

Ordinance

Ordinance No. 03

OF THE
CITY OF ATLANTIC CITY, N.J.

Date...1-24-2024...
Date to Mayor..3-21-2024....

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

Factual contents certified to by

Assistant City Solicitor/s/ Jack Berenato

Director of Planning & Development /s/ Jacques Howard

REVISED 1/24/2024 & 2/21/2024

Prepared by the City Solicitor

Council Member SHABAZZ Presents the following Ordinance:

**ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR THE GREENZONE
REDEVELOPMENT AREA TO INCLUDE KENTUCKY AVENUE
(ATLANTIC AVENUE TO ARCTIC AVENUE) AND ALBANY AVENUE
(WEST OF ALBANY AVENUE BRIDGE TO THE RAMP/U-TURN EAST)**

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

WHEREAS, in accordance with N.J.S.A. 52:27BBBB-19(f), the City was declared a blighted area and an area in need of redevelopment; 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 redevelopment, the City has determined that is in the best interest of the City to **amend the Green Zone Redevelopment Plan to expand the area to include Kentucky Avenue (from Atlantic Avenue to Arctic Avenue) and Albany Avenue (West of the Albany Avenue Bridge to the Ramp/U-Turn East)**; and

WHEREAS, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented provides for a process for redevelopment entities to enter into agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, the entirety of the Proposed Expansion Areas are located within Casino Reinvestment and Development Authority (CRDA) jurisdiction, also known as the Tourism District, the Redevelopment Area will need to be consented to by the CRDA.

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 this Amendment to the “Green Zone Redevelopment Plan” for Atlantic Avenue and Pacific Avenue, bounded at the western edge by Boston Avenue, and at the eastern edge by Maryland Avenue, and the Orange Loop bounded by Pacific Avenue, 200 feet from the Boardwalk, and New York Avenue, **to include Kentucky Avenue (from Atlantic Avenue to Arctic Avenue) and Albany Avenue West of the Albany Avenue Bridge to the to facilitate the redevelopment of 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 redevelopment of the Property in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

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 supersede any other local development regulation and the City of Atlantic City Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan.

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. The Casino Reinvestment Development Authority must consent to this Redevelopment Plan before final adoption as required by law.

Section 8. This Ordinance shall take effect after final adoption and publication according to law.


February 21, 2024 1-C

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.
CROUCH	X					X	SHABAZZ	X				X	
DUNSTON	X						TIBBITT		X				
KURTZ		X					WEEKES	X					
MARSHALL	X						ZIA	X					
									RANDOLPH, PRESIDENT		X		
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...FEBRUARY 21, 2024.....

Adopted on second and final reading after hearing on.....MARCH 20, 2024.....

Approved By.../s/  Date... 3-22-24 ...By Council.....Ride _____
 Mayor _____ Over _____
 Aye _____ Nay _____

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

/s/  PAULA GELETEI, City Clerk