

**MARINA DISTRICT
REDEVELOPMENT PLAN**

**HURON NORTH
REDEVELOPMENT AREA**

**CITY OF ATLANTIC CITY, ATLANTIC COUNTY
NEW JERSEY**

**Originally Adopted by Ordinance 14-19
May 15, 2019
Amended and Restated
October 9, 2025**

Prepared by:



Brian McPeak, P.P., AICP
33LI00535000

The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3(b)



Paulus, Sokolowski and Sartor, LLC
1450 State Route 34
Wall, New Jersey 07753

1. INTRODUCTION

1.1 BACKGROUND AND AUTHORIZATION

On March 1, 1995, the City Council of the City of Atlantic City (hereinafter "Governing Body") did, by Resolution No. 131 of 1995 (attached), direct the Atlantic City Planning Board (hereinafter "Planning Board") to prepare a redevelopment plan for an area designated as the Huron North Redevelopment Area (HNRA). That redevelopment area is generally bounded by Huron Avenue to the south, State Route 87 (Brigantine Boulevard) and Massachusetts Avenue to the east, Clam Thoroughfare and the Penrose Canal to the North and Absecon Boulevard (U.S. Route 30) to the west. Despite the pro-development zoning governing the HNRA from 1929 to 1995, the HNRA remained a vacant, fallow, and under-utilized tract of land.

The Planning Board's Redevelopment Plan for the HNRA was adopted by the Governing Body on March 15, 1995. Following the adoption of that redevelopment plan, in excess of \$3B has been invested in the amelioration of deleterious conditions in the HNRA, including the closure of the former Atlantic City sanitary landfill, the installation of infrastructure to support the build-out of the HNRA and the construction of the Borgata Hotel, Casino and Spa and its Water Club Hotel as well as major expansions to Harrah's Resort Atlantic City. The Redevelopment Plan for the HNRA expired on its own terms 20 years from the date of its adoption. However, by passage of Ordinance 14-19 in 2019, the Marina District Redevelopment Plan was adopted by the City of Atlantic City following receipt of a Planning Board resolution that recommended the adoption of that Redevelopment Plan following a finding that the Redevelopment Plan is consistent with the adopted Master Plan of the City of Atlantic City.

By resolution 11-25, the Casino Reinvestment Development Authority (CRDA) established the Atlantic City Tourism District (Tourism District) on April 19, 2011 pursuant to P.L. 2011, c.18 (C.5:12-218 et al.). C.5:12-220 authorized CRDA to establish development and design guidelines and land use regulations that supersede the master plans, the zoning and land use ordinances and regulations, and the zoning maps of Atlantic City adopted pursuant to Municipal Land Use Law (C.40:55D-1 et seq.) or any other State or local law. C.5:12-220 also grants CRDA powers to review and approve or deny site plans and development proposals within the Tourism District and mandates that Atlantic City shall not adopt a redevelopment plan for any property within the Tourism District pursuant to the "Local Redevelopment and Housing Law" (C.40A:12A-1 et al.) without the consent of CRDA.

1.2 PURPOSE

The Governing Body's purpose in making these directives was 1) to acknowledge that the existence of conditions of deterioration in commercial and industrial installations, public services and facilities and other components and supports of community life have yet to be fully addressed so as to enable the Marina District to reach its fullest development potential, 2) to acknowledge that these conditions continue to be amenable to correction and amelioration by concerted effort of responsible public

bodies and are not likely to be corrected or ameliorated solely by private effort, and 3) to provide a mechanism for the orderly planning and private redevelopment of the Project Area consistent with certain municipal objectives and public policy goals as stated herein.

Upon its adoption by the Governing Body, the Marina District Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the redevelopment of the Project Area.

1.3 PROJECT AREA CONTEXT

The Marina District is located in the northeast section of the City of Atlantic City, and is generally bounded by Clam Thoroughfare and the Penrose Canal to the north, Absecon Inlet to the east, Clam Creak and Huron Avenue to the south, and Absecon Boulevard to the west (Figure 2, Marina District). The Project Area is divided into two distinct areas (PA-1 and PA-2) separated by a State highway (Route 87). PA-1 contains approximately 78.945 acres and PA-2 contains approximately 14.469 acres. The entire Project Area contains approximately 93.414 acres.

The major defining characteristic of the Project Area is that virtually all of the land was used as the City's sanitary landfill or is otherwise affected by historic fill such as the deposition of dredge spoils (Figure 3, Pre-redevelopment Conditions).

Areas adjacent to the Project Area within the HNRA have largely been transformed. The City's sanitary landfill was fully and formally closed, infrastructure improvements were installed, and tens of thousands of people come to the HNRA annually to enjoy the resort facilities that have been constructed. Nonetheless, the Project Area remains vacant or is under-utilized. For this reason, pursuant to this redevelopment plan, permitted uses in the Project Area have been expanded in order to attract further private investment.

1.4 HISTORICAL OVERVIEW

From 1929 to 1979, the entire Project Area was designated "commercial" for Zoning and Land Use purposes. Subsequently, zoning changes were enacted in order to foster development of this area. Prior to the adoption of the Redevelopment Plan for the HNRA, the Project Area consisted of two (2) Zoning Districts. Specifically:

1. The Resort Commercial (RS-C) Zone: Established in 1979, this Zone is located east of the former Maryland Avenue and provides for casino hotels as a permitted use.
2. The Resort Service (RS) Zone: Established in 1988, this Zone replaced a residential multi-family zone which existed from 1979 to 1988. This Zone is located between the former New York and Maryland Avenues and is intended to accommodate uses which support and are integral to nearby casino operations, including, but not limited to, hotels and parking garages.

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Despite the pro-development zoning governing the Project Area since 1929, it remained a vacant, fallow, and under-utilized tract of land. In 1987 the City decided to auction the 48 acres of City-owned land lying east of the former Maryland Avenue (an area generally referred to as the "H-Tract"). A minimum bid of 50% of the assessed value (of \$32 million) was established, and an open public auction was held in December of that year. Although the auction was reasonably well attended, no bids were offered.

1.5 Redevelopment Plan for the Huron North Redevelopment Area

In 1995, the initial Redevelopment Plan for the HNRA was adopted. The HNRA was planned to "provide the mechanism for a public/private partnership leading to the development of a 'world class' entertainment/recreation facility....", the landfill closure and construction of infrastructure improvements. The Borgata Hotel, Casino and Spa and its Water Club Hotel and major expansions to Harrah's Resort Atlantic City are a testament to the success of the Redevelopment Plan for the HNRA.

The intent of the Redevelopment Plan for the HNRA was to allow for a wide range of development opportunities within the HNRA. The City recognized that certain financial and planning realities are inherent to the undertaking of such developments. Accordingly, the City crafted the Redevelopment Plan for the HNRA to be flexible and to foster quality development while maintaining consistency with the following Goals and Objectives:

- Provide land for and thus promote growth and new private sector development in the form of a recreation/entertainment complex which will stimulate new markets and strengthen and diversify the City's economic base.
- Provide commercial facilities for year-round tourist and family attractions, increase employment opportunities, and generate new hotel rooms.
- Maximize tax revenue and generate tax ratables by the return to the active tax roles of land currently under public ownership.

In addition to the Public Policy Goals stated above, the Redevelopment Plan for the HNRA was designed to achieve local objectives such as:

- The elimination of unhealthy and unsafe conditions, including the elimination of obsolete, blighting, and incompatible land uses which are detrimental and deleterious to the public welfare.
- The removal of structurally substandard buildings.
- The prevention of the spread of blight by the application of comprehensive Redevelopment Plan controls.
- The removal of impediments to land disposition.
- Stimulate private development by allowing maximum flexibility in land use, project design and building limit controls.

The Redevelopment Plan for the HNRA lead to the development of the Borgata Hotel, Casino and Spa and propelled further investment in the Tourism District specifically and in the community generally. The Redevelopment Plan HNRA succeeded in

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advancing the aforementioned goals and contributed to the revitalization of other portions of Atlantic City. Nonetheless, the Project Area, which is located within the heart of the Marina District, remains vacant or is under-utilized.

1.6 Intent of the Marina District Redevelopment Plan

One can conclude from this history that neither a variety of zoning scenarios nor individual public or private initiatives resulted in any meaningful development within the boundaries of the HNRA prior to the adoption of the Redevelopment Plan for the HNRA in 1995. Some of that inaction may have been attributable to the presence of the sanitary landfill as previously described, however, the fact is that the Project Area remains fallow, vacant or under-utilized.

It is hoped that revising the permitted uses allowed within the Project Area will extend and amplify the successes that have already resulted from the redevelopment actions enabled under the Redevelopment Plan for the HNRA. The intention of this Marina District Redevelopment Plan is to integrate high-density multi-family residential development into the Marina District.

The Marina District Redevelopment Plan is intended to enhance the existing Marina District by advancing the redevelopment of remaining undeveloped and underdeveloped portions of the Marina District. By expanding permitted uses to include high-density multi-family residential development in the Marina District, the Marina District Redevelopment Plan will diversify the area from the purely resort and recreational uses currently present. This plan encourages development that is compatible with the improvements and investments made under the Redevelopment Plan for the HNRA and will advance the goals of the master plans promulgated by both the City of Atlantic City and the CRDA.

Since 2019, a large portion of the HNRA, namely a ±49 acre open area situated between The Borgata Hotel Casino & Spa and Harrah's Resort Atlantic City, has continued to remain underutilized. As a result, in 2025 renewed attention was given to the allowable uses for this tract and a determination was made that expanding the variety of allowable uses will further advance the goals of the master plans promulgated by both the City of Atlantic City and the CRDA. Similarly, because of the unique nature of the properties situated within the HNRA and the desire to fully realize the development potential of undeveloped portions of the HNRA, the previously required building setback from Atlantic-Brigantine Boulevard/State Route 87 has been removed from this redevelopment plan and the plan has been revised to specifically supersede the lot size, bulk, coverage, height, and density provisions contained in the Atlantic City Land Development Code and the CRDA Tourism District Land Development Rules. All of these revisions are intended to maximize the range of creative land development design approaches in order to advance the goals of the City's and CRDA's master plans.

2. DEFINITIONS

For the purposes of the Marina District Redevelopment Plan:

- 2.1 The term "City" shall mean the City of Atlantic City, a body corporate and politic, including the Governing Body, elected officials, officers, and staff thereof.
- 2.2 The term "Redevelopment Entity" shall mean the City of Atlantic City, acting as the implementing agent for the Marina District Redevelopment Plan in accordance with and under the provisions of N.J.S.A. 40A:12A et. seq.
- 2.3 The term "Redeveloper" shall mean the Corporation, partnership or other entity named by the Redevelopment Entity as Redeveloper as defined by N.J.S.A. 40A:12A-3 and having entered or been chosen to enter into a Redeveloper's Agreement with the Redevelopment Entity for the purposes of advancing the Marina District Redevelopment Plan.
- 2.4 The term "Temporary Use" shall mean those uses, either directly or not directly related to a permanent redevelopment project and lasting from not less than one (1) day to not more than one (1) year.
- 2.5 The term "Interim Use" shall mean those uses, either directly or not directly related to a permanent redevelopment project and lasting from not less than one (1) year to not more than five (5) years.
- 2.6 The term "Tourism District Land Development Rules" shall mean N.J.A.C. 19:66-1 et seq., as may be amended from time to time.
- 2.7 The term "high-density multi-family residential" shall mean a residential or mixed-use structure of four or more stories.

3. DESCRIPTION OF PROJECT

3.1 LOCATION

The Marina District Redevelopment Area is located in the City of Atlantic City, Atlantic County, State of New Jersey.

3.2 BOUNDARIES OF THE REDEVELOPMENT AREA

The Project Area is divided into two distinct areas (PA-1 and PA-2) separated by a State highway (Route 87). PA-1 includes three parcels identified as Block 576, Lots 1.04, 1.07, and 1.12. PA-2 includes one parcel identified as Block 571, Lot 2.

3.2.1 The legal descriptions of the parcels in PA-1 follows:

LOT 1.04, BLOCK 576

BEGINNING at a point, said point being located at the intersection of the southwesterly corner of Block 576, Lot 1.04 with the southeasterly corner of Block 576, Lot 1.03 the northerly right-of-way line of Huron Avenue (width varies) and running thence:

1. Along the dividing line of Block 576, Lot 1.03, North 27 degrees 40 minutes 15 seconds West, a distance of 510.24 feet to a point, common corner to Block 576, Lot 1.11, thence;

Along the dividing line of Block 576, Lot 1.11 the following five (5) courses:

2. North 62 degrees 19 minutes 45 seconds East, a distance of 127.78 feet to a point of curvature, thence;
3. Along a curve to the right having a radius of 74.00 feet, a length of 39.42 feet and whose chord bears North 77 degrees 37 minutes 03 seconds East, a distance of 38.96 feet to a point of reverse curvature, thence;
4. Along a curve to the left having a radius of 123.00 feet, a length of 89.60 feet and whose chord bears North 72 degrees 00 minutes 37 seconds East, a distance of 87.63 feet to a point of curvature, thence;
5. Along a curve to the left having a radius of 85.00 feet, a length of 50.12 feet and whose chord bears North 34 degrees 14 minutes 55 seconds East, a distance of 49.40 feet to a point, thence;
6. North 17 degrees 21 minutes 21 seconds East, a distance of 83.65 feet to a point, common corner to Block 576, Lot 1.07, thence;

Along the dividing line of Block 576, Lot 1.07 the following eight (8) courses:

7. North 61 degrees 11 minutes 28 seconds East, a distance of 17.72 feet to a point in the dividing line of Block 576, Lot 1.11, thence;
8. North 62 degrees 19 minutes 00 seconds East, a distance of 150.99 feet to a point, thence;
9. Along a curve to the left having a radius of 96.00 feet, a length of 72.42 feet and whose chord bears North 40 degrees 42 minutes 19 seconds East, a distance of 70.72 feet to a point, thence;
10. North 19 degrees 05 minutes 38 seconds East, a distance of 140.17 feet to a point of curvature, thence;
11. South 70 degrees 54 minutes 22 seconds East, a distance of 54.00 feet to a point, thence;
12. North 19 degrees 05 minutes 38 seconds East, a distance of 242.00 feet to a point, thence;
13. North 70 degrees 54 minutes 22 seconds West, a distance of 886.00 feet to a point, thence;

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14. South 19 degrees 05 minutes 38 seconds West, a distance of 180.80 feet to a point in the dividing line of Block 576, Lot 1.12, thence;

Along the dividing line of Block 576, Lot 1.12 the following four (4) courses:

15. Along a curve to the left having a radius of 275.00 feet, a length of 36.58 feet and whose chord bears North 40 degrees 57 minutes 44 seconds West, a distance of 36.55 feet to a point of curvature, thence;

16. Along a curve to the left having a radius of 176.00 feet, a length of 63.70 feet and whose chord bears North 53 degrees 25 minutes 57 seconds West, a distance of 63.35 feet to a point, thence;

17. North 64 degrees 09 minutes 25 seconds West, a distance of 29.89 feet to a point of curvature, thence;

18. Along a curve to the right having a radius of 228.00 feet, a length of 129.40 feet and whose chord bears North 47 degrees 33 minutes 25 seconds West, a distance of 127.67 feet to a point in the dividing line of Block 576, Lot 1.10, thence;

Along the dividing line of Block 576, Lot 1.10 the following four (4) courses:

19. North 27 degrees 40 minutes 14 seconds West, a distance of 123.71 feet to a point, thence;

20. South 62 degrees 19 minutes 46 seconds West, a distance of 277.98 feet to a point of curvature, thence;

21. Along a curve to the left having a radius of 629.00 feet, a length of 240.37 feet and whose chord bears South 12 degrees 16 minutes 43 seconds East, a distance of 238.91 feet to a point, thence;

22. South 23 degrees 13 minutes 34 seconds East, a distance of 134.40 feet to a point, common corner to Block 576, Lot 1.05, thence;

Along the dividing line of Block 576, Lot 1.05 the following four (4) courses:

23. South 23 degrees 13 minutes 42 seconds East, a distance of 10.00 feet to a point of curvature, thence;

24. Along a curve to the right having a radius of 398.22 feet, a length of 167.44 feet and whose chord bears South 11 degrees 14 minutes 04 seconds East, a distance of 166.21 feet to a point of curvature, thence;

25. Along a curve to the right having a radius of 926.51 feet, a length of 50.44 feet and whose chord bears South 03 degrees 26 minutes 15 seconds West, a distance of 50.43 feet to a point, thence;

26. South 70 degrees 54 minutes 22 seconds East, a distance of 53.65 feet to a point, common corner to Block 576, Lot 1.08, thence;

Along the dividing line of Block 576, Lot 1.08 the following two (2) courses:

27. South 62 degrees 21 minutes 21 seconds West, a distance of 5.14 feet to a point, thence;

28. South 19 degrees 05 minutes 38 seconds East, a distance of 41.25 feet to a point, common corner to Block 576, Lot 1.03, thence;

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Along the dividing line of Block 576, Lot 1.03 the following seven (7) courses:

29. North 70 degrees 54 minutes 21 seconds West, a distance of 43.15 feet to a point of curvature, thence;
30. Along a curve to the right having a radius of 199.00 feet, a length of 59.54 feet and whose chord bears South 27 degrees 25 minutes 42 seconds West, a distance of 59.32 feet to a point, thence;
31. South 36 degrees 00 minutes 00 seconds West, a distance of 356.62 feet to a point of curvature, thence;
32. Along a curve to the right having a radius of 974.00 feet, a length of 200.63 feet and whose chord bears South 41 degrees 54 minutes 04 seconds West, a distance of 200.28 feet to a point, thence;
33. South 47 degrees 48 minutes 08 seconds West, a distance of 112.36 feet to a point of curvature, thence;
34. Along a curve to the left having a radius of 326.00 feet, a length of 186.68 feet and whose chord bears South 31 degrees 23 minutes 51 seconds West, a distance of 184.14 feet to a point, thence;
35. South 47 degrees 48 minutes 08 seconds West, a distance of 81.20 feet to a point in the dividing line of Block 580, Lot 1, thence;
36. North 27 degrees 40 minutes 14 seconds West, a distance of 648.87 feet to a point in the northerly dividing line of the Clam Thorofare, thence;

Along the said dividing line of the Clam Thorofare the following three (3) courses:

37. South 57 degrees 40 minutes 15 seconds East, a distance of 149.04 feet to a point, thence;
38. North 89 degrees 19 minutes 45 seconds East, a distance of 300.00 feet to a point, thence;
39. North 62 degrees 19 minutes 45 seconds East, a distance of 36.51 feet to a point, common corner to Block 578, Lot 1.06, thence;

Along the dividing line of Block 578, Lot 1.06 the following seventeen (17) courses:

40. South 49 degrees 11 minutes 57 seconds East, a distance of 159.84 feet to a point, thence;
41. North 40 degrees 13 minutes 15 seconds East, a distance of 26.29 feet to a point of curvature, thence;
42. Along a curve to the right having a radius of 76.42 feet, a length of 32.27 feet and whose chord bears North 52 degrees 19 minutes 05 seconds East, a distance of 32.03 feet to a point of reverse curvature, thence;
43. Along a curve to the left having a radius of 106.40 feet, a length of 94.63 feet and whose chord bears North 38 degrees 56 minutes 18 seconds East, a distance of 91.54 feet to a point of reverse curvature, thence;

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44. Along a curve to the right having a radius of 433.60 feet, a length of 56.46 feet and whose chord bears North 17 degrees 16 minutes 09 seconds East, a distance of 56.42 feet to a point of curvature, thence;
 45. Along a curve to the right having a radius of 226.49 feet, a length of 125.44 feet and whose chord bears North 36 degrees 51 minutes 58 seconds East, a distance of 123.84 feet to a point of reverse curvature, thence;
 46. Along a curve to the left having a radius of 157.00 feet, a length of 120.11 feet and whose chord bears North 30 degrees 48 minutes 52 seconds East, a distance of 117.21 feet to a point, thence;
 47. North 08 degrees 54 minutes 50 seconds East, a distance of 78.67 feet to a point of curvature, thence;
 48. Along a curve to the left having a radius of 311.86 feet, a length of 174.99 feet and whose chord bears North 07 degrees 09 minutes 40 seconds West, a distance of 172.71 feet to a point, thence;
 49. North 23 degrees 13 minutes 44 seconds West, a distance of 159.38 feet to a point of curvature, thence;
 50. Along a curve to the right having a radius of 662.94 feet, a length of 609.53 feet and whose chord bears North 03 degrees 06 minutes 41 seconds East, a distance of 588.29 feet to a point of reverse curvature, thence;
 51. Along a curve to the left having a radius of 1710.00 feet, a length of 233.98 feet and whose chord bears North 25 degrees 31 minutes 54 seconds East, a distance of 233.80 feet to a point of reverse curvature, thence;
 52. Along a curve to the right having a radius of 2635.58 feet, a length of 91.02 feet and whose chord bears North 22 degrees 36 minutes 04 seconds East, a distance of 91.02 feet to a point of curvature, thence;
 53. Along a curve to the right having a radius of 122.59 feet, a length of 45.00 feet and whose chord bears North 34 degrees 06 minutes 20 seconds East, a distance of 44.75 feet to a point of reverse curvature, thence;
 54. Along a curve to the left having a radius of 673.43 feet, a length of 175.20 feet and whose chord bears North 37 degrees 10 minutes 04 seconds East, a distance of 174.71 feet to a point, thence;
 55. North 29 degrees 28 minutes 42 seconds East, a distance of 45.84 feet to a point of curvature, thence;
 56. Along a curve to the right having a radius of 968.00 feet, a length of 498.10 feet and whose chord bears North 44 degrees 13 minutes 10 seconds East, a distance of 492.63 feet to a point in the dividing line of Block 576, Lot 1.09, thence;
- Along the dividing line of Block 576, Lot 1.09 the following two (2) courses:
57. South 31 degrees 44 minutes 52 seconds East, a distance of 36.48 feet to a point, thence;
 58. North 59 degrees 42 minutes 04 seconds East, a distance of 21.46 feet to a point in the dividing line of Block 576, Lot 1.01, thence;

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Along the dividing line of Block 576, Lot 1.01 the following eleven (11) courses:

59. South 27 degrees 40 minutes 15 seconds East, a distance of 51.61 feet to a point of curvature, thence;
60. Along a curve to the right having a radius of 480.00 feet, a length of 234.91 feet and whose chord bears South 85 degrees 57 minutes 29 seconds East, a distance of 232.57 feet to a point, thence;
61. South 70 degrees 54 minutes 21 seconds East, a distance of 792.14 feet to a point of curvature, thence;
62. Along a curve to the right having a radius of 567.95 feet, a length of 250.22 feet and whose chord bears South 58 degrees 13 minutes 00 seconds East, a distance of 248.20 feet to a point of reverse curvature, thence;
63. Along a curve to the left having a radius of 200.00 feet, a length of 17.22 feet and whose chord bears South 48 degrees 03 minutes 44 seconds East, a distance of 17.21 feet to a point of reverse curvature, thence;
64. Along a curve to the right having a radius of 450.00 feet, a length of 178.91 feet and whose chord bears South 39 degrees 08 minutes 21 seconds East, a distance of 177.73 feet to a point of curvature, thence;
65. Along a curve to the right having a radius of 559.59 feet, a length of 112.06 feet and whose chord bears South 22 degrees 00 minutes 45 seconds East, a distance of 111.88 feet to a point of curvature, thence;
66. Along a curve to the right having a radius of 200.00 feet, a length of 28.54 feet and whose chord bears South 12 degrees 11 minutes 16 seconds East, a distance of 28.51 feet to a point of reverse curvature, thence;
67. Along a curve to the left having a radius of 1000.00 feet, a length of 141.58 feet and whose chord bears South 12 degrees 09 minutes 22 seconds East, a distance of 141.46 feet to a point, thence;
68. South 16 degrees 12 minutes 44 seconds East, a distance of 29.63 feet to a point of curvature, thence;
69. Along a curve to the left having a radius of 173.79 feet, a length of 27.65 feet and whose chord bears South 21 degrees 41 minutes 54 seconds East, a distance of 27.63 feet to a point, thence;
70. South 19 degrees 05 minutes 39 seconds West, a distance of 443.35 feet to a point of curvature, thence;
71. Along a curve to the left having a radius of 3560.00 feet, a length of 270.95 feet and whose chord bears South 29 degrees 50 minutes 23 seconds West, a distance of 270.89 feet to a point of curvature, thence;
72. Along a curve to the left having a radius of 2060.00 feet, a length of 314.08 feet and whose chord bears South 23 degrees 17 minutes 30 seconds West, a distance of 313.77 feet to a point, thence;
73. North 71 degrees 11 minutes 45 seconds West, a distance of 45.31 feet to a point of curvature, thence;

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74. Along a curve to the right having a radius of 990.00 feet, a length of 297.99 feet and whose chord bears South 27 degrees 01 minutes 22 seconds West, a distance of 296.86 feet to a point of curvature, thence;
75. Along a curve to the right having a radius of 1977.70 feet, a length of 155.53 feet and whose chord bears South 37 degrees 53 minutes 55 seconds West, a distance of 155.49 feet to a point of reverse curvature, thence;
76. Along a curve to the left having a radius of 1510.00 feet, a length of 42.09 feet and whose chord bears South 39 degrees 21 minutes 11 seconds West, a distance of 42.09 feet to a point of reverse curvature, thence;
77. Along a curve to the right having a radius of 2090.00 feet, a length of 288.88 feet and whose chord bears South 41 degrees 41 minutes 30 seconds West, a distance of 228.77 feet to a point of curvature, thence;
78. Along a curve to the right having a radius of 1990.00 feet, a length of 178.38 feet and whose chord bears South 50 degrees 27 minutes 11 seconds West, a distance of 178.32 feet to a point, thence;
79. South 59 degrees 35 minutes 35 seconds West, a distance of 55.10 feet to a point, thence;
80. North 35 degrees 23 minutes 53 seconds West, a distance of 29.97 feet to a point, thence;
81. South 59 degrees 56 minutes 58 seconds West, a distance of 94.63 feet to the point of **BEGINNING**.

Containing a calculated area of 3,018,120 square feet or 69.286 acres

LOT 1.07, BLOCK 576

BEGINNING at a point along a curve in the easterly line of Block 576, Lot 1.12 and running thence:

Along the dividing line of Block 576, Lot 1.04 the following eight (8) courses:

1. North 19 degrees 05 minutes 38 seconds East, a distance of 180.80 feet to a point, thence;
2. South 70 degrees 54 minutes 22 seconds East, a distance of 886.00 feet to a point, thence;
3. South 19 degrees 05 minutes 38 seconds West, a distance of 242.00 feet to a point, thence;
4. North 70 degrees 54 minutes 22 seconds West, a distance of 54.00 feet to a point, thence;
5. South 19 degrees 05 minutes 38 seconds West, a distance of 140.17 feet to a point of curvature, thence;
6. Along a curve to the right having a radius of 96.00 feet, a length of 72.42 feet and whose chord bears South 40 degrees 42 minutes 19 seconds West, a distance of 70.72 feet to a point, thence;

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7. South 62 degrees 19 minutes 00 seconds West, a distance of 150.99 feet to a point, thence;
8. South 61 degrees 11 minutes 28 seconds West, a distance of 17.72 feet to a point in the dividing line of Block 576, Lot 1.11, thence;

Along the dividing line of Block 576, Lot 1.11 the following two (2) courses:

9. North 17 degrees 21 minutes 21 seconds East, a distance of 98.18 feet to a point, thence;
10. North 72 degrees 38 minutes 38 seconds West, a distance of 371.20 feet to a point in the dividing line of Block 576, Lot 1.08, thence;
11. Along the dividing line of Block 576, Lot 1.08, North 27 degrees 38 minutes 39 seconds West, a distance of 149.87 feet to a point, common corner to Block 576, Lot 1.12, thence;

Along the dividing line of Block 576, Lot 1.12 the following three (3) courses:

12. North 62 degrees 19 minutes 46 seconds East, a distance of 7.73 feet to a point, thence;
13. North 27 degrees 40 minutes 14 seconds West, a distance of 250.41 feet to a point of curvature, thence;
14. Along a curve to the left having a radius of 275.00 feet, a length of 38.47 feet and whose chord bears North 33 degrees 08 minutes 38 seconds West, a distance of 38.44 feet to the point of **BEGINNING**

Containing a calculated area of 366,027 square feet or 8.403 acres

LOT 1.12, BLOCK 576

BEGINNING at a point in the easterly line of Block 576, Lot 1.10, said point being distant the following two (2) courses from the northwesterly corner of Block 576, Lot 1.10: North 62 degrees 19 minutes 46 seconds East, a distance of 277.98 thence, South 27 degrees 40 minutes 14 seconds East, a distance of 123.71 feet and running thence:

Along the dividing line of Block 576, Lot 1.04 the following four (4) courses:

1. Along a curve to the left having a radius of 228.00 feet, a length of 129.40 feet and whose chord bears South 47 degrees 33 minutes 25 seconds East, a distance of 127.67 feet to a point, thence;
2. South 64 degrees 09 minutes 25 seconds East, a distance of 29.89 feet to a point of curvature, thence;
3. Along a curve to the right having a radius of 176.00 feet, a length of 63.70 feet and whose chord bears South 53 degrees 25 minutes 57 seconds East, a distance of 63.35 feet to a point of curvature, thence;
4. Along a curve to the right having a radius of 275.00 feet, a length of 75.05 feet and whose chord bears South 36 degrees 57 minutes 17 seconds East, a distance of 74.82 feet to a point, thence;

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5. South 27 degrees 40 minutes 14 seconds East, a distance of 250.41 feet to a point, thence;
6. South 62 degrees 19 minutes 46 seconds West, a distance of 7.73 feet to a point, common corner to Block 576, Lot 1.08, thence;

Along the dividing line of Block 576, Lot 1.08 the following six (6) courses:

7. North 27 degrees 38 minutes 39 seconds West, a distance of 16.39 feet to a point, thence;
8. South 62 degrees 21 minutes 21 seconds West, a distance of 59.33 feet to a point, thence;
9. South 27 degrees 38 minutes 39 seconds East, a distance of 12.00 feet to a point, thence;
10. South 62 degrees 21 minutes 21 seconds West, a distance of 72.33 feet to a point, thence;
11. North 27 degrees 38 minutes 39 seconds West, a distance of 42.34 feet to a point, thence;
12. South 62 degrees 21 minutes 21 seconds West, a distance of 21.63 feet to a point, common corner to Block 576, Lot 1.05, thence;
13. North 27d degrees 40 minutes 14 seconds West, a distance of 237.96 feet to a point, common corner to Block 576, Lot 1.10, thence;

Along the dividing line of Block 576, Lot 1.10 the following two (2) courses:

14. North 62 degrees 19 minutes 44 seconds East, a distance of 60.20 feet to a point, thence;
15. North 27 degrees 40 minutes 14 seconds West, a distance of 240.62 feet to the point of **BEGINNING**.

Containing a calculated area of 54,686 square feet or 1.255 acres

Said PA-1 containing approximately 3,438,833 square feet or 78.945 acres.

3.2.2 The legal description of the parcel in PA-2 follows:

LOT 2, BLOCK 571

BEGINNING at the westerly corner of Lot 2, Block 571, and running, thence;

1. On a curve to the right having a radius of 2936.00 feet, an arc length of 74.23 feet, whose chord bears North 44°22'39" East a chord distance of 74.23 feet to a point of cusp, thence;
2. On a curve to the right having a radius of 420.00 feet, an arc length of 62.11 feet, whose chord bears North 64°17'26" East a chord distance of 62.05 feet to a point of tangency, thence;
3. North 68°31'37" East a distance of 200.99 feet to a point of cusp, thence;

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4. On curve to the left having a radius of 440.00 feet, an arc length of 112.43 feet, whose chord bears North 60°32'36" East a chord distance of 112.12 feet to a point of cusp, thence;
5. North 53°45'03" East a distance of 331.81 feet to a point, thence;
6. South 36°39'59" East a distance of 12.94 feet to a point, thence;
7. North 53°20'01" East a distance of 74.05 feet to a point, thence;
8. North 51°28'11" East a distance of 3.73 feet to a point, thence;
9. North 68°25'34" East a distance of 12.63 feet to a point, thence;
10. North 53°05'02" East a distance of 3.29 feet to a point, thence;
11. South 22°37'05" East a distance of 4.23 feet to a point, thence;
12. South 17°15'12" East a distance of 11.87 feet to a point, thence;
13. South 14°52'50" East a distance of 12.40 feet to a point, thence;
14. South 13°10'04" East a distance of 7.11 feet to a point, thence;
15. South 06°15'56" East a distance of 5.59 feet to a point, thence;
16. South 01°10'35" East a distance of 17.61 feet to a point, thence;
17. South 01°04'47" East a distance of 13.64 feet to a point, thence;
18. South 01°11'21" West a distance of 12.23 feet to a point, thence;
19. South 03°46'27" West a distance of 16.89 feet to a point, thence;
20. South 01°03'31" West a distance of 8.07 feet to a point, thence;
21. South 00°38'31" East a distance of 22.86 feet to a point, thence;
22. South 00°04'05" East a distance of 13.66 feet to a point, thence;
23. South 05°49'47" West a distance of 10.30 feet to a point, thence;
24. South 08°02'04" West a distance of 14.13 feet to a point, thence;
25. South 02°46'57" West a distance of 13.03 feet to a point, thence;
26. South 00°03'19" West a distance of 24.23 feet to a point, thence;
27. South 00°10'08" West a distance of 20.69 feet to a point, thence;
28. South 03°01'50" West a distance of 10.79 feet to a point, thence;
29. South 05°42'35" West a distance of 14.57 feet to a point, thence;
30. South 00°35'18" East a distance of 21.89 feet to a point, thence;
31. South 02°37'21" West a distance of 13.41 feet to a point, thence;
32. South 01°18'18" West a distance of 10.49 feet to a point, thence;
33. South 04°15'44" East a distance of 18.05 feet to a point, thence;
34. South 01°42'51" East a distance of 17.36 feet to a point, thence;
35. South 01°55'34" East a distance of 17.41 feet to a point, thence;

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36. South 04°32'02" West a distance of 34.55 feet to a point, thence;
37. South 08°25'12" West a distance of 13.20 feet to a point, thence;
38. South 16°33'11" West a distance of 31.00 feet to a point, thence;
39. South 05°44'22" West a distance of 10.57 feet to a point, thence;
40. South 03°44'31" West a distance of 12.74 feet to a point, thence;
41. South 01°13'15" East a distance of 16.24 feet to a point, thence;
42. South 07°39'46" East a distance of 4.44 feet to a point, thence;
43. South 20°26'18" East a distance of 7.53 feet to a point, thence;
44. South 36°59'31" East a distance of 6.10 feet to a point, thence;
45. South 41°25'54" East a distance of 69.04 feet to a point, thence;
46. South 38°11'31" East a distance of 17.73 feet to a point, thence;
47. South 29°51'58" East a distance of 52.43 feet to a point, thence;
48. South 36°04'29" East a distance of 25.07 feet to a point, thence;
49. South 42°23'17" East a distance of 30.95 feet to a point, thence;
50. South 33°17'57" East a distance of 25.74 feet to a point, thence;
51. South 30°01'14" East a distance of 20.38 feet to a point, thence;
52. South 37°13'35" East a distance of 20.51 feet to a point, thence;
53. South 12°42'26" East a distance of 8.61 feet to a point, thence;
54. South 29°19'59" East a distance of 22.97 feet to a point, thence;
55. South 32°13'35" East a distance of 14.73 feet to a point, thence;
56. South 43°58'37" East a distance of 23.09 feet to a point, thence;
57. South 59°57'32" East a distance of 26.52 feet to a point, thence;
58. South 64°50'11" East a distance of 12.40 feet to a point, thence;
59. South 73°05'09" East a distance of 5.56 feet to a point, thence;
60. South 88°43'11" East a distance of 8.28 feet to a point, thence;
61. South 89°09'33" East a distance of 2.59 feet to a point, thence;
62. South 72°50'54" East a distance of 5.32 feet to a point, thence;
63. South 86°22'20" East a distance of 3.27 feet to a point, thence;
64. North 70°52'02" East a distance of 5.04 feet to a point, thence;
65. North 44°15'07" East a distance of 4.60 feet to a point, thence;
66. North 28°50'39" East a distance of 3.68 feet to a point, thence;
67. North 61°38'46" East a distance of 2.92 feet to a point, thence;
68. North 67°24'48" East a distance of 4.80 feet to a point, thence;
69. North 25°21'14" East a distance of 11.72 feet to a point, thence;

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70. North 38°41'07" East a distance of 13.64 feet to a point, thence;
71. North 82°16'53" East a distance of 6.22 feet to a point, thence;
72. South 64°33'16" East a distance of 4.30 feet to a point, thence;
73. North 79°06'32" East a distance of 4.59 feet to a point, thence;
74. South 76°10'51" East a distance of 9.67 feet to a point, thence;
75. South 39°53'26" East a distance of 24.18 feet to a point, thence;
76. South 15°45'51" East a distance of 25.95 feet to a point, thence;
77. South 19°05'54" East a distance of 14.63 feet to a point, thence;
78. South 24°01'32" East a distance of 20.08 feet to a point, thence;
79. South 11°19'00" West a distance of 1.52 feet to a point, thence;
80. North 75°10'05" West a distance of 1.22 feet to a point, thence;
81. South 81°19'27" West a distance of 5.94 feet to a point, thence;
82. South 60°02'23" West a distance of 6.43 feet to a point, thence;
83. South 17°19'17" West a distance of 6.09 feet to a point, thence;
84. South 35°03'42" West a distance of 8.75 feet to a point, thence;
85. South 51°43'25" West a distance of 7.05 feet to a point, thence;
86. South 24°10'13" West a distance of 4.87 feet to a point, thence;
87. South 16°13'21" East a distance of 5.51 feet to a point, thence;
88. South 42°30'11" East a distance of 5.68 feet to a point, thence;
89. South 36°50'44" East a distance of 1.42 feet to a point, thence;
90. South 41°43'25" East a distance of 2.27 feet to a point, thence;
91. South 08°25'52" West a distance of 4.29 feet to a point, thence;
92. South 42°37'48" West a distance of 12.70 feet to a point, thence;
93. South 55°54'25" West a distance of 3.98 feet to a point, thence;
94. South 31°38'40" West a distance of 10.08 feet to a point, thence;
95. South 14°32'50" West a distance of 8.36 feet to a point, thence;
96. North 62°03'47" East a distance of 10.18 feet to a point, thence;
97. South 27°58'29" East a distance of 1.00 feet to a point, thence;
98. South 62°03'47" West a distance of 29.39 feet to a point, thence;
99. South 08°00'57" East a distance of 5.97 feet to a point, thence;
100. South 62°26'39" West a distance of 140.18 feet to a point, thence;
101. North 27°33'21" West a distance of 40.00 feet to a point, thence;
102. South 62°26'39" West a distance of 558.92 feet to a point, thence;
103. North 27°33'21" West a distance of 842.02 to the **POINT OF BEGINNING**.

Containing an area of 630,263 square feet or 14.469 acres more or less.

3.3 STATEMENT OF GENERAL PURPOSE

The purpose of the Marina District Redevelopment Plan is to provide the mechanism for a public/private partnership to foster the continued redevelopment of the Marina District as a "world class" entertainment/recreation destination and to establish new, mixed use, waterfront commercial and residential facilities within the Marina District. In attempting to allow for the widest possible range of development opportunities for in the Project Area, the City and CRDA recognize that certain financial and planning realities are inherent to the undertaking of such a development. Accordingly, the Marina District Redevelopment Plan has been crafted to be as flexible as possible in order to foster a quality development while maintaining consistency with the following Goals and Objectives.

3.4 PUBLIC POLICY GOALS

The City and CRDA, through the Marina District Redevelopment Plan, establishes the following Public Policy Goals:

- 3.4.1 Expand and diversify the City's housing stock with new waterfront residential opportunities.
- 3.4.2 Provide resort, recreational and commercial facilities for year-round tourist and family attractions, increase employment opportunities and generate new hotel rooms.
- 3.4.3 Promote residential densities that support transit-oriented and walkable design with pedestrian and bicycle connectivity in the Marina District.

3.5 REDEVELOPMENT PLAN OBJECTIVES

- 3.5.1 This document constitutes a Redevelopment Plan under the provisions of the applicable State statutes (specifically N.J.S.A. 40A:12A-7). In addition to the Public Policy Goals stated above, the Marina District Redevelopment Plan will achieve such definite local objectives as:

- The elimination of unhealthy and unsafe conditions, including the elimination of obsolete, blighted and incompatible land uses which are detrimental and deleterious to the public welfare.
- The prevention of the spread of blight by the application of comprehensive Redevelopment Plan controls.
- Stimulate private development by allowing maximum flexibility in land use, project design and building limit controls.

3.6 TYPES OF PROPOSED REDEVELOPMENT ACTION

- 3.6.1 The Redevelopment Action proposed for the Project Area consists of the introduction of additional permitted uses and the utilization of flexible land use controls to enable the development of one or more mixed use, waterfront commercial and residential facilities.

4. LAND USE PLAN

The Land Use Plan is comprised of the Land Use Provisions, Parcelization Provisions, the Easement Plan, and the Building Limit Controls.

4.1 LAND USE PROVISIONS

Permitted uses in the Project Area shall include, but shall not be limited to, hotels, casino hotels, multiple-family dwellings (including mid-rise and high-rise structures), townhouse dwellings, single-family detached dwellings, marinas, retail, theaters, restaurants and lounges, surface and structured parking and such other specialized entertainment/recreation uses as arenas, theme parks, water parks, golf courses, active and/or passive recreation facilities, cultural facilities, and other like and similar attractions. Permitted and conditional uses in the Project Area shall also include all permitted and conditional uses in the Atlantic City's Resort Commercial (RS-C) and Central Business (CB) Districts and all permitted and conditional uses in CRDA's Marina, Resort Commercial and Central Business Districts.

4.1.2 Temporary/Interim Uses

While not encouraged, the Marina District Redevelopment Plan shall permit such temporary and/or interim uses as may be proposed from time-to-time, provided that such uses do not conflict with nor adversely impact the construction or operation of any permanent redevelopment project within the Project Area.

Approvals, duration and interpretation of "conflict" and "impact" shall be solely at the discretion of the CRDA.

4.2 PARCELIZATION PROVISIONS

4.2.1 The CRDA anticipates permitting the subdivision or resubdivision of parcels within the Project Area should a particular proposal merit such action.

4.2.1 The City anticipates entering into one or more Redeveloper's Agreement(s) for any portion of the Project Area should a particular proposal merit such action.

4.3 THE EASEMENT PLAN

Existing easements within the Project Area are unaffected by this redevelopment plan. Existing easements shall remain in effect unless revised by mutual agreement of the parties to the easement.

4.4 BUILDING LIMIT CONTROLS

4.4.1 The following regulations, controls and restrictions are designed to provide guidelines for the physical development of the Project Area. The City encourages Redeveloper(s) to exercise maximum ingenuity, creativity, and freedom of design consistent with the objectives of the Marina District Redevelopment Plan.

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- 4.4.2 The City has not attempted, in these and other controls of the Marina District Redevelopment Plan, to anticipate every possible design or land use solution. Rather, the controls and regulations governing land use and structural form within the Project Area are designed to promote the redevelopment of the Project Area in accordance with the objectives of the Marina District Redevelopment Plan.
- 4.4.3 Furthermore, these controls are intended to provide for a setting within which Redeveloper(s) are encouraged to generate specific plans in order to produce facilities of outstanding design and superior quality.
- 4.4.4 The development concepts and general design plan for undertakings proposed for the Project Area will be reviewed and approved by the Redevelopment Entity pursuant to a Redeveloper's Agreement. However, pursuant to N.J.S.A. 40A:12A-13 and P.L. 2011, c.18 (C.5:12-218 et al.), the CRDA shall maintain jurisdiction over Subdivision and Site plan approval.
- 4.4.5 Deviations from the Building Limit Controls of the Marina District Redevelopment Plan and the incorporated provisions of CRDA's Tourism District Land Development Rules (N.J.A.C. 19:66-1 et seq.) which are consistent with the general intent of the Marina District Redevelopment Plan may be made at the discretion of the CRDA in accordance with adopted regulations and the provisions of the Marina District Redevelopment Plan.
- 4.4.6 Building Setbacks

No structure, or any part thereof, shall encroach upon the building setbacks from Rights-of-Way and Project Area boundaries as follows:

<u>RIGHT-OF-WAY</u>	<u>BUILDING SETBACK</u>
Huron Avenue in areas west of Maryland Avenue/State Route 87	100'
Huron Avenue in areas east of Maryland Avenue/State Route 87	20'
Southeastern side of State Route 87 and its ramp to Vermont Avenue	20'

<u>Project Area Boundary</u>	<u>BUILDING SETBACK</u>
Up to a height of thirty-five (35) feet	No side yard
Above thirty-five (35) feet	A side yard of twenty (20) feet from a Project Area boundary is required.

Said Building Setbacks shall not apply to public or quasi-public improvements erected within the Building Setback area. For the purposes of the Marina District Redevelopment Plan, such public or quasi-public improvements shall include statuary,

street furniture or other decorative landscaping and/or streetscaping features. Interpretation of what constitutes a public or quasi-public improvement shall be made solely by the CRDA.

4.4.7 Maximum Building Height

PA-1:

For the area between the Building Setback and a line one hundred feet (100') from said Building Setback, the maximum building height shall be one hundred sixty feet (160') above msl.

For the area beyond one hundred feet (100') from the Building Setback, the maximum building height shall be five hundred sixty feet (560') above mean sea level.

PA-2:

For the area beyond the Building Setback, the maximum building height shall be five hundred sixty feet (560') above mean sea level.

All references to building height shall be relative to “mean sea level.”

4.4.8 Density and Intensity of Uses

There is no limitation on the density or intensity of uses allowed pursuant to paragraph 4.1 of the Marina District Redevelopment Plan. The maximum allowable residential densities (dwelling units per gross area of land) and Floor Area Ratio (FAR) limitations contained within the Atlantic City Land Development Code and the CRDA Tourism District Land Development Rules are not applicable within the HNRA.

4.4.9 No Bulk Requirements for Residential or Commercial Development

Other than the bulk requirements specifically set forth in this section 4.4, there are no minimum or maximum lot area or lot dimension requirements, front, side or rear yard setback requirements, impervious or building coverage limitations, or other bulk requirements for any single family, townhouse, or other residential or commercial development and any such requirements or limitations contained within the Atlantic City Land Development Code and the CRDA Tourism District Land Development Rules are not applicable within the HNRA.

4.5 ADDITIONAL CONTROLS

- 4.5.1 Unless specifically addressed in the Marina District Redevelopment Plan, the Project Area shall be governed by CRDA’s Tourism District Land Development Rules (N.J.A.C. 19:66-1.1 et seq.). By reference herewith, said provisions are included in and adopted by the Marina District Redevelopment Plan.

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- 4.5.2 Unless otherwise specified, all Land Use, Building Limit and other Controls contained in the Marina District Redevelopment Plan are those of the CRDA and do not substitute for any requirements, controls or regulations established by any State or Federal agency.

4.6 UNDERGROUND UTILITY LINES

- 4.6.1 Distribution lines for all utility systems shall be placed underground. All easements shall comply with CRDA requirements. Exact locations for utility lines and easements shall be established at time of Final Plan Approval. Existing above ground utilities shall be incorporated into the underground systems as improvements are undertaken. Any relocation and/or replacement of utility lines shall be the sole responsibility of the Redeveloper and shall not be an expense to the City or CRDA.

4.7 PROVISIONS APPLICABLE TO PROPERTY DESIGNATED "NOT-TO-BE-ACQUIRED"

- 4.7.1 The Land Use and Building Limit Controls contained in the Marina District Redevelopment Plan are applicable to real property designated as not-to-be-acquired should affirmative development take place thereon by the current or subsequent owner either independently or as part of a larger development within the Project Area.
- 4.7.2 The owners (both current or subsequent) of all property within the Project Area are, and shall continue to be, required to maintain all land and improvements in a standard condition at all times, and to rehabilitate same whenever the conditions do not meet the minimum property conditions as contained in the Codes and Ordinances of the City of Atlantic City and the CRDA.

5. STANDARDS AND CONTROLS OF GENERAL APPLICABILITY

5.1 CODES AND REGULATIONS

Compliance with all applicable laws, codes, rules, and regulations adopted by the CRDA will be required in the development of all real property. Whenever the codes or regulations contain comparable but less restrictive provisions or requirements than set forth by these Land Use Provisions and Building Limit Controls, the standards set forth herein shall govern. The provisions of CRDA's Tourism District Land Development Rules (N.J.A.C. 19:66-1 et seq.), except as specifically provided for in this Plan, shall not apply to land or structures within the Project Area.

5.2 EQUAL OPPORTUNITY

No covenant, agreement, lease, conveyance or other instrument shall be affected or executed by the Redevelopment Entity or by a Redeveloper (or any successors in interest) whereby the use of the land in the Project Area is restricted, either by the Redevelopment Entity or a Redeveloper (or any successors in interest) upon the basis of race, creed, color, ancestry, sex, national origin, family status, disability or sexual preference in the sale, lease or occupancy thereof. The foregoing restrictions, as well

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as the provisions of N.J.S.A. 40A:12A-9, shall be implemented by appropriate covenants or other provisions in a Redeveloper's Agreement and/or any disposition instruments as covenants running with the land.

6. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

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

6.2 ACQUISITION AND RELOCATION

6.2.1 The Redevelopment Entity does not contemplate the public acquisition of private parcels within the Project Area. Accordingly, no public displacement of families, individuals or business concerns shall occur in the effectuation of the Marina District Redevelopment Plan. No Relocation Plan is thus required.

6.2.2 Section 6.2.1 notwithstanding, the Marina District Redevelopment Plan does recognize that parcels within the Project Area may be desirable from a development standpoint. Acquisition of Project Area parcels, or development rights thereof, shall be the sole responsibility of the Redeveloper, at its own initiative and expense. Accordingly, any and all acquisition and/or relocation responsibilities shall be subject to the private negotiations between the Redeveloper and the owner(s) of said parcels.

6.3 LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A) REQUIREMENTS

6.3.1 Designated "Area In Need Of Rehabilitation"

The Governing Body of the City of Atlantic City did, by Resolution No. 889 of 1994 (attached), determine the City of Atlantic City, in its entirety, to be an "Area in Need Of Rehabilitation" pursuant to N.J.S.A. 40A:12A-1 et. seq. Subsequently, the Governing Body reaffirmed said designation for the entire City by Ordinance No. 96 of 1994 and for an area of the City which includes the Project Area by Resolution No. 364 of 1994. The finding of an "Area In Need Of Rehabilitation" is requisite for the promulgation of a redevelopment plan and/or redevelopment project pursuant to N.J.S.A. 40A:12A-7.

6.3.2 Redevelopment Plan Contents

Pursuant to N.J.S.A. 40A:12A-7, the redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area. The Marina District Redevelopment Plan has addressed these requirements as detailed below.

(1) Relationship to definite local objectives:

Local objectives were identified through review and consideration of local planning documents including the City of Atlantic City 2008 Master Plan and 2016 Master Plan Re-examination Report, the CRDA 2017 Master Plan, and the 2016 Atlantic County

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Master Plan. Additionally, a review of the Planning History and long-term local objectives for Atlantic City and the Tourism District was conducted and considered.

Pertinent local goals and objects so identified have been discussed herein and form the basis for the redevelopment policies and provisions contained in the Marina District Redevelopment Plan.

1(a) Appropriate land uses

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

- Provide a balance of land uses and development patterns while maintaining the character and grid pattern of the community.
- Encourage for-sale home construction, including second homes, on vacant lands in both resort commercial areas and neighborhoods.
- Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.
- Encourage the comprehensive redevelopment of large areas of vacant lands within the Downtown area and along the beach, boardwalk, inlet, and bay areas through Redevelopment.

The 2017 CRDA Master Plan includes the following statements and objectives:

- To provide a zoning scheme that will catalyze appropriate, highly functional, exciting, and rateable-producing development in the Tourism District.
- Encourage innovative land uses and public-private partnerships to stimulate new markets and strengthen and diversify the Tourism District's economic base.
- To guide future residential and non-residential growth in a coordinated and managed approach and to provide for logical transitional uses between residential and non-residential areas of the Tourism District.

The addition of high-density multi-family residential uses supports public private partnership goals to enhance the economic base of the Tourism District and provides for residential growth as a logical transitional use between the existing Casinos, the waterfront walkway, and the Marina. Redevelopment of the Project Area with high-density multi-family residential uses will balance land uses in the Marina District. The high-density multi-family residential use that is proposed for the Project Area will allow for the construction of both rental and for-sale homes and will encourage second homes on vacant land.

Adding high-density multi-family residential uses to the Marina District encourages pedestrian use of the Marina District. Redevelopment in the Project Area will be

integrated with, and will include the final segment of, the Marina District waterfront walkway. Pedestrian connection to this area is further enhanced by the recently completed bike path on Maryland Ave. The Project Area's location, proximity to the waterfront and casinos, and characteristics as a large vacant property with pedestrian access, factor into high-density multi-family residential development as an appropriate land use at this location.

1(b) Density of population

CRDA's Master Plan identifies the following as related to Density of Population:

- To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
- To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

Redevelopment of the Project area with multi-family residential uses is consistent with goals for both density and population, this particular location, and the City and CRDA's objectives. Such redevelopment also supports and advances Atlantic City's goals to diversify housing options and to attract and retain resident populations which are underrepresented, such as homeowners and second home owners. Atlantic City's population and density goals are intended to stimulate the economy, and the Redevelopment of the Project Area is supportive of those goals.

1(c) Improved traffic and public transportation

The City of Atlantic City identifies the following objectives as related to traffic and transportation:

- Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.
- Minimize impacts of traffic on Atlantic City residents and businesses.

Although the Redevelopment Plan does not propose new modes of transportation or new transportation infrastructure within the City, the Redevelopment Plan does offer a catalyst for better use of the current transportation infrastructure and transportation options available in the City. By attracting current and new residents to a walkable area with transportation options, the Redevelopment Plan is helpful and consistent with local objectives, in terms of not only transportation, but also housing, safety perception, and economy.

Local objectives include providing housing options to the population working in Atlantic City who currently reside outside of the City. Currently, the percentage of Atlantic City casino and hospital workers living outside of Atlantic City is 87%. If some portion of

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the commuting population relocates to Atlantic City, as is consistent with local objectives, regional and local traffic can improve as a pedestrian commute can become possible for some, and the number of commuters from more distant parts of Atlantic County can be minimized.

This approach is also consistent with the Atlantic County Master Plan, which identifies circulation issues as the county continues to grow in population.

1(d) Public utilities

The City of Atlantic City's goal is to preserve and maintain the existing utility infrastructure and take advantage of best available technology for sewage treatment and stormwater management. The City also identifies age of infrastructure including water, sanitary sewer, electric and gas systems as a problem in the City.

The redevelopment of the Project Area will be completed with modern and sustainable development techniques and best management practices. The proposed redevelopment is intended to stimulate the City's economy and tax base, which will aid in the City's maintenance of utilities.

1(e) Recreational and community facilities and other public improvements

Consistent with the City's objectives, the proposed redevelopment will promote and enhance recreational and community facilities and other public improvements.

The development will be planned with high quality design standards to remain consistent with the City's goal to improve quality of development in the City and to create an attractive and exciting environment that will enhance perception of safety, promote the resurgence of City life, and will provide a well-served residential development that will provide a high quality of life for residents.

(2) Proposed land uses and building requirements in the project area.

The proposed land uses and building requirements in the project area are identified in Section 4, Land Use Plan.

(3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

As discussed in Section 6.1, temporary and or permanent relocation of residents is not proposed.

(4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

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As discussed in Section 6.2.1, the public acquisition of private parcels which may be contained within the Project Area is not anticipated.

(5) Any significant relationship of the redevelopment plan to:

5(a) the master plans of contiguous municipalities

The City of Brigantine is contiguous to the Marina District. The 2016 Brigantine Master Plan Re-examination Report identifies the relationship of Brigantine and its Master Plan to Atlantic City. Citing Brigantine's 2010 Master Plan, the re-examination report identifies the connection between Brigantine and Atlantic City as largely economic.

The Marina District Redevelopment Plan is anticipated to result in redevelopment activities that will increase the vibrancy of the Marina District and thus strengthen the local economy.

5(b) the master plan of the county in which the municipality is located

The Atlantic County Master Plan was reviewed and considered in the preparation of the Marina District Redevelopment Plan. The Marina District Redevelopment Plan is consistent with the Atlantic County Master Plan on the basis of the following Atlantic County objectives:

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

The Project Area is located where capital facilities are available to service the anticipated redevelopment. Moreover, redevelopment of the Project Area will support Atlantic City's efforts to both reinvest in its economic base.

5(c) the State Development and Redevelopment Plan (State Plan) adopted pursuant to the "State Planning Act", P.L. 1985, c.398 (C.52:18A-196 et al.)

The proposed development is consistent with the vision for the region in the New Jersey State Development and Redevelopment Plan (State Plan). The Project Area is located in an Urban Center. The State Plan describes Urban Centers as larger cities that historically provide a focus for a region's economy, transportation systems and governmental functions. Urban centers are also described as generally the largest centers, offering the most diverse mix of industry, commerce, services, residences, and cultural facilities. According to the State Plan, the State Planning Act recognizes, and is based on, principles including the following:

- The revitalization of the state's urban centers is necessary if all New Jersey's citizens are to benefit from growth and economic prosperity

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The State Plan emphasizes planning strategies to meet the goals and objectives of the State. The State Plan includes the following objectives:

- Maintenance and revitalization of existing communities—especially Urban Centers and urban, suburban, and rural municipalities experiencing distress—should be our first priority after mitigating life threatening emergent threats to public health and safety.
- Our social responsibility and fiscal resources do not allow us to continue to abandon land, buildings, neighborhoods, and communities.
- Revitalizing our existing communities reduces pressures to develop farmland and environmentally sensitive lands.
- Organizing development and redevelopment into Centers, with neighborhoods and mixed-use Cores and downtowns, results in lower public service costs, greater community and civic cohesion and identity; and reduces the consumption of land, energy, and other natural resources.

The Project Area is within an Urban Center and is consistent with the State Plan in that it reduces sprawl, revitalizes an existing community, and reduces consumption of land, energy, and other natural resources.

(6) An inventory of all affordable housing units that are anticipated to be removed as a result of implementation of the redevelopment plan.

No housing units of any type are proposed to be removed as a result of implementation of the Marina District Redevelopment Plan.

(7) A plan for the provision, through new construction or substantial rehabilitation, of one comparable, affordable replacement housing unit for each affordable housing unit that is anticipated to be removed as a result of implementation of the redevelopment plan.

No housing units of any type are proposed to be removed as a result of the implementation of the Marina District Redevelopment Plan.

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

Pursuant to N.J.S.A. 40A:12A-13 and C.5:12-220, all applications for development or redevelopment of the Project Area or a designated portion or portions thereof shall be submitted to the CRDA for Subdivision/Site Plan review and approval in accordance with the requirements set forth at N.J.A.C. 19:66-1.1 et seq.).

6.3.3 Redeveloper's Obligations

In addition to the provisions of N.J.S.A. 40A:12A-9, the Redeveloper shall be required to begin and complete the development of the land for the uses specified in the Marina

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District Redevelopment Plan and the construction of improvements agreed upon in the Redeveloper's Agreement within a reasonable time period. Any such schedules shall be provided for in said Redeveloper's Agreement.

6.3 PROPOSED ZONING CHANGES

- 6.3.1 Prior to the adoption of the Redevelopment Plan for the HNRA, the Project Area was zoned as cited below.

RS-C: Area bounded by Atlantic-Brigantine Boulevard to the south, Massachusetts Avenue to the east, Clam Thoroughfare to the north and Maryland Avenue to the west as well as the area bounded by Huron Avenue to the south, Absecon Inlet to the east, State Route 87 (Brigantine Boulevard) and its ramp to Vermont Avenue to the north and Block 571, Lot 1 to the west.

RS: Area bounded by Huron Avenue to the south, Maryland Avenue to the east, Clam Thoroughfare to the north and New York Avenue to the west.

- 6.3.2 Prior to the adoption of the Marina District Redevelopment Plan, the entirety of Project Area was located within the CRDA's Marina District.

- 6.3.3 Upon adoption of the Marina District Redevelopment Plan by the Governing Body, the Land Use controls of Section 4.1 of the Marina District Redevelopment Plan shall apply within the Project Area.

6.4 REHABILITATION AND CONSERVATION

No rehabilitation and/or conservation of structures is required. However, the City recognizes environmental constraints that may exist within the Project Area. The Redeveloper shall comply with all State and federal requirements and shall be responsible for all issues regarding same.

6.6 DURATION OF PROVISIONS AND EFFECTIVE DATE

The Marina District Redevelopment Plan, as it may be amended from time to time, shall be in effect for a period of 20 years from the date of adoption of the Marina District Redevelopment Plan or the date of the most recent amendment of the Marina District Redevelopment Plan, whichever is later, by the Governing Body of the City of Atlantic City.

6.7 AUTHORITY AND PLAN INTERPRETATION

- 6.7.1 Pursuant to C.5:12-220, all applications for development or redevelopment of the Project Area or a designated portion or portions thereof shall be submitted to the CRDA for Subdivision/Site Plan review and approval in accordance with the requirements set forth by the CRDA's Tourism District Land Development Rules (N.J.A.C. 19:66-1 et seq.), as amended, adopted pursuant to the Atlantic City Tourism District Act, P.L.2011, c.18 (C.5:12-218 et al.).

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- 6.7.2 Consistent with section 4.4.4 of the Marina District Redevelopment Plan, and pursuant to the provisions to be negotiated as part of a Redeveloper's Agreement, the Redevelopment Entity shall approve the development concepts and general design plan for all undertakings proposed for the Project Area.
- 6.7.3 The CRDA shall have the authority to determine conformance of a Redeveloper's concept and design to the Marina District Redevelopment Plan.
- 6.7.4 The CRDA shall have sole authority for the interpretation or clarification of any provision of the Marina District Redevelopment Plan.

8. GENERAL CONSTRUCTION AND APPLICATION OF PLAN PROVISIONS

- 8.1 All provisions of the Marina District Redevelopment Plan, including all building controls, regulations and/or restrictions imposed, shall be applicable to all real property and improvements within the Project Area as defined by the Project Boundary.

9. PROCEDURES FOR AMENDING THE APPROVED REDEVELOPMENT PLAN

- 9.1 The Marina District Redevelopment Plan may be amended from time to time upon compliance with all applicable laws and statutes and the approval of CRDA and the Governing Body of the City of Atlantic City. Mutual agreement between the City and the Redeveloper is required where a Redeveloper's Agreement is in place and where such amendment would change the controls governing the use of land under said Redeveloper's Agreement.
- 9.2 The CRDA may, at time of Site Plan Review and without formal amendment to the Marina District Redevelopment Plan, approve any modifications or changes in the building controls specified herein, provided said modifications or changes are consistent with the applicable provisions of P.L. 2011, c.18 (C.5:12-218 et al.).
- 9.3 Modifications or changes in the Land Use or Building Limit Controls which are inconsistent with the intent of the Marina District Redevelopment Plan shall necessitate a formal Plan amendment.


10. LIST OF EXHIBITS

- Figure 1 Project Area
- Figure 2 Marina District
- Figure 3 Pre-redevelopment Conditions

11. LIST OF ATTACHMENTS

- City of Atlantic City Resolution No. 131 of 1995
- City of Atlantic City Resolution No. 889 of 1994



<p>Source: Plan by PS&S Survey Department entitled "Boundary Survey, Block 576, Tax Lot 1.04 & 1.07, City of Atlantic City, Atlantic County, New Jersey", dated 7/31/07. Plan by PS&S Survey Department entitled "Minor Subdivision Plan, Waterclub Valet Parking Garage at Borgata, Block 576, Tax Lots 1.04, 1.05, 1.07, 1.08 & 1.12 Atlantic City, Atlantic County, New Jersey", dated 4/10/08. NJDEP, Parcels of Atlantic County, 2011 Nearmap Imagery, March 2018</p>	 67A MOUNTAIN BOULEVARD EXT. P.O. BOX 4039 WARREN, NEW JERSEY 07059 PHONE: (732) 560-9700	<p>MARINA DISTRICT REDEVELOPMENT PLAN PROJECT AREA Block 571, Lot 2 and Block 576, Lots 1.04, 1.07 and 1.12 Atlantic City, Atlantic County, New Jersey</p>		
<p>Drawn By: PDT/EB</p>	<p>Chk'd By: BMP</p>	<p>Scale: 1" = 700'</p>	<p>Project No. 02265.0073</p>	
<p>Date: 12/11/2018</p>	<p>Figure No. 1</p>			



Legend

- Project Area
- Marina District Tourism Zone

Source:
Marina District boundary extracted from plan by CRDA, Cofone Consulting Group and Civil Solutions, entitled "Atlantic City Zoning & Tourism District Zones", dated 4/12/2017. NearMap Imagery, March 2018



67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

MARINA DISTRICT REDEVELOPMENT PLAN CRDA TOURISM DISTRICT ZONE

Block 571, Lot 2
and Block 576, Lots 1.04, 1.07 and 1.12
Atlantic City,
Atlantic County, New Jersey

Drawn By: PDT/EB

Scale: 1" = 900'

Project No. 02265.0073

Chk'd By: BMP

Date: 12/11/2018

Figure No. 2



Legend

- Project Area
- Portion of former Atlantic City sanitary landfill
- Historic Fill and dredge spoil disposal areal



67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

MARINA DISTRICT REDEVELOPMENT PLAN PRE-DEVELOPMENT CONDITIONS

Block 571, Lot 2
and Block 576, Lots 1.04, 1.07 and 1.12
Atlantic City,
Atlantic County, New Jersey

Source:
NearMap Imagery, March 2018

Drawn By: PDT/EB

Scale: 1" = 700'

Project No. 02265.0073

Chk'd By: BMP

Date: 12/11/2018

Figure No. 3

ATTACHMENT

CITY OF ATLANTIC CITY RESOLUTION NO. 131 OF 1995

No. 889

Resolution of the City of Atlantic City

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

Factual contents certified to by

City Solicitor /s/ Paul J. Gallagher

Business Administrator /s/ Andrew A. Nair

Prepared by City Solicitor's Office

Council Member...McGETTIGAN.....Presents the following Resolution:

WHEREAS, a significant portion of the structures within the City of Atlantic City are in a deteriorated or substandard conditions; and

WHEREAS, there is a continuing pattern of vacancy, abandonment or underutilization of properties in the City of Atlantic City, with a persistent arrearage of property tax payments thereon; and

WHEREAS, a program of rehabilitation, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, will contribute to the elimination of substandard structural or housing conditions and arrest the deterioration of the City; and

WHEREAS, a consideration of the overall conditions and requirements of the community warrants a finding of a need for rehabilitation extending to the entire area of municipality;

NOW, THEREFORE, BE IT RESOLVED, that the City of Atlantic City in its entirety be and hereby is determined to be an area in need of rehabilitation, pursuant to N.J.S.A. 40:12A-1 et. seq., as amended.

ew March 9, 1995 09:44:29 AM R0889-94/RES/94

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				X	
HUDGINS	X						McGETTIGAN	X					
KELLEY	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						

DATE OF ADOPTION:.....NOVEMBER 23, 1994.....

/s/ Benjamin R. Fitzgerald

City Clerk

ATTACHMENT

CITY OF ATLANTIC CITY RESOLUTION NO. 889 OF 1994

Resolution of the City of Atlantic City

No. 131

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

Factual contents certified to by

City Solicitor /s/ Paul J. Gallagher

Business Administrator /s/ Andrew A. Nair

Prepared by City Solicitor's Office

Council Members McGettigan & Norrel-Nance Present the following Resolution:

WHEREAS, there exists, has existed and persists in the area generally bounded by Huron Avenue to the South, Brigantine Boulevard and Massachusetts Avenue to the East, Clam Thorofare and the Penrose Canal to the North, and Absecon Boulevard to the West, (hereinafter referred to as Huron North Redevelopment Area) conditions of deterioration in commercial and industrial installations, public services and facilities and other components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort; and

WHEREAS, the City of Atlantic City is committed to the development of family attractions to enhance the destination resort aspects of the City, to increase the number of available hotel rooms and to enhance and encourage stability in the neighborhoods; and

WHEREAS, a Redevelopment Plan means a plan adopted by the governing body of the municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreation and municipal facilities, and other public improvements, and to indicate proposed land uses and building requirements in the redevelopment area in need of rehabilitation, or both, and;

WHEREAS, the Huron North Redevelopment Area is a portion of the City of Atlantic City, the entirety of which has been previously declared an area in need of rehabilitation by Resolution No. 364 of 1994; and

WHEREAS, a municipal Planning Board has the power to prepare a Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Atlantic City as follows:

- (a) The Planning Board is hereby directed to prepare a Redevelopment Plan for the Huron North Redevelopment Area, that area within the City of Atlantic City and generally bounded by Huron Avenue to the South, Brigantine Boulevard and Massachusetts Avenue to the East, Clam Thorofare and the Penrose Canal to the North, and Absecon Boulevard to the West, said Redevelopment Plan to be consistent with the terms of N.J.S.A. 40A:12-7.
- (b) The Planning Board, after completing the Redevelopment Plan and making a finding of consistency with the Master Plan shall transmit the proposed plan to the City Council.
- (c) No Redevelopment Project on the subject premises shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the City Council.

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

File March 9, 1995 09:40:41 AM R0131-95/RES/95

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	
KELLEY	x						SCHULTZ	x					
LANGEFORD	x						ZINGARELLI	x					
NORRELL-NANCE, PRESIDENT								x					x
x-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

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

DATE OF ADOPTION: March 1, 1995