

TOWNSHIP OF EGG HARBOR ATLANTIC COUNTY



MARGATE CAUSEWAY REDEVELOPMENT PLAN

124 & 125 MARGATE BOULEVARD
BLOCK 9701, LOT 8
BLOCK 9801, LOTS 14 & 15

Prepared for:
Egg Harbor Township Planning Board



September 3, 2019
PA# 2103.22

Area in Need of Redevelopment
Recommended by the Planning Board by Resolution # 191, adopted on July 16, 2018;
Adopted by the Governing Body by Resolution # 313 on July 18, 2018;

Prepared by:

POLISTINA
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Margate Causeway Redevelopment Plan

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Prepared For:

Egg Harbor Township Committee & Planning Board

3515 Bargaintown Road

Egg Harbor Township, New Jersey 08234

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EXECUTIVE SUMMARY

The Township's Block 9701, Lot 8 and Block 9801, Lots 14 and 15 are comprised of dilapidated marinas that have been extensively damaged by Superstorm Sandy. Block 9701, Lot 8, also known as Sea Village Marina located at 125 Margate Boulevard, contains abandoned houseboats, a boat storage yard and dock. Block 9801, Lots 14 and 15, formerly known as Gifford Marine located at 124 Margate Boulevard, was a marina that has gone out of business and is now abandoned. Based on the uses permitted and the state of existing uses, this area of the Township has been underutilized. The Township of Egg Harbor recognizes the importance of improving this area and has taken steps to study and effectuate the improved development of the area. On July 16, 2018 the Egg Harbor Township Planning Board held a public hearing and determined that the Study Area, Block 9701 Lot 8 and Block 9801 Lots 14 and 15 qualifies as an "Area in need of Redevelopment" as memorialized by unnumbered Resolution. The Township adopted the Planning Board's determination by Resolution No. 313 on July 18, 2018. The designation of a Redevelopment Area permits the Township of Egg Harbor to use all the powers provided for by the Legislature, except that the use of eminent domain shall not be permitted, and any such designation of the Redevelopment Area shall be a non-condemnation area.

A Redevelopment Plan is necessary in order to help strengthen the Township's economic base by improving the conditions and redevelopment opportunities in the in the MC - Marine Commercial zoning district. Block 9701, Lot 8 and Block 9801, Lots 14 and 15 are underutilized and offers the Township an opportunity for an economic revitalization and an opportunity to effectuate the goals of the Township's marine commercial zoning district. Therefore, Egg Harbor Township Planning Board has prepared this Redevelopment Plan for consideration and adoption by the Egg Harbor Township Committee.

This Redevelopment Plan seeks to redevelop the former Sea Village Marina as a residential development consisting of townhomes and multi-family residential units with dockage. The former Gifford Marine site is to be developed in a similar fashion with multi-family residential units with dockage. Both locations will provide boat slips on the site. The current site is not currently in use which has been determined to be an "Area in need of Redevelopment" due to its outdated and obsolete design. This area has seen a lack of investment and the proposed facilities would provide a benefit to the Township as a whole by reusing the site. The residential units and restaurants will enhance the local area and invest in the community.

This Redevelopment Plan is designed specifically for the Properties located at 124 & 125 Margate Boulevard, also known as Block 9701, Lot 8 and Block 9801, Lots 14 and 15, hereafter referred to as the "Margate Causeway Redevelopment Plan."

INTRODUCTION

Egg Harbor Township

Egg Harbor Township is located on the Great Egg Harbor Bay at the southern tip of Atlantic County, New Jersey. Per the 2010 United States Census, the Township's population was 43,323, reflecting an increase of 12,597 (+41.0 percent) from the 30,726 counted in the 2000 Census, which had in turn increased by 6,182 (+25.2 percent) from the 24,544 counted in the 1990 Census. Since 2010, the population is estimated to have risen slightly to 43,851 as of 2014.

The Township is bordered by the Great Egg Harbor Bay to the south, Hamilton Township to the west, Galloway Township and the City of Absecon to the north and Absecon Island to the east. Portions of the Township, notably the West Atlantic City, Anchorage Poynte and Seaview Harbor neighborhoods, are not contiguous to the main body of the municipality, having been separated from the mainland portion of the Township as municipalities were formed, largely since the boroughitis phenomenon in the 1890s.

Egg Harbor Township includes the unincorporated villages of Bargaintown (the Township's seat of government), Cardiff, English Creek, Farmington, Scullville (formerly known as Jeffers), Steelmanville and West Atlantic City, as well as part of McKee City. Other localities and place names located partially or completely within the Township include Devenshire, English Creek Landing, Greenwood, Idlewood, Jeffers Landing, Jobs Point, Jones Island, McKee City Station, Mount Calvary, Pleasantville Terrace, Pork Island, Rainbow Islands and Sculls Landing.

The Township is one of 56 South Jersey municipalities that are included within the New Jersey Pinelands National Reserve, a protected natural area of unique ecology covering 1,100,000 acres, which has been classified as a United States Biosphere Reserve and established by Congress in 1978 as the nation's first National Reserve. The Township is designated a Pinelands Regional Growth Area with the Pinelands Area located west of the Garden State Parkway and north of Ocean Heights Avenue.

Redevelopment Area - Block 9701, Lot 8 and Block 9801, Lots 14 and 15

The Township Committee of Egg Harbor Township adopted Resolution No. 191 on April 18, 2018 authorizing the Planning Board to undertake an investigation of the Study Area, Block 9701 Lot 8 and Block 9801 Lots 14 and 15 to determine if it meets the criteria under the New Jersey Local Redevelopment and Housing Law - N.J.S.A. 40A:12A-1 et seq. (LRHL) as an area in need of redevelopment.

The Egg Harbor Township Planning Board held a public hearing and determined that the above mentioned parcel satisfied the criteria under the LRHL as an area in need of redevelopment by Resolution No. 191 of 2018 adopted on July 16, 2018. The Township Committee adopted the Planning Board's determination by Resolution No. 313 of 2018 on July 18, 2018.

DESCRIPTION OF REDEVELOPMENT AREA

This report focuses on Block 9701, Lot 8 and Block 9801, Lots 14 and 15, hereafter "Redevelopment Area." The Redevelopment Area consists of the site and the former Sea Village Marina and Gifford Marine marinas. Gifford Marine and Sea Village Marina have been used continuously as marina businesses dating back to the mid 1950s. Site photographs are located in Appendix I of this report.



GIFFORD MARINE

Gifford Marine (Block 9801, Lots 14 & 15) is located at 124 Margate Boulevard. It has frontage on Margate Boulevard to the south and is bounded by Hackney's Boat Yard to the northwest and the Dock Thorofare water body to the north and east.

Gifford Marine, previously known as Campbell's Marina, was owned by Corky Campbell, who expanded the business considerably when taken ownership. Gifford expanded the site by providing an indoor boat storage facility, Yamaha dealership and marine store / tackle shop. Gifford then went into foreclosure in 2013 after damages from Superstorm Sandy led the business to finally close. According to The Press of Atlantic City records, the business "repeatedly fell behind in its taxes and had tax liens sold against the property in 2008, 2009, 2010, 2011 and 2012."¹ The property became bank owned in December 2013.



*Study Area, Gifford Marine
Photo: Google Maps*

¹ Harper, D. (2014 Mar 7). Storm Damage was last straw for now-closed Egg Harbor Township Marina. Press of Atlantic City. Retrieved on May 8, 2018 from http://www.pressofatlanticcity.com/business/storm-damage-was-last-straw-for-now-closed-egg-harbor/article_816f1dee-a5a5-11e3-ab74-001a4bcf887a.html

SEA VILLAGE MARINA

Sea Village Marina (Block 9701, Lot 8) is located at 125 Margate Boulevard. The site has frontage on Margate Boulevard to the north and is bounded by Block 9701, Lot 7 to the west and Block 9701, Lot 9 to the south which consists of marshes, and the Dock Thorofare water body to the east. The site was previously used as a marina and houseboat community.



Study Area, Sea Village Marina

Photo: The Press of Atlantic City / Ben Fogletto

Sea Village is New Jersey's only year-round, live-aboard community. It was built by developer John Best

in 1981, as an alternative to expensive waterfront living. Within this community, there are sixty-two live-aboard vessels. Only eight of these vessels are regular houseboats, containing engines that can transport the house to a different location.

The developer wanted to expand this idea to other shore communities such as Tuckerton, however, the State's environmental regulations changed to prohibit the use. With that being said, Sea Village was grandfathered in to remain a live-aboard community.

According to NJ.com, the average price of the houseboat ranges from \$120,000 to \$150,000, which is a cheaper alternative to the beach front properties along the barrier islands.²

The property fell into despair once the owner died in 2003, it then was purchased by Baywatch Marina LLC in 2009. The plans were to repair the boardwalks, replace the bulkheads, dredge the channel and to hook up to public water.³

The houseboats have been extensively damaged and many have been abandoned after Superstorm Sandy in 2012. Many houseboats were left unattended which prohibited others from gaining access to their property. This eventually led the site to be no longer operational.

Based on construction permit records, removal of the existing bulkhead and construction of a new bulkhead was completed in 2017. No significant improvements to the building structures have been completed since 1999, when a new community building with decks was constructed on the site. In 1999, Sea Village Marina proposed to reconstruct an office / community building and received a variance for building setback from bulkhead.

² DiIunno, M. (2010 Aug 22). Sea Village Marina homes offer new interpretation of waterfront living at the Jersey Shore. The Star-Ledger. Retrieved May 20, 2018 from: http://blog.nj.com/njv_mark_diionno/2010/08/sea_village_marina_is_njs_only.html

³ DiIunno, M. (2010 Aug 22). Sea Village Marina homes offer new interpretation of waterfront living at the Jersey Shore. The Star-Ledger. Retrieved May 20, 2018 from: http://blog.nj.com/njv_mark_diionno/2010/08/sea_village_marina_is_njs_only.html

Buildings must be setback a minimum of twenty-five feet from any bulkhead. The variance was granted to approve a setback of eight feet.

There have been ongoing issues with the Sea Village site over the years. Before it was converted to public water and sewer, the water repeatedly failed safety tests and residents were told to only drink bottled water. It was also noted that residents who showered in the water were left with rashes and skin problems.⁴

Residents began to leave the area due to the poor living conditions as a result of a lack of upgrades. With all of the site's issues adding up and with the destruction from Superstorm Sandy, Sea Village is uninhabitable due to its unsafe conditions.

LAND USE

The Redevelopment Area includes Block 9701, Lot 8 and Block 9801, Lots 14 & 15, located in the MC Marine Commercial District. The intent and purpose of the Marine Commercial Zone is to provide and encourage the development of waterfront facilities for recreational purposes and thereby provide for public access to the vast Egg Harbor waterfront area. The district is not to be construed nor is it intended to include year-round occupied residential facilities as permitted uses. Permitted uses in the district include new and used boat sales, marinas, buildings for the storage, repair and construction of boats, but excluding boats designed and/or used as permanent residential facilities, marine supply shops, and Personal Wireless Telecommunications Facilities (PWTF) not to exceed 120 feet in height.

The Study Area was previously used as a dock for houseboats and a boatyard, and is no longer utilized. There is an adjacent boat yard (Hackney's Boat Yard) located at 114 Margate Boulevard, also known as Block 9801, Lot 13. The remaining area of this section of the Township is marshland and waterways, connecting the City of Northfield and the City of Margate.

Redeveloping the Study Area will be beneficial to the Township and overall community because the site is currently underutilized and is not currently contributing to the economic base of the Township.

⁴ Wompierki, J. (2011 Mar 26). Once-serene Sea Village now a headache for homeowners. Shore News Today. Retrieved May 31, 2018 from: http://www.shorenwstoday.com/egg_harbor_township/news/once-serene-sea-village-now-a-headache-for-homeowners/article_5d2c2b0e-214b-5171-8031-ab866dd23231.html

REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The primary goal of this Redevelopment Plan is to strengthen the Township's economic base by improving the conditions and redevelopment opportunities in the in the MC - Marine Commercial zoning district. Block 9701 Lot 8 and Block 9801 Lots 14 and 15 are underutilized and offer the Township an opportunity for an economic revitalization and an opportunity to effectuate the goals of the Township's marine commercial zoning district.

REDEVELOPMENT PLAN

The Redevelopment Plan is designed to address the redevelopment of the former Sea Village Marina (Block 9701, Lot 8) and the former Gifford Marine (Block 9801, Lots 14 and 15) located at 124 and 125 Margate Boulevard. This redevelopment area shall be referred to as the Margate Causeway Redevelopment Area.

Definitions

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this plan by reference.

Land Use and Building Requirements

In order to effectuate the goals and objectives, it is necessary to create land use and building requirements for redevelopment plans at the subject property. The new overlay district entitled "Margate Causeway Redevelopment Area Overlay District" as provided for in this redevelopment plan shall overlay the existing zoning and is applicable only for redevelopment.

As required by N.J.S.A. 40A:12A-7c, the zoning map will be amended to include the "Margate Causeway Redevelopment Area Overlay District" for the subject properties.

All other design criteria specified in the Township Land Development Ordinance are applicable to the future development unless specifically modified below.

Margate Causeway Redevelopment Area Overlay District

- A. **Permitted Principal Uses:** Principal and accessory uses for the Redevelopment Area are located below. Multiple principal uses shall be permitted on the site. Permitted principal uses shall be:
- (1) New and used boat sales
 - (2) Marinas as defined in §225 of the Township Code and include:

- i. Transient dockage*
- ii. Seasonal dockage*
- iii. Permanent year-round dockage (limited to the total number of pre-existing live aboard and houseboats)*
- iv. Rack storage for daily or seasonal use*
- v. New and used boat sales*
- vi. Canoe / kayak / personal watercraft moorings, storage & rentals*
- vii. Boat storage outside or inside*
- viii. Marine supply shops*
- ix. Storage and repair and construction of boats*
- x. Offices supporting permitted uses.*

(3) Buildings for the storage, repair and construction of boats, but excluding boats designed and / or used as permanent residential facilities

(4) Marine supply shops, *retail services, retail and wholesale sales*

(5) Personal wireless telecommunications facility not to exceed 120 feet in height.

(6) *Restaurant full service including alcohol service and sales.*

(7) *Residential Uses*

a. Dwellings

i. Single-family attached (townhome)

ii. Multi-family / apartment

**Italic language above indicates modification of Section 225 requirements.*

B. Permitted Accessory Uses: Permitted accessory uses shall be uses and buildings customary and incidental to the principal use or building, including but not limited to:

(1) Outdoor winter storage boatyards and buildings for storage of boats

- (2) Retail sales of boating and fishing equipment
- (3) Personal wireless telecommunications equipment facility not to exceed fifteen feet (15') in height
- (4) *Recreational and community facilities and buildings including but not limited to tennis / swimming pools / hot tubs / spas / basketball / shuffleboard/ gyms / open space recreation.*

**Italic language above indicates modification of Section 225 requirements.*

- C. **Bulk Standards:** In order to effectuate the goals and objectives it is necessary to adjust the bulk and use requirements of the existing Marine Commercial (MC) zoning district. The following standards supersede and replace any such standards in the Township's Zoning Ordinance for redevelopment projects. All other design criteria of the Zoning Ordinance are applicable to future development unless specifically modified below.

It is therefore recommended that the parcels identified above as Block 9701, Lot 8 and Block 9801, Lots 14 and 15 in the Margate Causeway Redevelopment Area Overlay District be subject to the following:

- (1) *The minimum lot size required is 2.5 acres.*
- (2) *The minimum lot width required is four hundred (400) feet.*
- (3) *The minimum lot depth is one hundred fifty (150) feet measured to property or deed line (not mean high water or bulkhead line).*
- (4) *The minimum front yard setback for principal structures required is thirty (30) feet.*
- (5) *The minimum side yard setback for principal structures required is ten (10) feet. Above grade patio/decks located on or above the first floor over parking of residential uses may extend a maximum of four (4) feet into this required setback.*
- (6) *The minimum rear yard setback for principal structures required is fifteen (15) feet. Above grade patio/decks located on or above the first floor over parking of residential uses may extend a maximum of four (4) feet into this required setback.*
- (7) *The minimum bulkhead or high water line setback for principal structures required is fifteen (15) feet.*

- (8) *Adaptive reuse of existing principle and accessory buildings is permitted. Existing setback nonconformities shall be permitted without variance. No further encroachment into setback is permitted.*
- (9) *The minimum front yard setback for accessory structures required is twenty-five (25) feet.*
- (10) *The minimum side yard setback for accessory structures required is ten (10) feet.*
- (11) *The minimum rear yard setback for accessory structures required is five (5) feet.*
- (12) *The minimum bulkhead or high water line setback for accessory structures required is five (5) feet.*
- (13) *The minimum front yard parking setback required is twenty (20) feet.*
- (14) *The minimum side yard parking setback required is twenty (20) feet.*
- (15) *In accordance with §225-7, the minimum rear yard parking setback required in the MC - Marine Commercial district is ten (10) feet.*
- (16) *The minimum bulkhead or high water line parking setback required is ten (10) feet.*
- (17) *The minimum front yard setback for open decks required is twenty-five (25) feet. The minimum front yard setback for covered decks must meet the principal building front yard setback of thirty (30) feet.*
- (18) *The minimum side yard setback for open decks required is ten (10) feet.*
- (19) *The minimum rear yard setback for open decks required is zero (0) feet.*
- (20) *The minimum bulkhead or high water line setback for open decks required is zero (0) feet.*
- (21) *The maximum building height for Multifamily dwelling structures is fifty-seven (57) feet measured above the base flood elevation +3 (1988 datum). A maximum of four (4) habitable stories over ground floor parking/storage is permitted.*
- (22) *The maximum building height for townhomes is forty-five (45) feet measured above the base flood elevation +3 (1988 datum). A maximum of three (3) habitable stories over ground floor parking/storage is permitted.*

- (23) *The maximum building height for all other permitted principal permitted uses is thirty (30) feet measured above the base flood elevation +3 (1988 datum).*
- (24) *The maximum height for accessory buildings / structures required is twenty (20) feet measured above the base flood elevations +3 (1988 datum). Outdoor boat rack storage structures are limited to thirty (30) feet measured from grade elevation.*
- (25) *The maximum impervious coverage (upland) permitted is 80% or NJDEP allowance, whichever is greater.*
- (26) *The minimum gross floor area required is 1,500 square feet.*
- (27) *The minimum front and side yard landscape buffer required is ten (10) feet.*
- (28) *The minimum bulkhead or high water line landscape buffer required is zero (0) feet.*
- (29) *Minimum parking requirements should be provided as follows:*
 - a. Residential*
 - 1. RSIS standards apply*
 - 2. Stacked parking stalls are permitted and count toward the total.*
 - b. Marina*
 - 1. Six-tenths (0.6) parking spaces per mooring for permanent or seasonal leased non-resident dockage*
 - 2. Zero (0) parking spaces per mooring for resident dockage*
 - 3. Zero (0) parking spaces per mooring for transient dockage*
 - 4. One (1) parking space per unit for houseboat or floating home dockage*
 - c. Restaurant: One (1) parking space per four (4) seats, includes employee parking*
 - d. Office: One (1) parking space per two-hundred (200) square feet of gross floor area*

e. Retail: One (1) parking space for each two-hundred (200) square foot gross floor area

f. *All other uses in accordance with §225 Parking Requirements.*

(30) *Required floor area ratio is not applicable.*

(31) *The maximum residential density permitted is twelve (12) dwelling units per upland acre.*

**Italic language above indicates modification of Section 225 requirements.*

D. Other Requirements Shall Be:

(1) A buffer strip of ten (10) feet in width shall be required along all property lines. The buffer strip shall consist of fencing, landscaping, earthen mounds or any combination of such. Buffer shall not apply to bulkheads, boat slips, docks, piers and mooring piles water ward of the mean high waterline.

(2) All principal buildings shall be set back a minimum of twenty-five (25) feet from any bulkhead. This shall not supersede other zoning setback requirements if they require a greater setback.

E. Design Criteria: The applicant must comply with Chapter 94 Design Standards unless modified herein.

(1) The landscape buffer and berm design shall be substantially similar to that depicted on the Redevelopment Concept Plan prepared by Arthur W. Ponzio Co. & Associates, Inc. dated 7/18/2019 as included as Appendix II.

(2) The building design shall be substantially similar to the elevations prepared by SOSH Architects (no date) included in Appendix III relative to building height, façade treatments, windows and architectural features.

F. Site Plan Approval / Submission Criteria: All site plan / submission criteria is required unless modified herein.

General Provisions

The continued revitalization of this area is important to the Township. In order to facilitate the revitalization of these properties the following actions may be permissible under the plan:

1. The use of short term tax abatements or exemptions as authorized by State statute N.J.S.A. 40A:21-1 et seq. are permitted. The tax abatement or exemption program

will encourage property owners to make improvements without suffering the initial cost associated with the increased assessment.

2. The use of long term tax exemptions as authorized by State statute N.J.S.A. 40A:20-1 et seq. are permitted. The long term tax exemption would permit a payment in-lieu of taxes (PILOT) for up to 30 years as determined and approved by the Township Redevelopment Entity. In accordance with the statute, the long term exemption would apply to the value of the new improvements, not the value of the land.
3. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c.79 (C.40A:12A-29).
4. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.
5. Arrange or contract with public agencies or redevelopers for the planning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area. (N.J.S.A. 40A:12A8)

Any development that occurs within the Redevelopment Area shall comply with the following as required by N.J.S.A. 40A:12A-1 et seq.:

1. The Township of Egg Harbor and any redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D-1 et seq., and N.J.S.A. 40A:12A-1 et seq.
2. The Township of Egg Harbor or redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations of the Township of Egg Harbor, County of Atlantic and State of New Jersey except where variances and waivers are properly approved. (N.J.S.A. 40A:12A-13 et seq).

3. The Township of Egg Harbor Planning Board shall review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et.seq.).
4. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Township of Egg Harbor Planning Board. (N.J.S.A. 40:55D-53).
5. Any affordable housing obligations that may result from any development in the Area shall be addressed in accordance with the requirements of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), the rules and regulations of the N.J. Council on Affordable Housing (COAH), as now existing or hereafter amended, the housing element of the Township's Master Plan and any Development Ordinances. Contributions by Redevelopers towards any COAH obligations of the Township shall be addressed in a redevelopment agreement between the Redeveloper and the Township.

Relocation

There are no housing units located within the limits of the subject property for this redevelopment plan being relocated; therefore there is no need to make accommodations for the temporary or permanent relocation of residents. (N.J.S.A. 40A:12A-7a(3))

Acquisition

The redevelopment site is owned / will be owned by the redeveloper. (N.J.S.A. 40A:12A7a(4))

Affordable Housing

There are no housing units existing within the limits of the subject property for this redevelopment plan, therefore there is no need for an inventory of units or an affordable housing replacement plan. (N.J.S.A. 40A:12A-7a(7))

RELATIONSHIP TO OTHER PLANS

An important requirement of a Redevelopment Plan is consistency with the goals and objectives of already adopted plans for the area. This Redevelopment Plan is specifically designed to promote the adaptive reuse of the subject property. The overall goal of the Master Plan is to continue development patterns that reduce trip generation, create livable communities and to enhance the overall quality of life for the residents of Egg Harbor Township. The redevelopment plan promoting and encouraging the reuse of a motel is consistent with local objectives. (N.J.S.A. 40A:12A7a(1)).

Township Plans - (N.J.S.A. 40A:12A-7d)

The Master Plan for the Township of Egg Harbor was adopted on April 15, 2002, with a Reexamination Report in October 2008 and June 2017. This Redevelopment Plan helps to achieve the following Master Plan Goals:

- To promote the establishment of appropriate locations within the Township for agricultural, residential, recreational/open space, governmental, commercial and industrial uses.
- To promote the appropriate population densities and concentrations which promote the well being of residents, neighborhoods, the regions, and the preservation of the environment.
- To encourage a balance of land residential, commercial, industrial, and agricultural development, in areas and at intensities compatible with environmental and natural resource capabilities.
- To encourage development near existing or readily extendable infrastructure, particularly sanitary sewers and public water distribution systems.
- To maintain, preserve and upgrade the quality of existing residential and commercial areas.
- To provide the reasonable opportunity for an appropriate variety and choice of housing to meet the needs, desires and resources of all categories of people who desire to live within the municipality.
- To recognize existing patterns and densities of development and encourage future growth that is contiguous with existing developed areas and compatible with its established character and consistent with present health and environmental requirements pertaining to on-site septic disposal.
- To promote the purposes of the State Development and Redevelopment Plan, including limiting sprawl by concentrating development in cores, nodes, and /or centers.

County Plans - (N.J.S.A. 40A:12A-7a(5)(b))

The following goals and objectives of the Atlantic County Master Plan adopted in October of 2000 are advanced by the proposed redevelopment:

- Promote quality growth and development in areas where capital facilities are available.

- To discourage growth in areas that would require unplanned extension of capital facilities.
- Promote lands for a diversity of economic development opportunities within the communities of Atlantic County

The proposed redevelopment plan is therefore consistent with the Master Plan of Atlantic County.

State Development and Redevelopment Plan - (N.J.S.A. 40A:12A-7a(5)(c))

Any redevelopment is also consistent with the State Development and Redevelopment Plan. The redevelopment area is located in the Metropolitan Planning Area (PA1) under the State Plan. The State Plan’s intent for the Metropolitan Planning Area is to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” The proposed redevelopment will not result in additional sprawl and will allow for the adaptive reuse of a former motel. There is adequate existing infrastructure and public improvements to service the redevelopment project and the development of the proposed facility will not change the character of the area. The Redevelopment Plan is consistent with the State Development and Redevelopment Plan.

ADMINISTRATION

General Provisions

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this plan by reference. Any plans or plats approved by the Township of Egg Harbor or its agencies and subsidiaries prior to the adoption of this redevelopment plan shall not be subject to the requirements of this redevelopment plan.

Redeveloper Entity

As permitted under N.J.S.A. 40A:12A-4, the Governing Body is hereby designated the entity to implement this redevelopment plan. When necessary for the implementation of this plan, the Township of Egg Harbor may enter into an agreement with a redeveloper for any construction or other work forming a part of this redevelopment plan. (N.J.S.A. 40A:12A-4-(c))

Agreements with Redevelopers

In accordance with N.J.S.A. 40A:12A-9, the following shall apply to all redeveloper agreements:

1. All agreements, leases, deeds and other instruments between the redevelopment entity and a redeveloper shall contain a covenant running with the land requiring that the owner shall construct only the uses established in the current redevelopment plan. All agreements shall include a provision requiring the redeveloper to begin the building of the improvements for those uses within a period of time which the redevelopment entity fixes as reasonable.
2. The redeveloper shall agree to retain interest in the project until the completion of construction and development of the specific project. If the redeveloper requires a third party financing agreement, the redeveloper shall manage the project through completion. If the redeveloper is required to relinquish any interest in the project to a third party, the approval of the redevelopment entity is required. The redeveloper shall agree not to lease, sell or transfer interest or any part thereof without prior written approval of the redevelopment entity.
3. Upon completion of the required improvements, the conditions determined to exist at the time the area was determined to be in need of redevelopment shall be deemed to no longer exist. Thus, the land and improvements thereon shall no longer be subject to this plan and the Local Redevelopment and Housing Law.
4. The covenants, provisions and controls shall be deemed satisfied upon termination of the agreements and covenants entered into by the redeveloper to construct the improvements and to perform the redevelopment. The rights of any third party acquired prior to termination of the agreements, including, but not limited to, any tax exemption or abatement granted pursuant to law, shall not be negatively affected by termination and satisfaction of the covenants.

Time Limits

The redeveloper of a specific project within the development area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in an agreement between Township of Egg Harbor and a duly designated redeveloper. (N.J.S.A. 40A:12A-8(f)).

Discrimination Ban

No covenant, lease conveyance or other instrument shall be executed by the redevelopment entity or the redeveloper whereby land or structures with this redevelopment is restricted upon the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin. The termination of this plan shall in no way permit the land or structures of the redevelopment area to be restricted on the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin.

Deviations from Provisions of Approved Redevelopment Plan

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan or other Township development ordinances, except as set forth below. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected developer(s) desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of the Egg Harbor Township Development Regulations and Zoning Ordinance, the RCD Regional Commercial zoning district, or from the design standards set forth in this Redevelopment Plan or other Township development ordinances so long as the Redeveloper obtains an appropriate variance from the Planning Board. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by Township ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

No deviations shall be granted that result in any of the following effects or conditions:

1. To allow a use not specifically permitted within the Project Area;
2. Deviation from the contractual obligations of the redeveloper to the Redevelopment Authority.

Amendments to Approved Redevelopment Plan

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the Local Redevelopment and Housing Law of 1992, as may be amended.

Repeal and Severability Statements

All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only. If any provision or regulation of this redevelopment plans should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining portions of this plan which shall remain in full force and effect.

CONCLUSION

The Redevelopment Plan has proposed for a residential development consisting of townhomes and multi-family units, restaurant with multilevel decks, and dockage which would allow for the productive reuse of the obsolete and dilapidated site. The current site is not currently in use which has been determined to be an "Area in need of Redevelopment" due to its outdated and obsolete design. The proposed development will

enhance the local area and invest in the community. This area has seen a lack of investment and the proposed facilities would provide a benefit to the Township as a whole by reusing the site.

APPENDIX I – Site Photographs

Gifford Marine - Block 9801, Lots 14 & 15



View facing northeast



View facing northwest

Sea Village Marina - Block 9701 Lot 8



View facing east



View facing south

APPENDIX II – Redevelopment Concept Plan

APPENDIX III – Architectural Elevations