Ordinance

Ordinance No. 38 OF THE Date 05-06-2015
CITY OF ATLANTIC CITY, N.J. Date to Mayor 6-25-2015

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

Asst. City Solicitor /s/Benjamin Kaufman — Business Administrator /s/ Arthur M. Liston

SMALL, RANDOLPH & — Prepared by the City Solicitor's Office

Council Member GILLIAM Presents the following Ordinance:

ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR THE CITY OF ATLANTIC CITY, NEW JERSEY

WHEREAS, pursuant to N.J.S.A. 40A:12-1 *et seq.,* Resolution No. 889 of 1994 of the City Council of Atlantic City, declared the entirety of the City of Atlantic City as an "Area in Need of Rehabilitation"; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the redevelopment of the entirety of the City of Atlantic City (the "City"), the Atlantic City Planning Board, pursuant to N.J.S.A. 40A:12A-7f, prepared a Redevelopment Plan for the City which will support and promote the adaptive reuse and redevelopment of the various structures and vacant areas within the City; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the City of Atlantic City Planning Board did adopt Resolution No. 10 of 2015 as its official report and recommendation to the City Council of Atlantic City that the Redevelopment Plan, entitled "Redevelopment Plan for the City of Atlantic City", which incorporates the existing permitted uses for all parcels within the City as set forth in the City of Atlantic City Development Regulations and Zoning Ordinance and/or are set forth in the various specific Redevelopment Plans which have been adopted by the City of Atlantic City Council and which are on file with the City Clerk's office, be adopted as it provides for the planning, development, redevelopment and rehabilitation of the City; and

WHEREAS, the City Council has determined that it is in the best interest of the City to adopt the Redevelopment Plan, as recommended by the City Planning Board, to effectuate the efficient redevelopment of the City; and

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Atlantic City, State of New Jersey, as follows:

Section 1. The City hereby adopts the "Redevelopment Plan for the City of Atlantic City" which incorporates the existing permitted uses for all parcels within the City as set forth in the City of Atlantic City Development Regulations and Zoning Ordinance and/or are set forth in the various specific Redevelopment Plans which have been adopted by the City of Atlantic City.

Section 2. Council declares and determines that said plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the planning, development, redevelopment and rehabilitation of the entirety of the City and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.; and

Section 3. The Governing Body of the City of Atlantic City shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 4. The Redevelopment Plan shall be an overlay to local development regulations within the City of Atlantic City and the Zoning Map does not require amendment.

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. In the event any clause section or paragraph of the ordinance is deemed invalid or unenforceable for any reason, it is the intent of City Council that the balance of the Ordinance remains in full force and effect to the extent it allows the City to meet the goals of the Ordinance.

Section 7. This Ordinance shall take effect after final adoption and publication according to law.

Adjourned Indefinitely 05-20-2015

June 25, 2015 9:45 AM 9-B

DO NOT USE SPACE BELOW THIS LINE

RECORD OF COUNCIL VOTE ON FINAL PASSAGE

COUNCIL MEMBER	AYE	NAY	N.V	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
DELGADO	X						MOORE	X					
MALIK				X			RANDOLPH	X				X	
MANCUSO	X						SMALL	X					
MARSH	X					X	TIBBITT				X		
							GILLIAM, PRESIDENT	X					

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

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on …MAY 06, 2015.....

Adopted on second and final reading after hearing on……JUNE 24, 2015……

Reconsidered Over

Approved By…/s/……Date…6/25/15……By Council……Ride ____ ____

Mayor Aye Nay

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

/s/……Rhonda Williams, City Clerk

#38

CITY OF ATLANTIC CITY
CITY CLERK'S OFFICE
2015 JUN -3 PM 2:24

CITY OF ATLANTIC CITY
PLANNING BOARD

RESOLUTION NO. 10-2015

Redevelopment Plan for the City of Atlantic City, pursuant to N.J.S.A. 40A:12A-7.f. et. seq.	Report, Findings and Positive Review and Recommendations to the Governing Body GRANTED Hearing Date: June 3, 2015

THIS MATTER having been heard by the Planning Board of the City of Atlantic City on June 3, 2015 at a duly scheduled meeting at Council Chambers, City Hall, Atlantic City, New Jersey, with a quorum present to consider recommending the Redevelopment Plan for the entirety of the City of Atlantic City ("Redevelopment Plan") to City Council; and

WHEREAS, the Planning Board considered the Redevelopment Plan on June 3, 2015 and determined the Plan was consistent with the Master Plan and recommended to the City Council the adoption of the Redevelopment Plan (PB Resolution No. 10-2015); and

WHEREAS, the City Council introduced on First reading an Ordinance adopting the Redevelopment Plan on May 6, 2015 ("PB-1" attached); and

WHEREAS, the Atlantic City Planning Board conducted their statutory review of the Redevelopment Plan on June 3, 2015; and

WHEREAS, the Planning Board considered the proposed Redevelopment Plan for the entirety of the City, entitled "Redevelopment Plan for the City of Atlantic City." The purpose of this Redevelopment Plan is to support and promote the adaptive reuse and redevelopment of the entire City, including but not limited to various structures and vacant areas within the City, and to provide for the development of uses that will support redevelopment of the City, encourage tourism, provide jobs and enhance revenue for the City; and

WHEREAS, the uses proposed pursuant to the Redevelopment Plan are consistent with the Master Plan for the reasons set forth in the proposed Redevelopment Plan and as set forth in the Department of Planning and Development Report (Exhibit PB-2 and PB-3 attached); and

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

1. The Governing Body, by Resolution No. 889 of 1994, determined that the City as a whole was an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14.
2. The Atlantic City Planning Board, pursuant to N.J.S.A. 40A:12A-7.f., has prepared this Redevelopment Plan for the City of Atlantic City which will support overall redevelopment of the City. The design and implementation of this Redevelopment Plan is in accordance with Resolution No. 889 of 1994 and N.J.S.A. 40A:12A-1 et. seq., whereby, the City Council of Atlantic City declared the entirety of the City of Atlantic City as an "Area in Need of Rehabilitation."
3. The proposed Project Area will encompass the entirety of the City of Atlantic City.
4. The Project Area encompasses all permitted zoning districts within the City. .
5. Pursuant to N.J.S.A. 40A:12A-7c, upon recommendation of the Planning Board and adoption by the Governing Body, this Redevelopment Plan, dated June 2015 and contained within Ordinance 38 of 2015, shall be an overlay to the Atlantic City Land Use Development Ordinance and the Zoning Map does not require amendment

6. The Planning Board determined that the proposed Redevelopment Plan is consistent with the goals and objectives of the Master Plan adopted by Ordinance 66 of 2008. To that end, the Plan complies with the following core objectives of the Mater Plan:

   a. Provide opportunities for the continued growth of the City's resorts and casinos in addition to diversifying its tourism economy and realizing its true potential as a world- class resort.

   b. Encourage the redevelopment/revitalization of existing neighborhoods through the use of existing assets and/or the creation of new amenities.

   c. Encourage new neighborhood commercial and mixed-use developments consistent with the City's redevelopment plans.

   d. Maintain a compact urban form of growth pattern which provides adequate space to meet housing, employment, business and public service needs.

   e. Strengthen and improve City-wide and neighborhood commercial districts as centers of employment, shopping, services, entertainment and education.

7. The proposed Redevelopment Plan is consistent with the goals and objectives of the Atlantic City Master Plan as set forth in the Redevelopment Plan.

8. The Planning Board recommends that the Governing Body adopt this Redevelopment Plan (PB-2 attached) dated June 3 2015, and Atlantic City Council Ordinance 38 of 2015 (PB-1 attached) and hereby transmits this

CITY OF ATLANTIC CITY
PLANNING BOARD
RESOLUTION NO.10-2015

Resolution to the Governing Body as the report of the Planning Board regarding the proposed Redevelopment Plan for the City of Atlantic City.

NOW, THEREFORE, BE IT RESOLVED by the PLANNING BOARD of the CITY OF ATLANTIC CITY that it does hereby approve and recommend adoption of the proposed Redevelopment Plan dated June 3, 2015 and that such Redevelopment Plan is consistent with the goals and objectives of the Master Plan. The attached Redevelopment Plan for the City of Atlantic City shall be an overlay to the Atlantic City Land Use Development Ordinance and the Zoning Map does not require amendment.

MOTION MADE BY: Council President Frank Gilliam
SECONDED BY: Dennis Konzelman

RASHEED	-	absent
GILLIAM	-	yes
USHEWOKUZE	-	yes
WHITE	-	yes
LEE	-	yes
DORRINGTON	-	yes
GUARDIAN	-	yes
YOUNG	-	yes
Konzelman	-	yes

Betty Lewis for
ARLENE WILKERSON, SECRETARY

STEVEN L. YOUNG, CHAIRPERSON

PB-2

REDEVELOPMENT PLAN FOR THE CITY OF ATLANTIC CITY

CITY OF ATLANTIC CITY, NEW JERSEY

Prepared for:
The Atlantic City Planning Board

Prepared by:
The Atlantic City Division of Planning

Dated: June 3, 2015

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1 INTRODUCTION

1.1 AUTHORIZATION

The Atlantic City Planning Board, pursuant to N.J.S.A. 40A:12A-7.f., has prepared this Redevelopment Plan for the entirety of the City of Atlantic City which will support overall redevelopment of the City. The design and implementation of this Plan is in accordance with Resolution No. 889 of 1994 and N.J.S.A. 40A:12A-1 et. seq., whereby, the City Council of Atlantic City, declared the entirety of the City of Atlantic City as an "Area in Need of Rehabilitation."

1.2 PROJECT AREA

The Project Area will encompass the entirety of the City of Atlantic City. Via Resolution No. 889 of 1994, all of the property within the municipal borders of the City of Atlantic City was declared an area in need of rehabilitation. The Atlantic City City Council has adopted specific Redevelopment Plans for the areas set forth on the Project Area Map and this Plan does not supersede those plans but is meant to incorporate those plans, as well as to incorporate the existing zoning for areas not governed by specific Redevelopment Plans, in order to provide a broad overview for the planning, development, redevelopment and rehabilitation of the entirety of the City.

1.3 STATEMENT OF PURPOSE

Under the provisions of the Local Redevelopment and Housing Law, this document constitutes a Redevelopment Plan ("Plan") for the purpose of promoting rehabilitation and redevelopment of properties within the City of Atlantic City for uses consistent with the goals and objectives of the Master Plan. The purpose of this Redevelopment Plan is to serve as a mechanism for a public/private partnership with current property owners, leading to the revitalization of the City of Atlantic City. This Redevelopment Plan will serve as a framework for guiding land use and development within the City, and will allow the City an opportunity to utilize the financial incentives and other redevelopment tools available to the City in its capacity as the redevelopment entity.

The Planning Board has previously undertaken the prescribed steps to determine (a) that the entire City of Atlantic City, including this Project Area, contains conditions which satisfy the statutory criteria for an "Area in Need of Rehabilitation" and (b) have determined that such conditions are susceptible to correction and mitigation by the concerted efforts on the part of Atlantic City and are not likely to be corrected or ameliorated by private efforts alone. The purpose of the drafting of this Plan is to provide a mechanism for the orderly planning and redevelopment of this Project Area consistent with municipal goals and objectives as stated herein.

Upon adoption by the Governing Body, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the Redevelopment actions outlined herein.

2. DEFINITIONS

For the purposes of this Redevelopment Plan, the terms:

2.1 "City" shall mean the City of Atlantic City, a body corporate and politic, and unless otherwise indicated includes its Governing Body, elected officials, officers and staff.

2.2 "CRDA" is the Casino Reinvestment Development Authority.

2.3 "Land Use Ordinance" shall mean Chapter 163 (Land Use Development) of the Atlantic City Code, as may be amended from time to time.

2.4 "Local Redevelopment and Housing Law" shall mean N.J.S.A. 40A:12A-1 et. seq.

2.5 "Redeveloper" shall mean the individual, corporation, partnership or other entity designated by the Redevelopment Entity as Redeveloper pursuant to N.J.S.A. 40A:12A-1 et. seq. for the purpose of advancing this Redevelopment Plan.

2.6 "Redevelopment Entity" shall mean the City Council, acting as the implementing agent for this Redevelopment Plan in accordance with and under the provisions of N.J.S.A. 40A:12A-1 et. seq.

2.7 "Project Area" shall mean the entire City of Atlantic City.

2.8 "Redevelopment Agreement" shall mean an agreement between the Redevelopment Entity and any designated Redeveloper for any work or undertaking in the Redevelopment Area pursuant to this Redevelopment Plan.

2.9 "Redevelopment Plan" shall mean this instant document entitled "Redevelopment Plan for the City Of Atlantic City."

2.10 "Redevelopment Project" shall mean a project approved pursuant to this Redevelopment Plan and as may be set forth in a Redevelopment Agreement between the City and the Redeveloper.

2.11 "State" shall mean the State of New Jersey and shall include all applicable agencies and instrumentalities thereof.

3. REDEVELOPMENT PLAN GOALS

The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the area to be considered an "area in need of rehabilitation", i.e. structures that are either substandard, dilapidated, functionally obsolete, vacant, or exert an adverse influence on the area. Additional goals include:

A. To foster development, redevelopment and rehabilitation set forth in this Redevelopment Plan as part of the overall plan to revitalize the City of Atlantic City and make available such assistance as may be necessary to aid such development, redevelopment and rehabilitation.

B. The revitalization of the area with land uses that may be beneficial to the City's economic vitality.

C. The stimulation of private investment in the Project Area by making various redevelopment tools available through public/private partnerships with current landowners and by assisting as necessary and appropriate to support such development, redevelopment and rehabilitation.

D. The making available of the full range of benefits and inducements for the Project Area, including, federal, State, county and local government funding.

4. REDEVELOPMENT PLAN OBJECTIVES

A. To provide for the development, redevelopment and rehabilitation of the Project Area with uses that will support revitalization of the Project Area, provide jobs and enhance revenue for the City.

B. To provide a mechanism for a public/private partnership leading to the development of activities that foster and enhance the overall revitalization of the City.

C. To encourage the development, redevelopment and rehabilitation of the Project Area as to affect the highest and best use.

5. CONSISTENCY WITH THE MASTER PLAN

In accordance with N.J.S.A. 40A:12A-7d, the Planning Board must examine the Redevelopment Plan for any inconsistencies with the goals and objectives of the Master Plan adopted by Ordinance 66 of 2008. To that end, the Plan, which is designated to encourage the rehabilitation and redevelopment of the entirety of the City of Atlantic City, complies with the following objectives of the Master Plan:

Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business and public service needs.

Strengthen and improve City-wide and neighborhood commercial districts as centers of employment, shopping, services, entertainment and education.

To encourage new neighborhood commercial and mixed-use developments consistent with the City's redevelopment plans.

To revise the land use and zoning ordinances to insure compatibility with new growth demands for casinos, housing, commercial and public uses within the community.

To explore adaptive reuse and consolidation of public facilities and land on under-utilized parcels and/or properties.

To provide opportunities for the continued growth of the City's resorts and casinos in addition to diversifying its tourism economy and realizing its true potential as a world- class resort.

To encourage the redevelopment/revitalization of existing neighborhoods through the use of existing assets and/or the creation of new amenities.

Not only is this Redevelopment Plan consistent with Master Plan's goals identified above, it is also designed to effectuate the Master Plan. Diversification of the City's economic base is also an important goal. The Master Plan consistently identifies the need to diversify the City's economic base. (See Economic Plan Objective #1, Land Use Objective #17, Economic Development, p. 28 and 29). The need for economic diversity was acknowledged even despite the fact that in 2008 the economy was mainly driven by gaming and tourism. (Economic Development, p.28).

Since the adoption of the Master Plan in 2008, a significant market change has occurred. The casino gaming industry has become oversaturated with casinos. In particular, as a result of these market changes, four casinos in Atlantic City have closed their doors. Market saturation of the casino industry is counterproductive to the City's overall economic goals. Because of the changing casino industry market, diversification of the City's economy is even more important. Diversification of the City's economy will help insure the continued viability of its existing casinos. Since the closure of the four casinos, casino revenue and hotel occupancy has increased in Atlantic City. Prohibiting further oversaturation of the casino market is an important factor in meeting the goal of economic diversification. Avoiding future oversaturation of the casino market as occurred in the past will allow the remaining casinos to continue their recent gains in profitability.

The Master Plan has recognized that economic diversity is the key to sustaining Atlantic City's community.

> As with any investment strategy, diversification is the key to reducing risks and this principle holds true for macro and regional economies as well. Other resort and tourist destinations such as Las Vegas and Orlando have diversified their economies in recent years to include high-tech, healthcare, and educational service industries. This diversification has brought better paying jobs thereby positively affecting those communities.

(Economic Development, p.10). This Redevelopment Plan provides for a variety of permitted uses, which allow for the diversification of the City's economy in furtherance of the economic goals of the Master Plan.

Thus, the Redevelopment Plan is designed to effectuate the Master Plan.

6. DESIGNATION OF A REDEVELOPER

As part of the City Council's implementation of this Redevelopment Plan, the Council may name one or more Redevelopers to undertake redevelopment projects within the City. The Redevelopers selected by the City shall, in the opinion of the City, be qualified to successfully develop a project that is consistent with the Public Policy Goals and Redevelopment Plan objectives. The City's general guidelines for confirmation of a Redeveloper are as follows:

A. Financial capability and ability to obtain the financing required to construct the proposed project within the Project Area.

B. Ability to comply with the public policy goals and objectives of this Redevelopment Plan.

Upon designation of a Redeveloper, the City shall enter into a Redevelopment Agreement with the Redeveloper. It is the intent of this Redevelopment Plan that the Redeveloper proceed to develop its property in accordance with the Redevelopment Plan.

For projects that will utilize the underlying zoning, neither designation as a Redeveloper nor execution of a Redevelopment Agreement is required, but is available if the City Council determines it to be in the best interest of the City to do so. Current property owners are permitted to make improvements to and seek development approvals for their own properties provided such improvements and/or projects are consistent with this Redevelopment Plan. Notwithstanding the foregoing, for projects that are subject to an existing Redevelopment Plan, the requirements of that Redevelopment Plan shall

determine whether designation as a Redeveloper is required in order to proceed with development.

7. LAND USE STANDARDS

The existing permitted uses for all parcels within the City are set forth in the Atlantic City Development Regulations and Zoning Ordinance and/or are set forth in the various specific Redevelopment Plans which have been adopted by the Atlantic City City Council. The Project Area shall be governed by the Land Use Standards contained herein and by the Land Use Ordinance except as modified herein. Except where specifically set forth herein, this Redevelopment Plan is intended to constitute an overlay zoning district within the Redevelopment Area and is not intended to supersede the any applicable provisions of the Atlantic City Development Regulations and Zoning Ordinance or any specific Redevelopment Plans which have been adopted by the Atlantic City City Council.

A. PERMITTED USES

The existing use, bulk standards, design standards and performance standards set forth in the Atlantic City Development Regulations and Zoning Ordinance and within specific Redevelopment Plans previously adopted by the City Council shall remain in place.

B. PROHIBITED USES

Prohibited Uses in the Project Area shall be all uses prohibited in the Atlantic City Development Regulations and Zoning Ordinance and within specific Redevelopment Plans previously adopted by the City Council.

C. LAND USE APPROVALS

City Planning Board, Zoning Board, or Casino Reinvestment Development Authority ("CRDA") approval shall be required for any project within the Project Area in accordance with the Atlantic City Development Regulations and Zoning Ordinance and within specific Redevelopment Plans, the MLUL, the LRHL, if applicable, and CRDA rules and regulations, if applicable.

D. SETBACKS, HEIGHT, SIGNAGE, COVERAGE, URBAN DESIGN AND PERFORMANCE STANDARDS

Setbacks, height, signage, coverage, urban design and performance standards are as set forth in the Atlantic City Development Regulations and Zoning Ordinance and within specific Redevelopment Plans previously adopted by the City Council Atlantic City.

E. PARKING

Parking requirements set forth in the Atlantic City Development Regulations and Zoning Ordinance and within specific Redevelopment Plans previously adopted by the City Council Atlantic City shall apply. Shared parking concepts may be utilized when appropriate for the particular use.

F. UTILITIES

The Project Area is serviced by access to all required utilities, including electric, gas, sewer, water, communications (telephone) and cable television systems.

G. STANDARDS AND CONTROLS OF GENERAL APPLICABILITY

a. Jurisdiction

The provisions of this Redevelopment Plan are those of the City and do not substitute for any law, code, rule or regulation established by any State or Federal agency.

b. Applicability of Other Standards

1. In addition to the standards set forth in this Redevelopment Plan, all development within the Project Area shall comply with the applicable laws, codes, rules and regulations established by any State or Federal agency.

2. The provisions of the Atlantic City Development Regulations and Zoning Ordinance and within specific Redevelopment Plans previously adopted by the City Council shall be applicable within the Project Area.

8. EQUAL OPPORTUNITY

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Redevelopment Entity or by the Redeveloper (or any successors in interest) whereby the land or improvements in the Project Area is restricted, either by the Redevelopment Entity or the Redeveloper (or any successors in interest) in violation of any State or Federal anti-discrimination law. The foregoing restrictions, as well as the provisions of N.J.S.A. 40A:12A-9 shall be implemented by appropriate covenants or other provisions in the Redevelopment Agreement and/or disposition instruments as covenants running with the land.

9. AUTHORITY AND PLAN INTERPRETATION

1. Pursuant to N.J.S.A. 40A:12A-13, the City of Atlantic City Planning Board or

the CRDA, as applicable, shall have the sole authority for site plan approval. In the event a Redeveloper has been designated, the Redevelopment Agreement shall specify the Redevelopment Project components.

2. The Redevelopment Plan shall be an overlay to the zoning district map with respect to the Project Area.

3. Subject to the provisions of this Redevelopment Plan, the City of Atlantic City Planning Board or CRDA, as applicable, shall have sole authority for the interpretation or clarification of any provision of this Redevelopment Plan.

10. GENERAL CONSTRUCTION AND APPLICATION OF PLAN PROVISIONS

All provisions of this Redevelopment Plan, including all building controls, regulations and/or restrictions imposed, shall be applicable to all real property and improvements within the Project Area.

11. DURATION OF PROVISIONS AND EFFECTIVE DATE

1. This Redevelopment Plan, as it may be amended from time to time, shall be in effect until the goals of the Redevelopment Plan are satisfied and the Project Area is fully redeveloped to the maximum extent permitted under the Redevelopment Plan.

2. Upon completion of a Redevelopment Project and the issuance by the City of all permanent Certificate(s) of Occupancy for the Redevelopment Project, and at the request of the Redeveloper, the City shall issue the Redeveloper a 'Certificate of Completion and Compliance' for the Redevelopment Project or such portions thereof as the Redeveloper shall have completed, certifying that the Redevelopment Project or the specific portions thereof were completed in accordance with this Redevelopment Plan and further certifying that the applicable provisions of the Redevelopment Agreement, if applicable, relating to N.J.S.A. 40A:12A-9a, have been satisfied.

12. PROCEDURES FOR AMENDING THE APPROVED REDEVELOPMENT PLAN

1. This Redevelopment Plan may be amended from time to time upon compliance with all applicable laws and statutes and upon approval of the Governing Body and the CRDA.

2. The land use provisions of this Redevelopment Plan may be modified or changed at any time by the CRDA as a part of site plan approval by the CRDA. However, any modification or change of more than twenty percent (20%) of the applicable control shall necessitate a formal amendment to this Redevelopment Plan in accordance with law.

13. COMPLIANCE WITH N.J.S.A. 40A:12A-7 ADOPTION OF ORDINANCE

The Redevelopment Plan satisfies the statutory requirements of the Local Redevelopment and Housing Law as follows:

A. Its relationship to definite local objectives.
See Section 5, Consistency with the Master Plan.

B. Proposed land uses and building requirements.
See Section 8, Land Use Standards.

C. Adequate provisions for temporary/permanent relocation.
No acquisition of properties is authorized under this Redevelopment Plan. Therefore, there will be no need for temporary or permanent relocation.

D. An identification of any property within Project Area which will be acquired in accordance with the Redevelopment Plan.
Because the Project Area is designated only as an area in need of redevelopment, no property acquisition is authorized under this Redevelopment Plan.

E. Any significant relationship of the Redevelopment Plan to the Master Plan of contiguous municipalities, the County or State Plan. Because this Redevelopment Plan simply adopts existing zoning for the Project Area, there will be no impact on the Master Plan of contiguous municipalities, the County or State Plan.

F. Inventory of housing units to be removed within Project Area.
No acquisition of properties is authorized under this Redevelopment Plan. Therefore, no housing inventory is required.

G. Compliance with the provisions of the Fair Housing Act.
Not applicable.