City of Atlantic City
Planning Board

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ATLANTIC CITY PLANNING BOARD
REGULAR MEETING MINUTES
SEPTEMBER 1, 2026 @ 10: 00am
City Hall -Council Chambers -Zoom

Meeting Called to Order: 10:02 AM

1. **OPENING STATEMENT** 10:02 am
   Adequate notice of this meeting was provided as required by the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.). Notice was sent to the Press of Atlantic City and posted with the City Clerk, reflecting the regularly scheduled meetings of the Atlantic City Planning Board, including this meeting of September 1, 2026.

2. **FLAG SALUTE**
   The Pledge of Allegiance was conducted.

3. **ROLL CALL** – 10:03 am
   Mayor Marty Small – Absent
   Councilman Kaleem Shabazz – Present
   Keturah A. Jackson – Absent
   Brian Ireland – Present
   Mia Solomon – Absent
   John Carr – Present
   Chief James Sarkos – Absent
   Michelle English – Absent
   Kyle Gornick – Present

4. **APPROVAL OF MINUTES** -10:03 am
   Motion to approve the July 7,2026 meeting minutes.
   Motion: Shabazz | Second: Gornick
   All in favor – Motion carried.

5. **APPROVAL OF RESOLUTIONS** – 10:04 am
   The Board considered the adoption of the following resolutions:

- Resolution 10 of 2026 – Hess Solar Employee Parking Lots
- Resolution 11 of 2026 – Gardner's Basin
- Resolution 12 of 2026 – Providence Rentals

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Motion to adopt as presented.
Motion: Gornick | Second: Shabazz
All in favor – Motion carried.

6. **NEW APPLICATION**- 10:05 am
   Applicant: Chapman Real Estate Holdings, LLC
   Property: 122 North California Avenue
   Block 343, Lot 12.02
   Application: Minor subdivision creating 9 single-family lots

Attorney Eric Goldstein appeared on behalf of the applicant and gave brief testimony. He is accompanied by Principal of Chapman Real Estate Holdings, LLC, Ben Chapman and licensed New Jersey professional engineer/planner Arthur Chew who will provide testimony if needed.

Summary of Mr. Goldstein's Testimony: 10:05 am

- Proposal consists of nine (9) new single-family homes.
- Six (6) homes to front California Avenue; three (3) homes to be deeded to the Chelsea Economic Development Corporation (Chelsea EDC) upon final subdivision approval.
- Existing warehouse structure to be removed; significant impervious coverage to be replaced with residential development.
- Requested variances include lot width and minor side-yard setbacks; testimony indicated these deviations are minimal and consistent with neighborhood conditions.
- Finished floor elevations will comply with current flood requirements.
- Sidewalks, curb depressions, driveway aprons, and required street trees will be installed.
- Applicant agrees to all technical comments in the City Engineer/Planner's report dated August 21.
- Any future construction on the three rear lots will require separate permit review.

Ben Chapman, Principal of Chapman Real Estate Holdings, is sworn in to provide testimony

Summary of Testimony: 10:07 am

Ben Chapman, Principal, Chapman Real Estate Holdings

"My name is Ben Chapman, and I am the Principal of Chapman Real Estate Holdings. I have been developing residential properties in the Atlantic City region for approximately twenty years and have completed over 200 homes during that time. Over the past three years, I have significantly expanded my work within Atlantic City, and the project under discussion represents my tenth development in the city.

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I was introduced to this particular property through the owner, Andrew Ferriazzi, whose family has held the parcel for many years. The land, just under one acre, has remained vacant for at least two decades. After evaluating the site, I made the decision to pursue the development of nine single-family homes rather than condominiums or townhouses, as I believed this approach would best complement the neighborhood and contribute positively to the surrounding community.

The proposed homes feature exceptionally deep backyards, and each residence includes parking for at least three vehicles. This design aligns well with the character of the California Avenue area and supports both aesthetic and functional improvement within that section of the city.

I take pride in building in Atlantic City and remain committed to producing high-quality residential developments that enhance the community and its long-term growth."

Statement by Attorney Eric Goldstein 10:13am

"Attorney Eric Goldstein concluded his testimony by noting that the visual rendering reflects the six primary homes along California Avenue, with an additional three homes located at the rear of the property. He clarified that the three rear homes are part of the Chelsea Economic Development project and will be deeded accordingly once the subdivision process is finalized. Following this explanation, Attorney Goldstein turned the presentation over to Arthur Chew licensed New Jersey."

Arthur Chew, PE, PP, CME, CFM, CPWM licensed New Jersey Planner & Engineer, is sworn in to provide testimony.

Summary of Testimony: 10:13 am

“My name is Arthur Chew. I am a licensed Professional Engineer in the State of New Jersey, as well as a Professional Planner and a Certified Floodplain Manager. I have also completed professional studies at the University of Southern California. In addition, I have provided planning and engineering services for municipalities commonly referred to as the city engineer

“Thank you. My name is Arthur Chew. I am a licensed Professional Engineer in the State of New Jersey, a Professional Planner, and a Certified Floodplain Manager. I am here to present the technical aspects of the proposed project.

The initial image presented offered a general overview of the concept, but the current materials now provide detailed insight into the specific improvements being proposed. The subject property contains an existing vacant warehouse-type building, and the remainder of the lot consists primarily of impervious surface, predominantly concrete. The applicant intends to remove the existing structure and all impervious coverage on the site.

As shown in the project renderings, the redevelopment will consist of six single-family homes fronting California Avenue and three additional homes located at the rear of the property.

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Several variances are required as part of this application, the first being lot width. We are offering lot widths of 27 feet and 30 feet, where a larger width is typically required. It is important to note, however, that most of the surrounding neighborhoods are only 25 feet wide. Therefore, the proposed 27-foot lots are larger than the prevailing lots in the area and remain consistent with the neighborhood's development pattern.

To remain as close as possible to the zoning intent, we avoided using 25-foot widths and instead selected 27-foot widths to achieve greater conformity with the 40-foot standard while maintaining a functional layout. With this configuration, we also require side-yard setback variances. Several lots provide an 11.5-foot combined side-yard setback where 12 feet is required and a difference of only six inches. This small adjustment allows us to accommodate well-proportioned, attractive homes.

The homes proposed by Mr. Chapman are modest in scale, designed to be attainable for families seeking to live in Atlantic City. This project supports neighborhood revitalization while offering high-quality housing in a form consistent with the existing community.

Statement by Attorney Eric Goldstein

Regarding the homes fronting Maxwell Avenue, we do not yet have proposed architectural plans for those residences. Before any construction could proceed on those lots, the future property owner would be required to apply for and obtain the necessary building permits. Today's application concerns the subdivision only; no building permits are being issued for any of the proposed homes on either California Avenue or Maxwell Avenue.

We have, however, demonstrated that a compliant and appropriately sized home can be accommodated on each of the three Maxwell Avenue lots. At this time, there are no requested variances associated with bulk requirements for those lots, including front yard, side yard, rear yard, or combined side-yard setbacks. Should a future owner wish to pursue any deviations from those standards, they would be required to return before the appropriate land-use board or either the Zoning Board or the Planning Board to seek approval.

As currently designed, each of the Maxwell Avenue lots can support a well-proportioned, attractive single-family home without the need for any variances. The intent is to ensure that these lots remain fully compliant while providing flexibility for quality residential development.

The rear portions of those lots are substantially wider than the rear portions of the other lots due to the irregular configuration of the existing parcel. The shape of the current lot results in additional width at the back, which explains the discrepancy in lot dimensions."

Statement by Arthur Chew

"Yes, that is correct. We intentionally designed these lots to be wider so that they fully meet the minimum lot area requirements. As a result, there are no lot area variances that are needed. Each of the lots is in

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complete compliance with the applicable standards. By adjusting the lot widths, we ensured that all lots conform 100 percent to what is required under the ordinance.

Statement by Attorney Eric Goldstein

"It is also fair to note that the homes fronting California Avenue present a more uniform layout. When viewed from the aerial perspective, each home is appropriately situated within its lot. They appear correctly spaced neither too close together nor too far apart and their placement aligns with the intended design of the subdivision."

Statement by Arthur Chew

"Correct. All the homes have been designed as uniform structures, and we have spaced them evenly throughout the subdivision. The only exception is the lot at the end, which is approximately six inches wider than the others. Because of that additional width, that particular lot does not require the combined side-yard variance that applies to the others."

Statement by Eric Goldstein

"For purposes of expediency, and subject to the Board's discretion, I will summarize our review process. On numerous occasions, you and I, along with Mr. Chapman, have reviewed the reports prepared by Artheon. Three reports were issued in total, and we concur with all the recommended conditions. We have provided responses to the Planning Board Administrator, including our most up-to-date information.

If the Board determines it is appropriate to grant the subdivision we are seeking, the next step will require us to submit revised plans for formal review. Those plans must be accepted as revised and then signed off by the City of Atlantic City. No development activity may proceed until the city has fully approved and executed the subdivision documents.

Additionally, although the property is not located on a county road, the subdivision must still be submitted to the Atlantic County Department of Planning and Engineering for their review and approval. Their endorsement is required so that the final plat may be filed in the County Clerk’s map filing room.

We can go through the nine individual lots one by one if the Board wishes; however, as stated earlier, we concur with the reports and conditions provided. We are prepared to answer any questions the Board may have.

Regarding the variances requested, as Mr. Chew explained, they are de minimis in nature. The differences in lot dimensions and the overall development pattern are minimal and, in our professional opinion, do not create any negative impact on the Atlantic City Zoning Code or the New Jersey Municipal Land Use Law.

We remain available to respond to the Board’s questions. Mr. Chairman, Councilman, we defer to you as needed.

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Interjection by Councilman Shabazz Board Member:
'Mr. Chairman, could I ask a quick question?'

Vice Chairman, Ireland
'Sure.'

Councilman Shabazz
'Before we proceed, Mr. Goldstein, I would like to hear about the involvement of the Chelsea EDC.'"

Councilman Shabazz

I think that is important

Chelsea EDC Testimony: Attorney Stacey Jaskol appeared, confirming ongoing partnership with the applicant and intentions to utilize the three deeded lots for future residential development, pending subdivision approval.

Statement from Attorney Stacey Jaskol 10:18am

"My name is Stacey Jaskol … Stacey, spelled S-T-A-C-E-Y, and Jaskol. I am an attorney, and I serve as counsel for real estate and real estate development matters for Chelsea EDC. I am also employed as in-house counsel for EDC."

Councilman Shabazz

"I guess my question is this: I'm very intrigued by the proposal, and in my opinion the inclusion of these three homes is a positive feature. How is Chelsea EDC going to be involved with the three houses in this development?"

Statement from Attorney Stacey Jaskol

"We actually do not know yet. We felt it was important not to put the cart before the horse. We wanted to first see how the subdivision process proceeded and what ultimately would be approved. Over the past several months, we have discussed several potential concepts internally, but we have not finalized anything at this stage. We were waiting for the necessary approvals before making any definitive decisions. So, at this point, we do not have a firm plan regarding Chelsea EDC's involvement with the three homes."

Statement from Vice Chair Ireland

I mean, they're going to be houses, ideally? That's the intention.

Statement Councilman Shabazz

Well, I don't want to belabor the point. I think it's a good partnership, a good way for us to continue to develop the city. That's why I just wanted, for the record, to see…

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Statement from Attorney Stacey Jaskol

“Also, for Ben to build a sixth building, and to develop the lots on the benchmark.”

Statement from Councilman Shabazz

“Okay”.

Statement from Attorney Eric Goldstein

Councilman, if I may supplement my prior remarks, I believe I understand the direction of your questioning. This type of partnership represents an excellent model for how underutilized land can be effectively and responsibly developed in Atlantic City.

Chelsea EDC held the properties, and Mr. Chapman has been working collaboratively with them to ensure the land is secured and not conveyed to unintended parties. The structure is straightforward: Chelsea EDC places a mortgage on the property and provides a grant; Mr. Chapman then constructs the homes; upon completion, Chelsea releases the mortgage, and Mr. Chapman conveys the designated lots back to them. As a result, Chelsea EDC receives three lots to advance their mission, and Mr. Chapman retains six lots to build out and enhance the streetscape.

In many ways, this functions as a pilot program and a demonstration of how the city, Chelsea EDC, and the development community can work together to revitalize Atlantic City. It establishes a framework that other developers, or even Mr. Chapman on future projects, could follow. It is, quite frankly, an effective model for encouraging new residential construction rather than relying solely on rehabilitation of aging housing stock.

In my experience, Mr. Chapman has used similar approaches successfully in the past, resulting in the development of quality new homes. When he first came to my office with this concept, I told him it sounded almost too good to be true. Yet here we are, approximately a year later, and the project is not only viable but moving forward.

If there are members of the press present, I would encourage them to note this approach, because revitalizing a city's housing stock requires a structure that gives developers a reason to invest. Efforts like this particularly when supported in Chelsea EDC’s communications demonstrate how thoughtful partnerships can transform underutilized lots throughout the city and help return them to productive use."

Statement from Councilman Shabazz

“You scared me, Mr. Goldstein, that's exactly where I'm going. And we have several EDCs

I mean, several CDCs in the city, so… and Mr. Chapman, when he said he built 200 houses in Atlantic City, he really had me.

Statement from Ben Champman

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200 Homes on Absecon Island

Statement from Councilman Shabazz

Okay, we want you to build 200 homes in Atlantic city,

I think that's a good project and a good demonstration of what can be done when everybody comes together. And so that is why I wanted to get down the record. Some people would look at it, stated that.

Board Discussion:
Board members spoke favorably regarding the collaborative nature of the project, its positive impact on the neighborhood, and its potential as a model for future public-private partnerships in Atlantic City.

Vice Chairperson Ireland

"Another question I had is just the, the lot G, H, and I, the difference in the lot widths is just based on the shape of the property, right?"

Statement from Mr. Chew

Yes, those different lots of DH and are all related to the unique shape.

Attorney Goloff

Just to confirm the resolution, I think I only heard about two variances. I understand there's a lot of different bulks that we're looking for. The 12 that are listed in our engineers, I think it's August 21st report, are those the 12 you're seeking? Correct. Okay.

Statement from Attorney Eric Goldstein

Yes. Within that category of types, there's a lot of subcategories of specific property… Yes. Rather than it goes through each one and say, you know, required, 12, or if, you know… Of course.

Statement from Vice Chair Ireland

"Any further questions from the Board? "

Statement from Paul Kowaleski, PE, CME

Yes. Thank you. Just a few minor things. Can you confirm the finished floor elevation of the homes? They're at 8?

Statement from Eric Goldstein

Finished floor elevation's going to be 14.25.

Statement from Paul Kowaleski

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"Okay"

Statement for Eric Goldstein

"And just for the record, I know we we're referring now to the architectural plan from John Overlandis is his plan, A3 as part of our submission.

Statement from Arthur Chew

Yep, all the structures finished floor will be compliant with the flood regulations at the time, you know, whether it's… he builds them after that BFP plus 5 goes into effect. We'll adjust as need be.

Statement from Paul Kowaleski

And can you just speak about what improvements you're proposing in the right way on both street frontages?

Statement from Mr. Goldstein

"The only improvements that we're proposing within the right-of-way would be the curb and driveway, so curb, curb compressions and driveway roofs. Any sidewalk or street trees? It looks like you have some street trees here, right? Street trees, whatever is required, will be taken care of.

Statement from Paul Kowaleski

Okay Gotcha. And I think I heard from you before, you agree all to all the technical comments in our report. Yes, we do.

Statement from Paull Kowaleski

That's all I have. Thank you.

Statement from Vice Chairperson Ireland

"Any other comments or questions or anything for either the people from Chelsea, or Ben,"

Statement from Councilman Shabazz

I just want to put a comment on the record, Mr. Chair. I think this is a very creative and necessary project that hopefully can be a catalyst for these other kinds of public-private partnerships to increase the housing stock and the for-sale housing stock at an affordable, whatever that term means now, to our residents.

Statement from Vice Chairperson Ireland

Yeah, I agree. I actually went through the building that's currently sitting on the lot before for an investment for a business that I have prior, and it was pretty beat up during Hurricane Sandy, and is likely just going to continue to just sit there riding away and not going to be able to become anything on its own

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anyway, so it's just kind of an eyesore, just sitting there. And some of the projects I've seen Mr. Chapman do around town are outstanding, and his reputation, you know, across the whole island has been… precedes itself, so him coming here and be able to work with the CDC and all that kind of stuff, I think it's, I think it's a great, great sign of things to come for Atlantic City, and yeah, I think this is a great project, so… Okay, that's a two-way street. We thank you, because…

Statement from Attorney Goldstein

"Not all boards are as welcoming when it comes to developing some of the properties. That's the way we think, so it's Ben, it's Chelsea, but it's also the board, so thank you.

Statement from Councilman Shabazz

"I don't usually speak for my colleagues, but I think all across the city, there's a possibility to do the kinds of things that you're proposing today."

Statement from Vice Chair Ireland

"Is there anybody on Zoom from the public? I can't really see it."

Statement from Councilman Shabazz

"I believe John"

Statement From John Carr (Zoom)

"No, I don't have any, but I concur with what everyone was saying. It's a great opportunity to improve the housing stock here in the city, and I think it's a great time to do business with the city. There's a lot of things happening. I live in the Here in the, uptown, in the inlet up here, it's a lot of building going on, as we've seen with a lot of the developers coming through, so… It's good to see some down in that ward as well.

Statement from Vice Chairperson Ireland

"I need a motion"

Statement from Council Shabazz 10:23am

"I'll make a motion that we accept, this project as presented, Mr. Chairman, with the report of our planner and the agreement of the builder to adhere to that, report."

Second by Gornick

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Public Comment:
One member of the public asked questions regarding finished floor elevation and right-of-way improvements. Applicant provided clarifications.

7. **BOARD ACTION**
   Motion to approve the application as presented, subject to compliance with the engineer/planner report and all testimony on record.
   Motion: Shabazz | Second: Gornick
   Roll-call vote:

   Carr – Yes
   Gornick – Yes

   Ireland – Yes

   Shabazz – Yes

   Motion carried. 10:31am

8. **DIRECTOR OF PLANNING INTRODUCTION 10:33am**
   New Director of Planning and Development, Brian Kempf, introduced himself to the Board and expressed his intention to attend meetings regularly and support ongoing planning initiatives, including the Master Plan Subcommittee.

9. **PUBLIC COMMENT**
   No additional public comment offered.

10. **ADJOURNMENT**
    Motion to adjourn by Shabazz; seconded. Meeting adjourned. Meeting adjourned at 10:36am.

Shameeka M. Cottman

Board Secretary