

Brief Summary of the intent of each proposed Ordinance

Adopted by the Absecon Planning Board on January 9, 2007 and forwarded to Absecon Council for Adoption.

January 13, 2007

ABS 046

ABS 046.01

**Proposed Ordinance to expand the SPB/PK District
(Portion of R 2 District to be changed to SPB / PK District).**

The intent of this ordinance is to preserve the remaining City owned land for our future for public use.

City owned vacant lands consist of approximately 104 acres **(or 2.2% of the total lands in Absecon)**. City owned vacant lands includes numerous undersize infill lots throughout Absecon. The areas proposed to be re-zoned include larger contiguous parcels adjacent to Pitney Park, a large vacant lot off Franklin Blvd. along the Railroad and lands in the northwestern portion of Absecon in the R 2 Residential District. The area proposed consists of approximately 63 acres.

Historically Absecon has sold land to offset future expenses. These lands eventually became single-family homes and generated school age children. Historically tax assessments on the single-family homes cannot offset the cost to educate each child. The sale of city owned land realizes only a short-term financial gain.

The population in our town will continue to increase. It is the future of Absecon that must be addressed. There is a need for additional open space within the existing residential districts within reasonable walking and / or biking distances from the neighborhoods. The expansion of our open space for public uses can be accommodated in the future on lands that we set aside now.

ABS 046.02

**Proposed Age-Restricted Overlay on the HD 1* Highway Development District
(*AKA – HD Highway Development district in Article XIV)**

The intent of this ordinance is to encourage economic growth, expand the development opportunity of properties in the HD-1 District which are currently under utilized.

The HD-1 District is situated along US Route 30, bounded by the railroad, the City of Pleasantville boundary line and coastal wetlands with a 240 degree scenic vista of the adjoining open coastal wetlands and the Atlantic City skyline.

Our town, like many other communities desire to reduce tax burden on the residents by increasing commercial rateables. Commercial developers look for sustainable markets to feed the commercial establishments. They count roof-tops within a close proximity of the commercial area. Without adequate densities commercial developers cannot finance their projects and will not attempt such an investment.

Permitting age-restricted housing will add much needed ratables without the burden of the education expenses, add more people to encourage more commercial growth in our town and allow for the reuse and redevelopment of existing vacant lands, the under utilized and antiquated old motels and drive-in theater site.

ABS 046.03

Proposed Ordinance to change a portion of I / PI Industrial / Planned Industrial to R-2 District.

The intent of this ordinance is to re-zone a portion of the industrial zone to be compatible with the existing residential uses under construction on the site and adjoining the site.

The existing I / PI Industrial / Planned Industrial Area District west of Mill Road is bounded by the R 2 Residential District to the north, the Conservation District to the south and west and existing residential uses to the east across Mill road in the I / PI District. The area in question has no Industrial uses. The Zoning Board of Adjustment granted a use variance and subdivision approval to permit residential uses on Lot 21 in Block 192, which is a large portion of the area in question. A large portion of this area is state regulated freshwater wetlands.

ABS 046.04

Proposed Ordinance to change a portion of I / PI Industrial / Planned Industrial to R-1 District.

The intent of this ordinance is to re-zone a portion of the industrial zone to be compatible with the existing residential uses at the site and adjoining the site.

The existing *I / PI Industrial / Planned Industrial Area District* east of Mill Road is bounded by the R 1 Residential District to the north and east, the Conservation District to the south and existing residential uses to the west across Mill Road in the I / PI District. The area in question has no Industrial uses. A large portion of this area is state regulated freshwater wetlands and coastal wetlands.

ABS 046.05

Proposed Ordinance to change a portion of R-2 District to PK District.

The intent of this ordinance is to re-zone seven city owned parcels of land through-out the R 2 District that are maintained parks by the city or undevelopable wooded open space. The areas proposed include small existing triangular parks in Absecon Estates, a wetlands area along Ritz Drive, the Veteran's Memorial Park on Route 9 as well as a narrow strip of wooded land along the northwest border of Galloway Township.

ABS 046.06

Proposed Ordinance to change a portion of HC Highway Commercial to SPB District.

The intent of this ordinance is to expand the existing SPB zone to include the former Zona auto service station site. This will allow the possible future expansion of our Fire House property.

A portion of the HC Highway Commercial District is bounded by the Absecon Fire Department property on two sides, which is situated in the SPB District and is separated from the HC Highway Commercial District by the White Horse Pike (State Highway Route 30) and New Road (State Highway Route 9).

ABS 046.07

Proposed Ordinance to change a portion of R-2 District to SPB District.

The intent of this ordinance is to re-zone an isolated parcel currently zoned R -2 that adjoins the Emma C. Attales School and H. Ashton Marsh School site in the existing SPB District. This will allow the vacant city owned parcel of land which fronts on Pitney Road to be utilized by the school.

ABS 046.08

Proposed Ordinance to change a portion of SPB District to R2 District.

The intent of this ordinance is to re-zone an isolated parcel currently zoned SPB that is adjoins single-family homes. The site is surrounded by the R 2 District on three sides and is separated from the adjoining SPB District by Webb Road. This will allow the vacant city owned parcel of land which fronts on Webb Road to be sold as compatible residential building lots.

ABS 046.09

Proposed Absecon Train Station Area Overlay Ordinance

The intent of this ordinance is to encourage mixed residential and commercial uses that encourage pedestrian activity within walking distance of our Train Station with exclusions of uses that encourage vehicle use. Proposed uses include residential units over commercial uses with ground level parking.

Like many other urban and suburban business districts through the state, Absecon has suffered over the years from the fate of creeping deterioration as retail activity has become more concentrated in large regional shopping areas and the consequent loss of the economical vitality has made the center of a small town a less attractive for other commercial uses.

A review of the existing conditions shows that the Absecon Station Area has a good potential for revitalization. Community facilities which draw people to the area are an asset, and residential neighborhoods that adjoin the area are sound. There is a need to attract more neighborhood and commuter service shopping facilities to the area in order to create more activity downtown.

Added housing and commercial within walking distance of downtown will help strengthen our small town "downtown" and will add much needed pedestrian activity to downtown which will be a benefit to the community. The proposed development will encourage further investment on New Jersey Avenue which will in turn substantially improve the rent structure for our downtown Central Business District.

ABS 046.10

Proposed Affordable Housing Ordinance of Absecon City

The intent of this ordinance is to provide for the opportunity for the development of affordable housing with its framework of its land use ordinance.

This ordinance will require that all future development provide affordable housing or make a contribution to help support affordable housing and site improvements in support of the development in the Absecon Train Station Area Overlay.