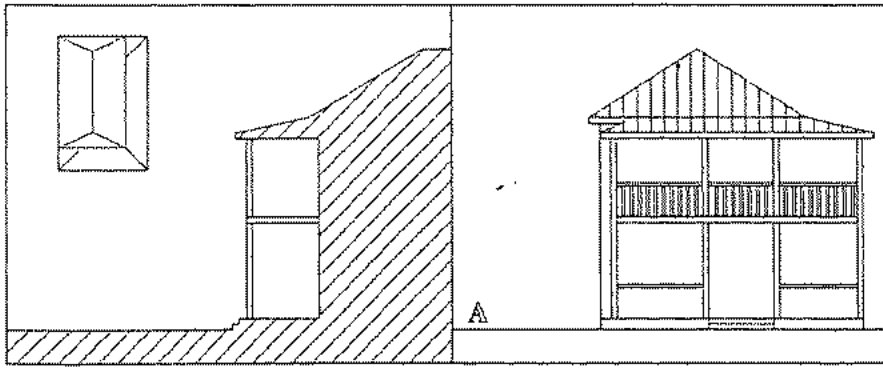
TYPE III  
 LOT = 4900 SF  
 MAXIMUM LOT  
 COVERAGE 55%



BLOCK G.16

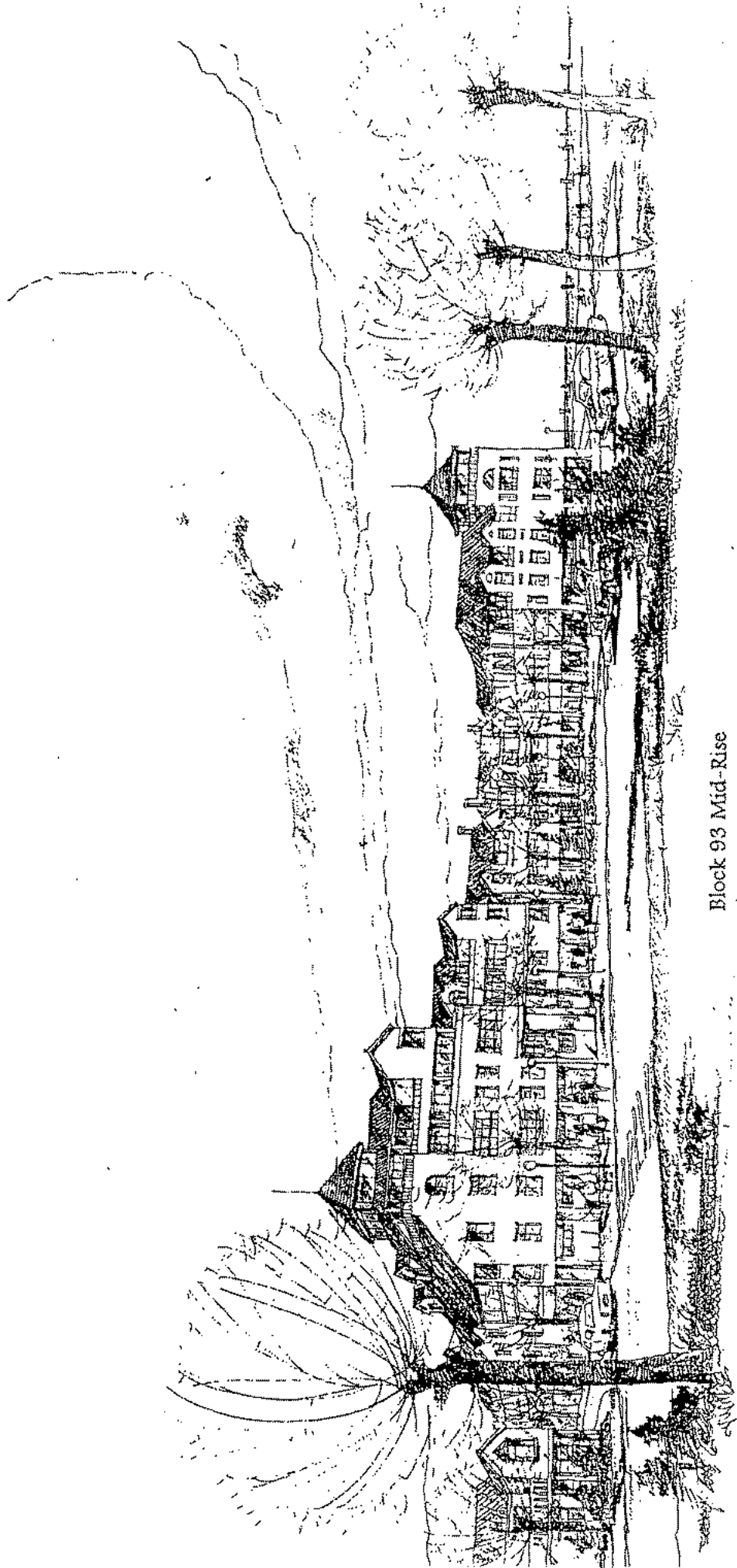
SITE PLAN  
 SCALE: 1/8" = 1'-0"

FIGURE G-3



PORCHES

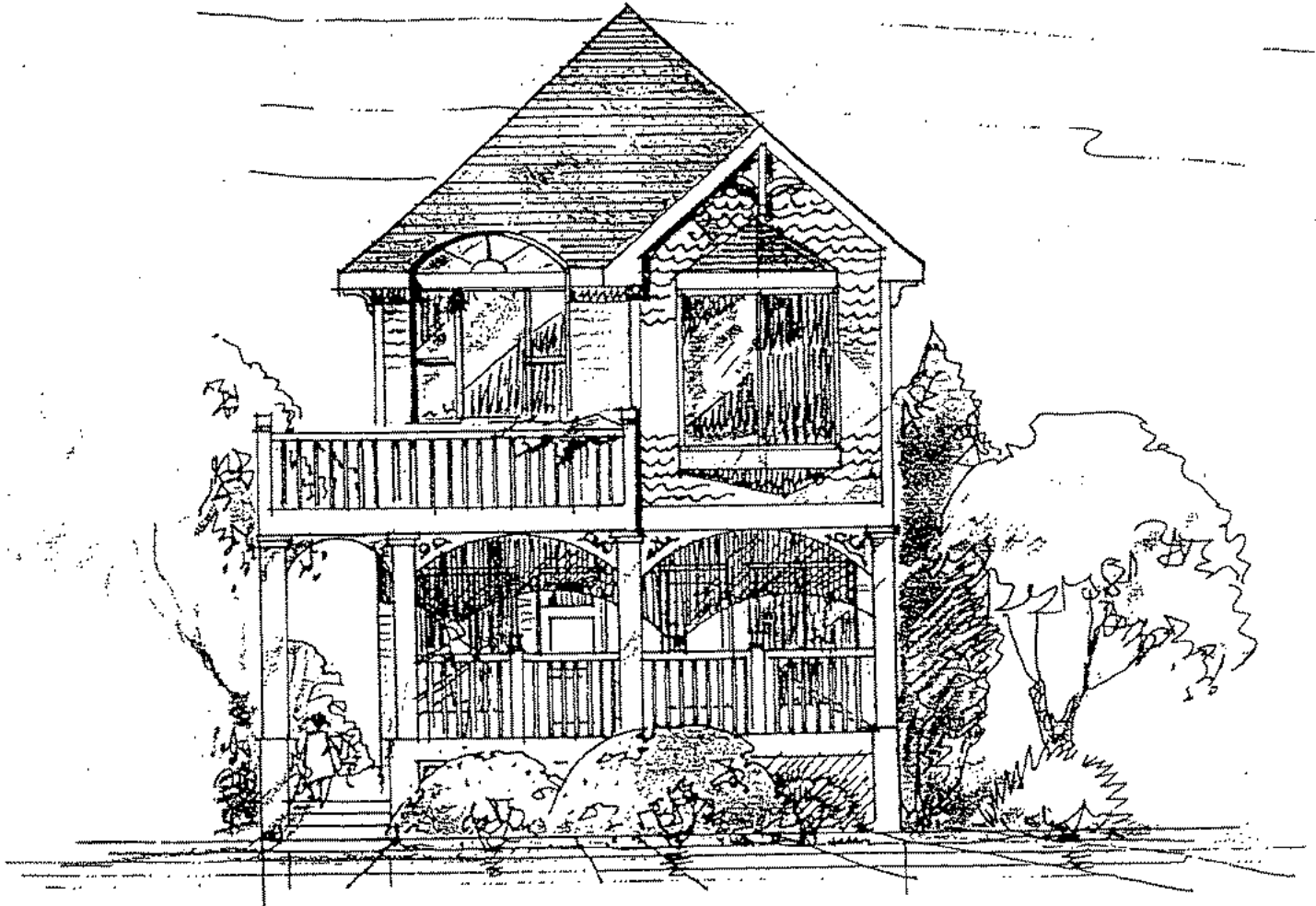
FIGURE G-4



Block 93 Mid-Rise

FIGURE G-5





DUPLEX TYPE I LOT

FIGURE G-6



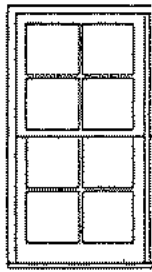
SINGLE FAMILY TYPE II LOT

FIGURE G-7

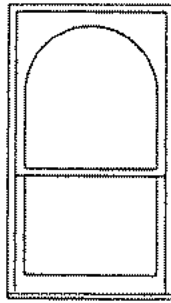


SINGLE FAMILY TYPE III LOT

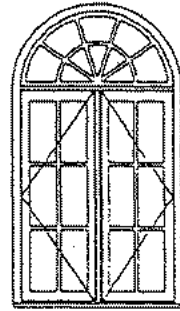
FIGURE G-8



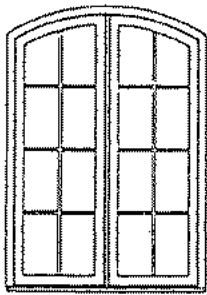
TYPE 1



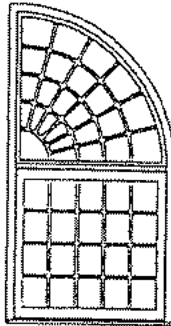
TYPE 2



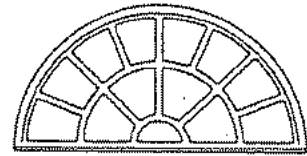
TYPE 3



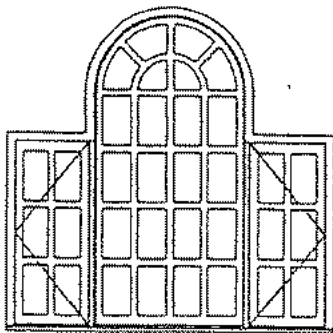
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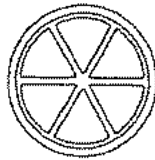
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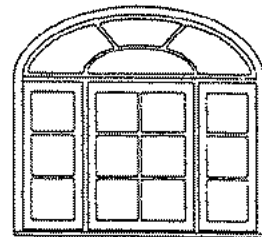
TYPE 6



TYPE 7



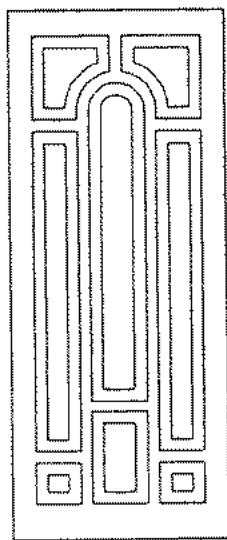
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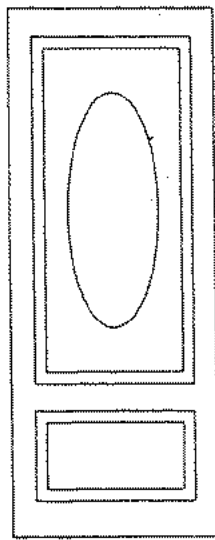
TYPE 9

### WINDOW TYPES

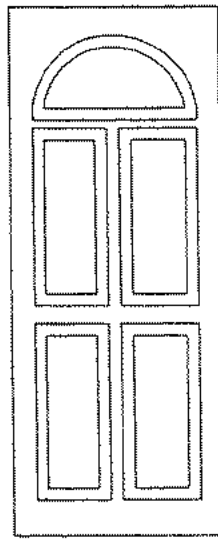
FIGURE G-9



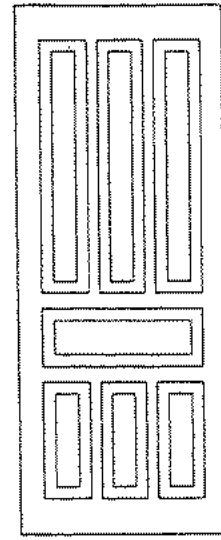
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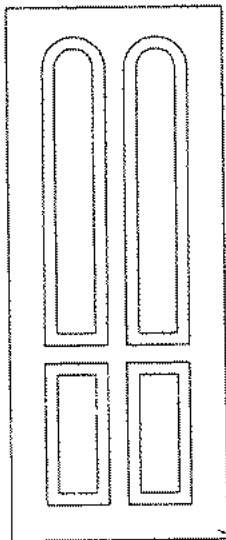
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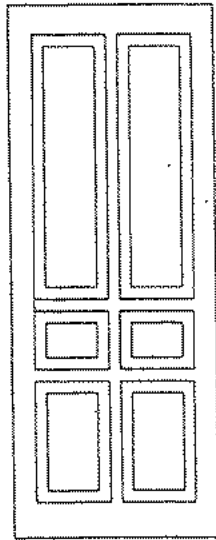
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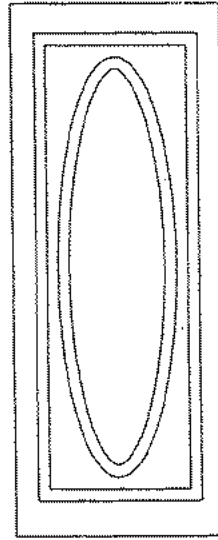
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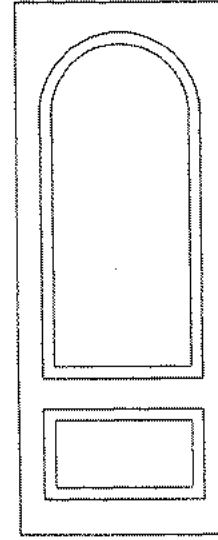
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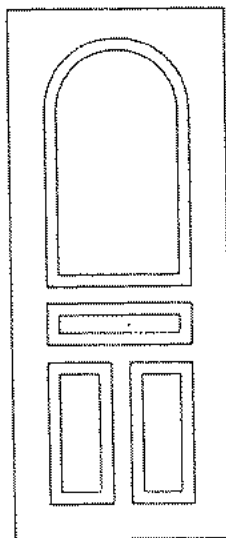
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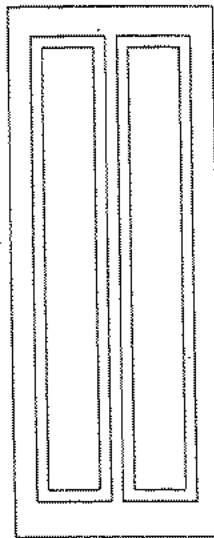
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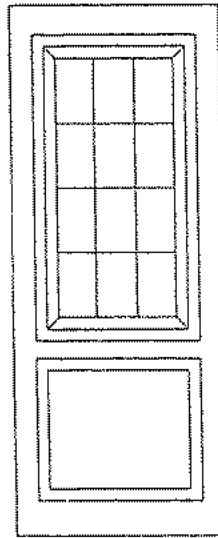
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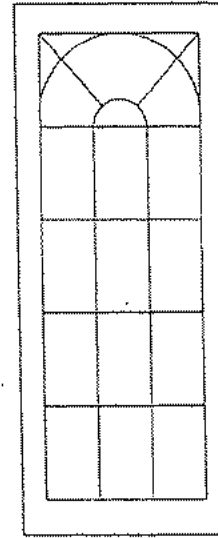
TYPE 9



TYPE 10



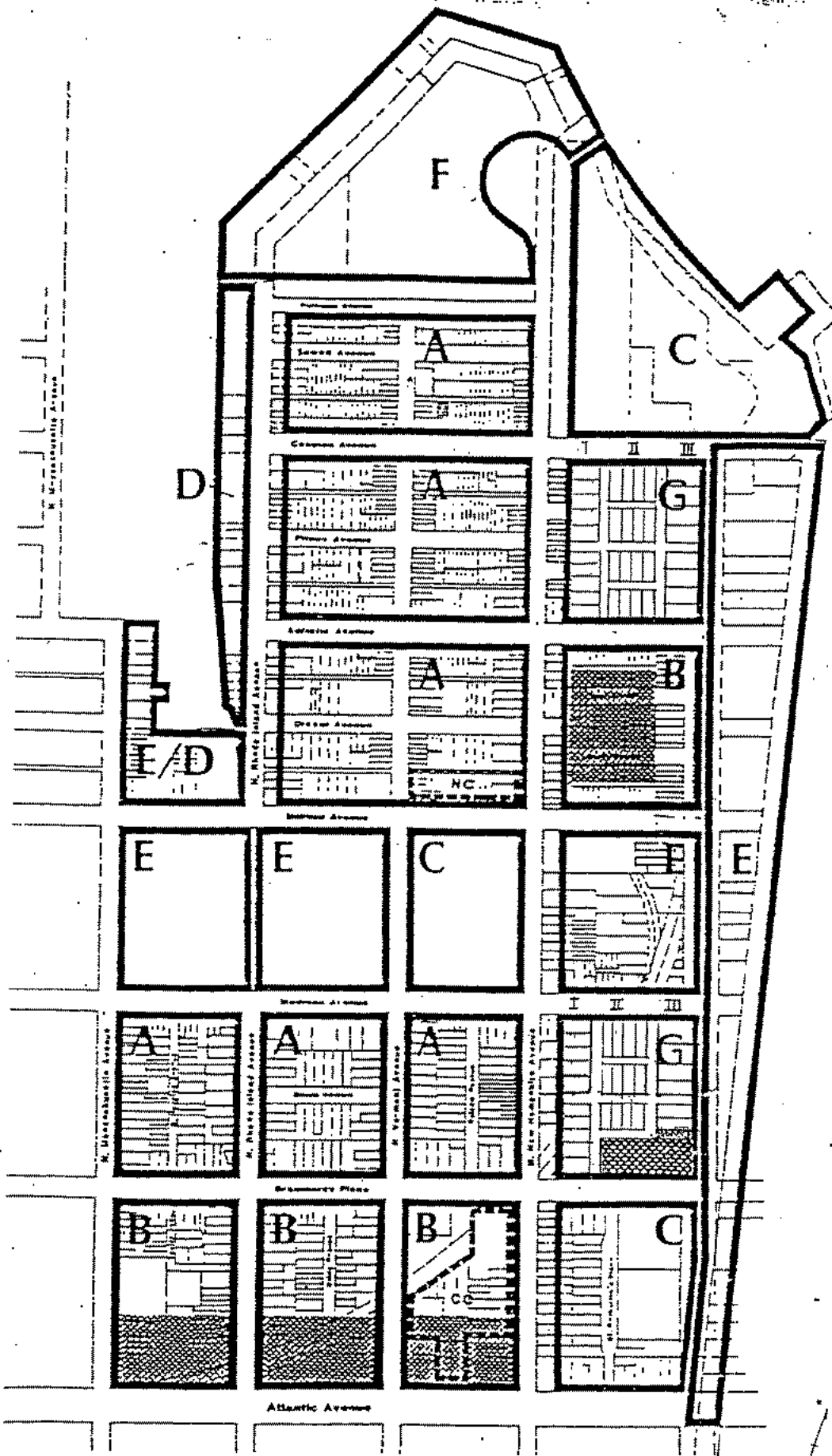
TYPE 11



TYPE 12

EXTERIOR DOOR TYPES

FIGURE G-10



Legend

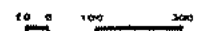


Planning unit

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,

- Mid-rise zone
- Proposed commercial sites
- NC Neighborhood commercial
- CC Community commercial



Redevelopment Plan  
 Northeast Inlet  
 Atlantic City, New Jersey

Proposed  
 Land Use Plan

# Ordinance

Ordinance No. 45

RECEIVED OF THE  
CITY OF ATLANTIC CITY, N.J. Date to Mayor.....  
SEP 12 2000

Date 7-12-00

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

Factual contents certified to by

J. D. O'Neil  
City Solicitor /s/ Mary C. Sircusa J. D. O'Neil

Andrew A. Mair  
Business Administrator /s/ Andrew A. Mair

Prepared by the City Solicitor's Office

Council Member McGETTIGAN 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 Agency have, in accordance with the provisions of the Local Redevelopment and Housing Law (N.J.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, "low-rise, moderate-density neighborhood residential without condional commercial" and is referred to as a "H" Land Use Category; and,

WHEREAS, this new Land Use Category is designated for Block 85 which is bounded by Grammercy Place, Saint Katherine's Place, Atlantic and New Hampshire Avenues; and,

WHEREAS, the amendment to the plan has been duly considered, reviewed and endorsed by a 6-0 vote with one abstention of the Northeast Inlet Project Review Team at it's meeting held on May 15, 2000; 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 Redevelopment Agency of the City of Atlantic City at the meeting of May 25, 2000; and,

WHEREAS, the amendment to the plan, the report of the Project Review Team, and Resolution #6208 adopted May 25, 2000 by the Board of Commissioners of the Housing Authority and Redevelopment Agency of the City of Atlantic City has been reviewed and recommended by the Atlantic City Planning Board at the meeting of June 7, 2000 by a vote of 4-1;

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, "(H) Low-Rise, Moderate-Density Neighborhood, without Conditional Commercial for Block 85, 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 extend of such inconsistency.

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

dle July 5, 2000 09:42:15 AM ORDREDEV/COUNCIL/07-12-00

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	/	/					LANGFORD	/	/				
HUDGINS	/	/					MANCUSO	/	/				
JOHNSON	/	/					MASON	/	/				
JONES	/	/			/		SCHULTZ	/	/			/	/
							McGETTIGAN, 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 July 12, 2000  
Adopted on second and final reading after hearing on July 26, 2000

Approved By: *James White* Mayor Date: 7/28/00 By Council: Reconsidered Over Ride Aye Nay

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

*[Signature]* City Clerk



H. Low-Rise, Moderate-Density Neighborhood Residential, Without Conditional Commercial

Intent-The intent of this land-use category is to provide the opportunity to establish protected and cohesive neighborhood environments suitable for and supportive of family living and home ownership.

Permitted Uses-The uses permitted as a matter of right under this category are limited to dwelling units and normal accessory facilities. These uses may be accommodated within a variety of building types, subject to review and approval by the implementing agency. Such permitted building types shall be limited to single-family houses (attached and detached), not exceeding 7,500 square feet of habitable living area.

Petitioned Uses-Subject to review and approval of the implementing agency, in addition to a primary dwelling unit on an individual lot, an additional dwelling unit in an accessory structure may be allowed on up to one third (1/3) of the lots in category H Planning Units subject to meeting all the requirements of this land use category, and provided only one (1) of the two (2) units per lot may be a rental unit.

Permitted Density-Permitted densities within the designated Category H Planning Units shall not exceed 30 dwelling units per acre, calculated on the basis of the gross area within the Planning Unit boundaries.

Building Heights-Building Heights shall not exceed three habitable stories. The first habitable level of any dwelling unit shall not be higher than 15 vertical feet above finish grade at the building line. In no case shall the total height of a structure exceed 40 vertical feet above the average grade existing prior to construction or site development. In the case of pitched roofs, the high point of the structure shall be determined as the mid-point between the eave line and the highest point of the roof. In the case of flat or nearly flat roofs, the high point of the structure shall be determined as the highest point of the roof. Parapet walls or railings may exceed this height by no more than 42 inches. Accessory use buildings shall not exceed 23 feet in height.

Off-Street Parking-Parking requirements under Category H require two off-street spaces for each dwelling unit.

Site Utilization-This plan recognizes the variety of physical conditions and site configurations existing within the various proposed Category H Planning Units. It further recognizes the need and desirability of sensitive and market responsive individual site planning and public review. To assist in detailed site planning and public review, the following criteria are proposed as a guide:

- Lot Coverage

In no case should principal and accessory structures cover more than 65 percent of the gross site area.

- Open Space

The aggregate ground-level open space, excluding paved parking and service areas should not be less than 400 square feet per lot within each Planning Unit. In no case should paved parking and service drives exceed 50 percent of the uncovered area (not built upon) within any Planning Unit. All open space shall be fully landscaped in accordance with plans approved by the implementing agency.

- Building Setbacks

The plan encourages flexible building setbacks from the rights-of-way of the primary thoroughfares, secondary streets, minor through streets and local service streets as designated on Exhibit C. All setbacks must be approved by the implementing agency.

Architectural Character—Regarding the architectural character of lower-density neighborhood units, this plan is primarily concerned with building massing, visible materials and color. In these regards, the following guidelines are provided:

- Building Massing

Abrupt building height changes in excess of one story should be avoided. Pitched roofs should not be at an angle of less than 6 in 12. Steeper pitches are encouraged. Parapets and/or cornices related to flat 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.

- Materials

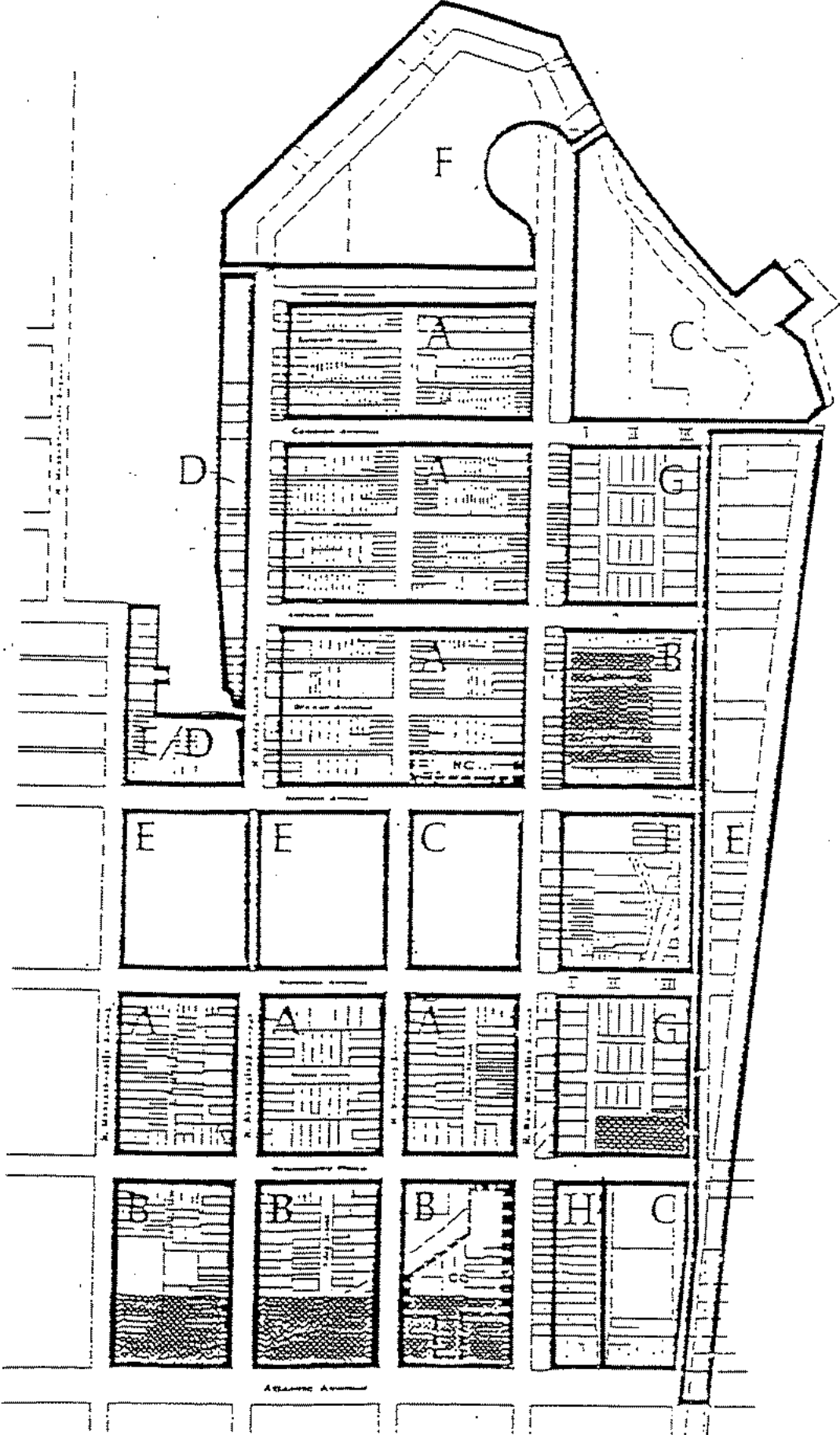
The plan encourages high-quality traditional "generic" building materials and applications. Excessively arbitrary or idiosyncratic façade applications should be avoided. Exposed foundation walls should be treated with finished materials other than painted masonry.

- Color

For basic façade 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 façade colors. Natural brick masonry would be appropriate at the foundation level.

### Fence

White or natural wood picket or white vinyl picket fences with a maximum height of 42" will be permitted on the front and side property lines. Rear yard fences can be a maximum of 60" in height and be either white or natural wood or white vinyl picket, louver or board and board fences.





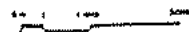
Legend

 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 / some commercial
- G Low rise, moderate density neighborhood residential.
- H Low-Rise, Moderate-Density Neighborhood Residential, Without Conditional Commercial

-  Mid-rise core
-  Proposed commercial sites
- NC Neighborhood commercial
- CC Community commercial



Redevelopment Plan  
 Northeast Inlet  
 Atlantic City, New Jersey

Proposed  
 Land Use Plan