

1000 WASHINGTON AVE REDEVELOPMENT PLAN

Block 90, Lot 1



CITY OF PLEASANTVILLE
ATLANTIC COUNTY, NJ
February 2022



Christopher N. Dochney, AICP, PP License # 6225

Julia Mueser Williams, LLA, PP

The original document was appropriately signed and sealed in accordance with the Chapter 41 Title 13 of the State Board of Professional Planners.



**Consulting & Municipal
ENGINEERS**

CME Associates

1 Market Street, Suite 1F
Camden, NJ 08102
732-410-2651

Acknowledgements

Mayor

Judy M. Ward

City of Pleasantville City Council

Ricky Cistrunk, Council President

Stanley Swan

Lawrence “Tony” Davenport

Joanne Famularo

Carla Thomas

Victor Carmona

Bertilio “Bert” Correa

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John Sanders

Michelle Archie

Vandora Edwards

Irma Curry

LanDonia Richardson

Jacqueline Amado-Belton

Project Team

Chris Dochney, PP, AICP – Project Planner

Julia Mueser Williams, LLA, PP – Director of Landscape Architecture

Andrew Malkinski – Landscape Designer

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INTRODUCTION

PLAN OVERVIEW

This Redevelopment Plan proposes the development of a new Vocational-Technical School featuring maker spaces, small scale industrial manufacturing spaces, and office space for the Press of Atlantic City building on Washington Avenue. It is envisioned that the Vocational-Technical School will utilize the existing three-story office building on the site as its principal structure, maintaining the existing character and scale of development. Minor expansions of the building as well as smaller accessory structures to be used as ancillary spaces for the school are proposed as well.

This Redevelopment Plan will set forth the list of permitted uses, bulk standards, design standards, and other requirements for any development within the Redevelopment Area, which is known as Block 90, Lot 1, and will be applied as a new zone which shall supersede the existing General Light Industrial Zoning District standards currently applicable to the property.

PURPOSE AND STATUTORY BASIS OF THE REDEVELOPMENT PLAN

Redevelopment is the process of rebuilding a previously developed area of a community that has fallen into a state of disrepair. This can involve the acquisition and demolition of existing structures and facilities if needed to make way for new improvements. Redevelopment planning is the process of determining how the redevelopment of particular properties can best improve a community, and using local government powers to encourage development and growth where it otherwise would be unlikely to happen.

Rehabilitation, very similar to redevelopment, is the undertaking of repairs, renovations, or reconstruction of existing lands and their structures that have been determined to be in need of rehabilitation, in order to eliminate substandard conditions and prevent further deterioration of material conditions.

New Jersey laws allow for a municipality to utilize either redevelopment or rehabilitation as a tool to stimulate economic development and improve conditions on properties that meet certain statutory criteria that qualify them as being either “in need of redevelopment” or “in need of rehabilitation”. Both as planning instruments offer a number of potential benefits to the City. Through redevelopment, the City is allowed more flexibility to negotiate with and potentially offer financial incentives to potential developers than is otherwise available through standard land development procedures. Under redevelopment the City can take a more proactive approach to improving targeted areas. This can be used as a means to stimulate development where it might not occur through market forces and private capital alone. Through rehabilitation the same benefits and flexibility in development are available, only the financial incentives that the City is permitted to offer to a potential redeveloper are not as great.

On December 16, 2002, the City Council of the City of Pleasantville adopted Resolution No. 273-2002 which designated the entirety of the City as an area in need of rehabilitation. This resolution and designation took the recommendations of the City’s Planning Board as stated in their resolution # PB-2002-01, finding that the City as a whole can qualify as a rehabilitation area.

As such, the areas subject to this redevelopment plan have been designated as an area in need of rehabilitation pursuant to the City-wide rehabilitation designation stated in Resolution 273-2002. Although this is an area in need of rehabilitation, and not an area in need of redevelopment, this plan will be referred to as a “Redevelopment Plan”, and the subject property shall be referred to as the “Redevelopment Area” for the purposes of this Plan.

Once designated as an area in need of redevelopment or rehabilitation, an area shall be developed in accordance with a redevelopment plan. According to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. *Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational, community facilities, and other public improvements;*
2. *Proposed land uses and building requirements in the project area;*
3. *Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent safe and sanitary dwelling units, affordable to displaced residents, will be available to them in the existing local housing market;*
4. *An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;*
5. *Any significant relationship of the Redevelopment Plans to:*
 - a. *The Master Plans of contiguous municipalities;*
 - b. *The Master Plan of the County in which the municipality is located, and;*
 - c. *The State Development and Redevelopment Plans adopted pursuant to the “State Planning Act”.*
6. *Additionally, A redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan; and*
7. *The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.*

This Redevelopment Plan will set forth the permitted uses, bulk standards, design standards, and other land development requirements within the Redevelopment Area, which shall supersede the existing zoning currently applicable to the property within the Redevelopment Area, unless otherwise noted.

AREA BOUNDARIES AND LOCATIONAL CONTEXT

Redevelopment Area Boundaries

The Redevelopment Area consists of one tax lot, Block 90, Lot 1, which is located in the western section of the City. The site is also located just east of the Egg Harbor Township border and on the north side of Washington Ave (County Road 608). The Redevelopment Area is located outside of the Pinelands Management Area, and these properties are not subject to the jurisdiction of the Pinelands Commission.



Block 90, Lot 1 consists of 3.79 acres. The lot has frontage on both Washington Avenue (County Route 608) and Doughty Road. The site is currently owned by Keshav Developer LLC, and is the operating space for The Press of Atlantic City. The boundaries of the redevelopment area can be found in the maps in Appendix A.

Environmental Constraints

According to records from the NJ Geo-web database from NJDEP, the Redevelopment Area does not appear to contain any properties listed on the Known Contaminated Sites List, although the property immediately to the east across Doughty Road is listed as a known contaminated site. DEP records do not identify the presence of any groundwater contamination with the Redevelopment Area. The Area is situated within a Tier 3, 12-Year well-head protection area. No wetlands are identified within the redevelopment area.

REDEVELOPMENT PLAN VISION, GOALS, AND OBJECTIVES

PLAN VISION

This general vision for the Press of Atlantic City site at 1000 Washington Avenue is for the property to be revitalized and reused as an innovative technology and entrepreneurial hub that will provide workforce training, business resources, and an enterprise exchange across a variety of fields. The existing building on site will be renovated and reused to accommodate a consortium of training offerings and commercial flex office space, while additional facilities will be constructed on-site to accommodate specialized educational programming.

These facilities may include spaces for light manufacturing, research laboratories, commercial kitchens, maker-spaces, workshops, video/audio production facilities, theaters, high tech, medical, or similar spaces as a part the consortium of training offerings to students and the community. It is also anticipated that some spaces on the site may be open to the public as some goods manufactured on site by students may be sold direct to consumers and businesses.

The use of the site may include an incubator, or start-up accelerator, which will consist of a collaborative workspace with other entities on a long or short-term basis. This incubator will bring together business collaborators in order to create a support system for Atlantic County businesses where networking, skills, and technology are exchanged to create opportunities for capital investments and business growth.

PLAN GOALS & OBJECTIVES

The goals and objectives of this Redevelopment Plan are as follows:

- Provide new educational opportunities for adults and young adults to obtain practical vocational skills training;
- Provide a support network for Atlantic County small businesses;
- Renovate and Reuse the existing office building on the property;
- Allow for multiple users on the site;
- Make use of existing underutilized space within the City to transform an underperforming building into a community asset;
- Respect the character of the surrounding areas in the City.

The goals and objectives listed above are consistent with and seek to advance the general goals of the City's Master Plan.

LAND USE PLAN

RELATIONSHIP TO CITY LAND DEVELOPMENT REGULATIONS

In order to implement the Plan consistent with the objectives herein, the Redevelopment Area shall be developed in accordance with the standards detailed in this Redevelopment Plan. Except where otherwise noted, this Plan shall supersede the underlying zoning including use, bulk, and design standards of the City's Land Use and Development Regulations as they relate to the area governed by this Redevelopment Plan.

Where no specific standards are otherwise provided in this Redevelopment Plan, the regulations and requirements found in Chapter 300 entitled Land Management, of the City Code shall apply.

All development within the Redevelopment Area must be approved by the Planning Board of the City of Pleasantville, and shall be submitted following the normal subdivision and site plan submission and review procedures as found in N.J.S.A. 40:55D-1 et seq, and those within the City's Land Use, Zoning, and Development Regulations.

Where a proposed change of tenancy or site alteration is proposed which would not require a subdivision or site plan approval as per the City's Land Use and Development Ordinance, Planning Board review shall not be necessary and a building or zoning permit may be issued by the appropriate construction or zoning official.

Regular maintenance and minor repair shall not require Planning Board review and approval.

DEFINITIONS

The definitions found in Article III, Chapter 300-10 of the City's Land Use and Zoning Regulations shall apply.

ZONING REQUIREMENTS

Compliance with the following land use standards shall be treated as zoning requirements. Any deviation from these standards that would result in a "d" variance as per N.J.S.A. 40:55D-70.d of the Municipal Land Use Law, shall be addressed as an amendment to the Plan. Neither the Planning Board nor the Zoning Board of Adjustment shall have the authority to allow deviations from these standards which would result in a "d" variance. The Planning Board shall have the authority to grant any deviations from these standards which would result in a "c" variance, as per N.J.S.A. 40:55D-70.c, to the same extent that they may grant relief from such standards under normal subdivision and site plan review processes.

PERMITTED USES

Permitted Principal Uses

- Public or Private educational facilities;
- Public or Private Technical or Vocational training schools;
- Professional or administrative offices;
- Multiple principal uses and structures shall be permitted on site.

Permitted Accessory Uses

- Off-street parking and loading, including electric vehicle charging stations;
- Fences and walls;
- Signs;
- Communications systems and antennae;
- Solar energy systems;
- Utility infrastructure necessary to service principal uses of the site;
- Any other use that is customarily incidental and subordinate to the principal use(s) of the property.
- In association with a technical or vocational school, the following accessory uses shall be permitted:
 - Research and scientific laboratories;
 - Light manufacturing and production of goods;
 - Appliance repair shops;
 - Commercial kitchen facilities;
 - Restaurant or café;
 - Wood working and construction studios;
 - Art studios;
 - Student housing;
 - High tech uses;
 - Medical training facilities;
 - Business incubator spaces and labs;
 - Limited retail spaces or markets for the sales of goods or products produced on site by students;
 - Greenhouses;
 - Theaters or performing arts center;
 - Audio or film production studios;
 - Pop-up markets such as flea markets;
 - Health care services and training;
 - Storage spaces;
 - Collaborative workspaces;

AREA, YARD, AND BULK REQUIREMENTS

REDEVELOPMENT AREA BULK STANDARDS	
Lot and Principal Structure Requirements	
Minimum Front Yard Setback (Washington Ave)	50 feet
Minimum Front Yard Setback (Doughty Road)	50 feet
Minimum Side Yard Setback	30 feet
Minimum Rear Yard Setback	40 feet
Minimum Building to Building Setback	20 feet
Maximum Building Height	3 stories or 40 feet
Maximum Building Coverage	35 percent
Maximum Impervious Lot Coverage	75 percent
Accessory Structure Requirements	
Maximum Height Acc. Structure	2 stories or 30 feet
Minimum Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet

OFF-STREET PARKING REQUIREMENTS

It is the intent of this Redevelopment Plan that the existing parking lot and circulation on the property be maintained in order to serve any existing and new users of the site. In the event that a redevelopment project proposes no greater than 30,000 square feet of additional floor space, no additional off-street parking shall be required as the existing parking shall be deemed sufficient to meet parking demands.

In the event that any redevelopment project proposes greater than 30,000 square feet of new floor area for any use, additional off-street parking shall be provided at the following ratios:

- A minimum of one (1) off-street parking space for every 3 students shall be provided for any school and its associated facilities.
- A minimum of one (1) off-street parking space for every 500 square feet of office space shall be provided.
- Off-street parking to serve any use within the Redevelopment Area may be provided at an off-site location and be determined to satisfy the requirements of this Plan if the off-site location is within 500 feet of the Redevelopment Area, and sidewalks, crosswalks, and/or pedestrian paths are available to provide access to the Redevelopment Area from the off-site location.
- Bicycle parking shall be provided at a ratio of a minimum of 1 bicycle parking stall for each 5 students in a school.

ADDITIONAL ZONING REQUIREMENTS

- A landscaped buffer of at least 20 feet in width shall be provided along the interior perimeter of the site, between the redevelopment area and the adjacent rear yards of residences.
- No structures shall be permitted within a required buffer other than driveways necessary for access/egress, utilities, and basins needed for stormwater management.
- No accessory structures shall be permitted within a front yard. All accessory structures shall be located in a side or rear yard only.
- Sidewalks with a width of at least 4 feet shall be provided and maintained along all street frontages.

DESIGN STANDARDS

The following standards are intended to provide guidance in regards to the aesthetics of buildings, landscaping, and other site features in order to require a high standard of development.

Any deviation from the following design standards of this Redevelopment Plan shall be treated as a design waiver. The Planning Board shall have the authority to grant design waivers as an exception to these standards if it finds that the proposed conditions are satisfactory, and such deviation is appropriate under the circumstances, and that such deviation does not substantially depart from the intent of this Redevelopment Plan.

Redevelopment of the Area shall comply with the following design standards:

PARKING AND CIRCULATION STANDARDS

- A maximum of two driveways or curb cuts per street frontage shall be permitted.
- Conflicts between pedestrians and vehicles should be minimized to the extent possible via crosswalks.
- Stop bars shall be provided at all intersections.
- All off-street parking stalls shall have a minimum dimension of 9 feet in width and 18 feet in depth.
- All one-way internal circulation drive aisles shall have a minimum width of 12 feet.
- All two-way internal circulation drive aisles shall have a minimum width of 22 feet.

SIGNAGE STANDARDS

- Directional and safety signage shall be permitted within the development along all roads to ensure ease of vehicular and pedestrian circulation throughout the site.
- Directional signage shall have a maximum sign area of 10 square feet, and a maximum height of 4 feet.
- One freestanding or monument style sign to identify the development shall be permitted along each street frontage shall be permitted. Said sign may be either static or digital.
 - The maximum sign area of any freestanding or monument style sign shall be 60 square feet.
 - The maximum height of a freestanding sign shall be 16 feet, and the maximum height of a monument style sign shall be 10 feet.
 - Any freestanding or monument sign shall be setback a minimum of 10 feet from the Right-of-Way.

- If any existing signage on site is repurposed and reused, the sign area, height, and setback requirements shall not apply.
- Temporary signs marketing the development prior to and during construction shall be permitted on site.
 - Temporary sales and marketing signs shall have a maximum sign area of 48 square feet, and a maximum height of 12 feet, and shall not interfere with any required site distances.
 - Temporary directional signage identifying sales centers, guest parking, or model homes shall be permitted, having a maximum sign area of 4 square feet per sign, and a maximum sign height of 3 feet.
 - All temporary signage shall be removed from the site within 30 days of the sale of the last home.

LANDSCAPING AND LIGHTING STANDARDS

- Required landscaping within a buffer area shall be composed of a mixture of evergreen and deciduous trees. Planting shall occur at intervals to create a visual screen. Berms to supplement landscaping screening may be included within a buffer area.
- Shade trees shall be placed within the parking lot or around the parking lot at a ratio of at least 1 shade tree per every 20 parking spaces. All shade trees shall be planted either within the existing landscaped islands in the parking lot or within 5 feet of the perimeter of the parking lot.
- Shade trees spaced at a maximum interval of 60 feet on-center shall be placed along the frontage of Washington Avenue and Doughty Road. Shade trees shall be placed within 10 feet of the Right-of-Way.
- Shade trees shall be provided along any newly proposed drive aisles or circulation spaces, to be spaced at a maximum interval of 60 feet-on-center.
- Vegetation consisting of ornamental grass measuring no more than 4 feet shall be planted around the periphery of any on-site stormwater detention or retention ponds.
- Areas not proposed for development or utilized as buffers on the site shall be maintained as open space.
- All garbage and recycling storage shall be located in the rear yard and screened from view to the extent feasible.
- No fences shall be permitted within a front yard.
- Fences shall have a maximum height of 6 feet within a side or rear yard.

UTILITIES STANDARDS

- All development within the Redevelopment Area shall be connected to public water and sewer.

- All other utilities servicing development within the Redevelopment Area shall be located underground to the greatest extent feasible.

RELATIONSHIP TO OTHER PLANS

CITY OF PLEASANTVILLE MASTER PLAN

The City's Master Plan Elements were last adopted by the Planning Board in February of 2016. The Master Plan included separate elements for land use, economic development, utilities, circulation, community facilities, and stormwater.

Land Use Element

The Land Use Plan Element provides the following goals, objectives, and recommendations that are relevant to this Redevelopment Plan:

- Encourage properly scaled residential and non-residential infill development.
- Ensure infill development respects the style and scale of surrounding buildings.
- Direct development of regional retail and office uses to state highways and areas that have convenient access to state highways.

The Land Use Element does not make any specific recommendations for this property. It does note that the light industrial district of the City, which is the underlying zoning of this property, is appropriate for such industrial uses given their locations proximate to highway and infrastructure, and that such development in these districts would have minimal impacts on the health, safety, or welfare of adjacent residential communities.

Circulation Element

The City's Circulation Element classifies Washington Avenue as an 'urban minor arterial' roadway. It is not anticipated that the renovation of the existing office building into an adult Vocational School would have a substantial impact on the circulation patterns of the area.

Economic Development Element

The Economic Development Element included additional goals and objectives that have relevance to this Redevelopment Plan:

- Promote the development and redevelopment of attractive retail, office, and mixed uses.
- Promote a strong and sustainable economic development climate to provide employment and offer quality public services and facilities for residents and businesses.
- Promote infill development and redevelopment opportunities.
- Maximize assistance of public and private sector economic development partners.

- Generate new tax revenue by returning to productive use lands that are currently vacant or underutilized.

The Economic Plan notes a need for additional job training and business development programs as a way to upgrade income and wealth. The development of a vocational/technical training school would directly implement a master plan recommendation and provide new job training for regional residents, and a source of skilled labor for regional employers.

Community Facilities Element

The Community Facilities Master Plan Element calls out that the City’s educational facilities are aging, increasingly inappropriately sized, and technologically lacking in many areas. The proposed reuse of an existing office building as a vocational / technical training school that will provide training for technology jobs is consistent with the stated needs of the Community Facilities Element.

This Redevelopment Plan is consistent with the City’s Master Plan Elements and their respective goals and objectives.

PLANS OF ADJACENT MUNICIPALITIES

Egg Harbor Township Master Plan

The Redevelopment Area is located approximately a half of a mile to the east of Egg Harbor Township. Egg Harbor Township’s Master Plan Re-examination Report, which was adopted in 2017, does not specifically address any land use issues concerning the eastern portion of the City, which is adjacent to the City of Pleasantville.

The Redevelopment Plan will have minimal impacts on the lands within Egg Harbor Township.

STATE AND REGIONAL PLANS

Atlantic County Master Plan

The Atlantic County Master Plan was prepared in May 2018. The Atlantic County Master Plan primarily addresses the County’s highway and transportation network. The Redevelopment Area is located along Washington Avenue (County Road 608). The Master Plan indicates that Washington Avenue is an east-west road and bike path that provides local access to municipalities from Egg Harbor City to Pleasantville.

The County Master Plan indicates that City of Pleasantville is designated as a Transit Village. However, the plan does not specifically call out Washington Avenue (Country Road 608) for any improvements or note any issues that need to be addressed. The redevelopment of this site would not impact the County’s plan for its highway network.

Atlantic County Open Space and Recreation Plan

The County’s Parks and Open Space Master Plan provides a guide for future land preservation and park development throughout Atlantic County. This Redevelopment Plan does not conflict with the County’s goals for parks and open space.

State Development and Redevelopment Plan

The State Plan Policy Map classifies the Redevelopment Area as Planning Area 1 (PA-1). This area is known as the Metropolitan Planning Area. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. The State Plan’s intentions for this area are 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 Redevelopment Area is located in an established urban area, which is a characteristic of the Metropolitan Planning Area. Existing infrastructure is readily available to serve the Redevelopment Area. This Redevelopment Plan furthers the State Plan’s intentions.

REDEVELOPMENT PLAN ACTIONS

Outline of Proposed Actions

The redeveloper will be required to enter into a Redeveloper’s Agreement with the City that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

Properties to be acquired

The resolution authorizing the study of this area was for an area in need of rehabilitation for the entirety of the City of Pleasantville. Therefore the acquisition of property through eminent domain is not permitted by this Plan. It is also not anticipated that any properties would need to be acquired to implement this plan. Acquisition of any private property will be the responsibility of the redeveloper.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the City Council may amend, revise, or modify this Redevelopment Plan in general or for specific properties within the Redevelopment Area as circumstances may make such changes necessary and appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the LRHL. Any proposed changes in the Land Use Plan shall require notice and public hearings in a manner similar to the adoption of the original Plan.

Affordable Housing Obligations

Any affordable housing obligations, whether low and moderate income units are to be provided on site, or through contributions to the City’s Affordable Housing Trust Fund, shall be incorporated into any redeveloper’s agreement with the City. At this time it is not anticipated that any residential component will be included within the Redevelopment project for this Redevelopment Area.

Other Actions

The City, acting as the Redevelopment Entity, may use any and all redevelopment powers granted to it pursuant to the LRHL to effectuate this Plan as they relate to an area designated as being in need of rehabilitation. The City may enter into agreements with a designated redeveloper(s) in connection with the construction of any aspect of the Redevelopment Plan, including any necessary off-site improvements.

As an essential part of any redeveloper’s agreement, the City may request that a designated redeveloper provide improvements or upgrades to the public utilities and related infrastructure that will serve the Redevelopment Area as they relate to any impacts from a proposed redevelopment project.

Amendment to City Zoning Map and Zoning Regulations

The City Zoning Map is hereby amended to reference this Redevelopment Plan as a zoning district encompassing the Redevelopment Area as illustrated in the Redevelopment Area boundary map in the Appendix to this Plan. Additionally, the listing of zoning districts in the City Zoning Regulations is hereby amended to include a reference to this Redevelopment Plan as a zoning district and constituting substitute zoning standards for the properties within the Redevelopment Area.

Non Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the City Council or by a redeveloper or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the City, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

Duration of the Plan

The Redevelopment Plan, as it may be amended from time to time, shall be in full force and effect upon its adoption by ordinance by the Pleasantville City Council and shall be in effect until the City Council shall by ordinance adopt new regulations to supersede those found in this Redevelopment Plan.

Severability

If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

Redeveloper Obligations

Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redevelopment agreement entered into between the City, acting as the Redevelopment Agent, and a designated redeveloper. The following restrictions and controls on redevelopment shall apply notwithstanding the provisions of any zoning or development ordinance or other regulations now or hereafter in force:

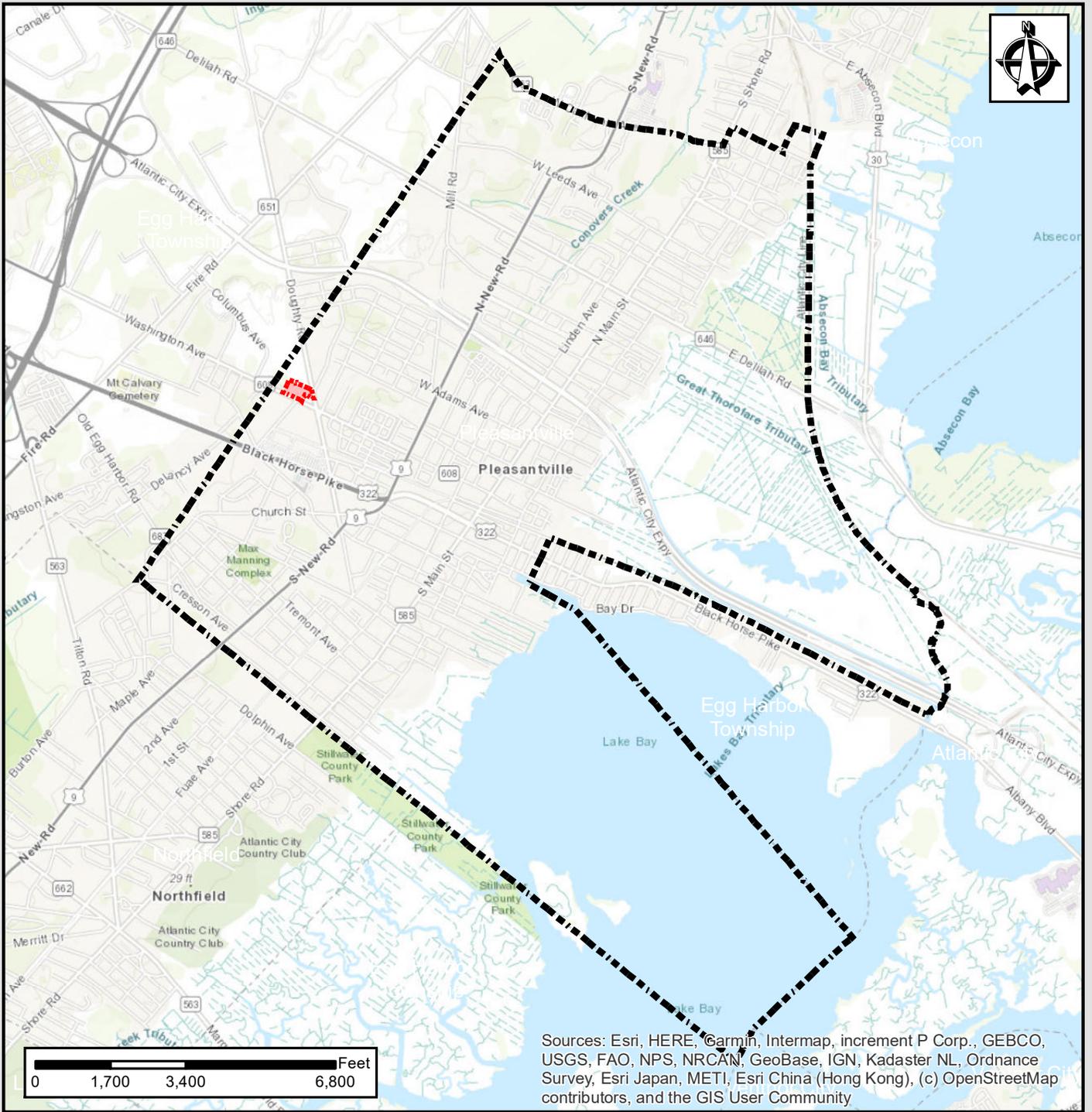
- The redeveloper will be obligated to carry out the specified improvements in accordance with this Redevelopment Plan.
- The redeveloper, its successors or assignees, shall develop the Redevelopment Area in accordance with the uses and building requirements specified in the Redevelopment Plan.

- Until the required improvements are completed and a certificate of completion is issued, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed or other instruments shall remain in full force and effect.
- The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project.

APPENDICES

Appendix A – Maps of Redevelopment Area

Regional Context



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Redevelopment Plan
Press of AC Site
Block 90, Lot 1

City of Pleasantville

Atlantic County
New Jersey

Legend

-  Redevelopment Area
-  Pleasantville City

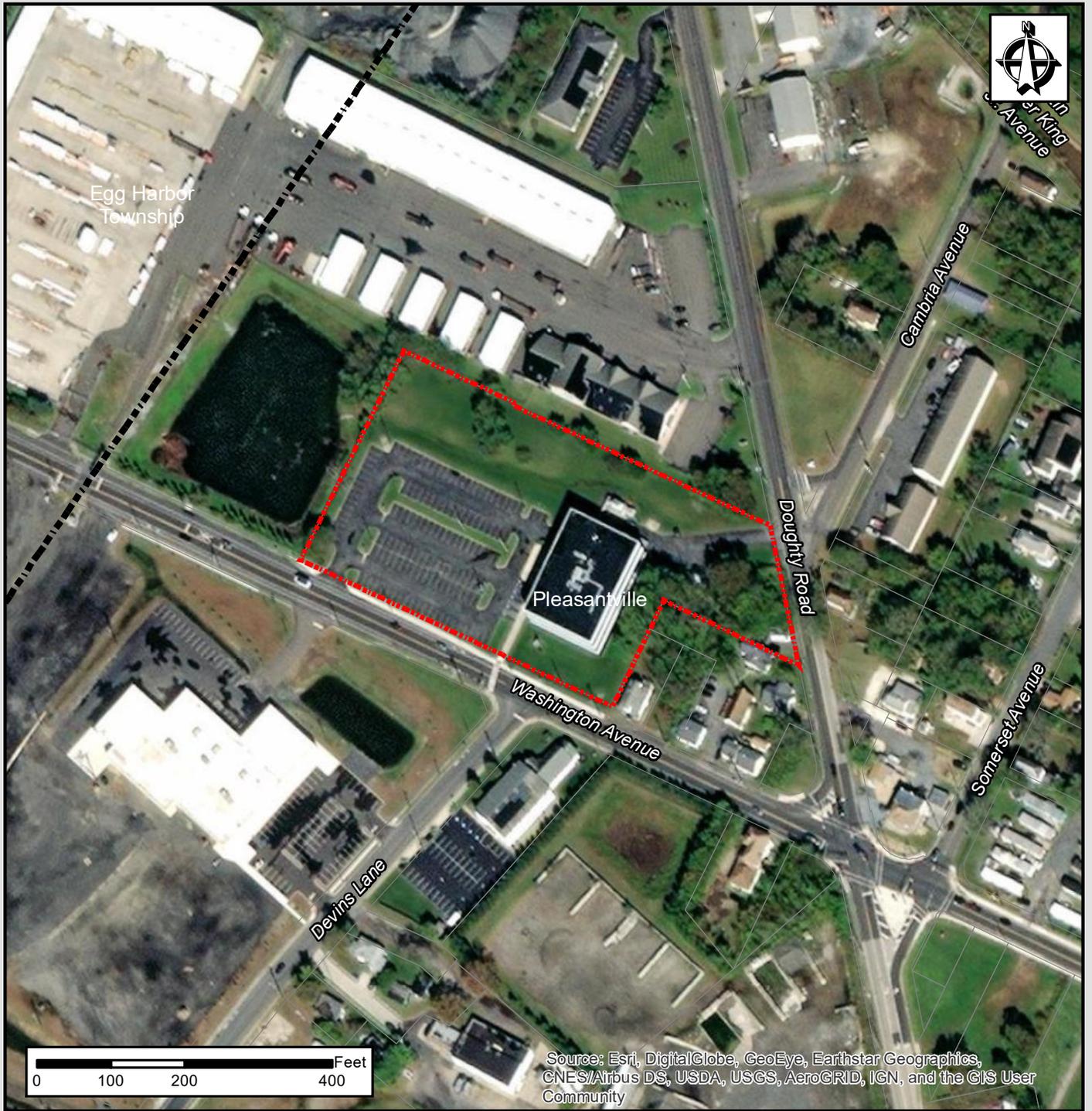


CME ASSOCIATES
 CONSULTING & MUNICIPAL ENGINEERS
 3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
 1460 ROUTE 1E SOUTH HOWELL, N.J. 07731
 7359 ROUTE 1E SOUTH SUITE 100, MONMOUTH JUNCTION, N.J. 08852
 ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102
 WWW.CMEUSAL.COM

Source: NJGIN Network, MODIV data

DATE	SCALE	REVISED	CREATED BY
01.10.22	1 inch = 3,346 feet	N/A	PVB

Redevelopment Plan - Block 90, Lot 1



Redevelopment Plan
Press of AC Site
Block 90, Lot 1

City of Pleasantville

Atlantic County
New Jersey

Legend

-  Redevelopment Area
-  Pleasantville City
-  Parcels



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 7E SOUTH HOWELL, N.J. 07731
7559 ROUTE 13 SOUTH STREET 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102
WWW.CMEUSAL.COM

Source: NJGIN Network, MODIV data

DATE	SCALE	REVISED	CREATED BY
01.10.22	1 inch = 200 feet	N/A	PVB