

Memorandum

ABS 046.01

Dated: July 7, 2007

To: Absecon Planning Board, Master Plan Committee

From: Robert L. Reid, AICP, PP, Board Planner

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

Introduction

In 1999 the Planning Board performed the re-examination of the 1993 Master Plan and expressed concern regarding the potential for increased enrollment into our school system and climbing real estate assessments to fund the rising costs. The recommendations to rezone existing residential districts to allow for the expansion of Pitney Park, the rezoning of Memorial Park to commercial and the aged restricted overlay zones all have helped to a small extent. 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.

According to the Absecon City Construction Office, since the 1999 Master Plan review, approximately 338 new residential units have been built along with 6 commercial units. Of the new residential units, approximately 103 were single family homes, 93 were hotel units and 142 were condo apartments. In 2005 alone we have seen 43 additional hotel units on the White Horse Pike, 22 age restricted units at the Woodlands on Pitney Road, another 26 condo apartments at Oyster Bay and a number of single family dwellings on infill lots.

In addition to the above, three age restricted housing projects have received approvals. Stoneybrook – 269 units, Beazer Homes – 125 units and Absecon Seniors - 87 unit project on New Jersey Avenue at the former Marsh School site. This will result in approximately 481 additional units. This could translate into an approximate increase in population of over 1,000 new residents in the near future.

Of the approximately 7.25 square miles in Absecon only approximately 3.2 square miles of area is uplands with a population of over 7,600 residents (2000 Census 7,638). Of the 3.2 square miles of uplands, approximately 2 square miles of uplands (or approximately 63%) are zoned residential, approximately 0.86 square miles of uplands (or approximately 27%) are zoned commercial / industrial and approximately 0.31 square miles of uplands (or approximately 10% of the upland areas or approximately 4.3% of the total municipality) is zoned Park / School Public Buildings.

ORDINANCE NO. ___ OF 2007
Ordinance to expand the SPB/PK District
(Portion of R 2 District to be changed to SPB / PK District)

Robert L. Reid, AICP, PP

ABS 046.01

July 7, 2007

According to the Absecon Tax Office there are 3,030 residential units, which does not include the above additional 481 units. This is up from the approximate 2,800 residential units from the 1999 reexamination.

According to the New Jersey State Development and Redevelopment Plan, *“Nearly a million more people will call New Jersey home by the year 2020. And over 800,000 more people will work in the state by the year 2020.”*

In 2004, the Mayor assembled the “Vacant Land Committee” which consisted of a group of municipal officials, which included City Council members, School Officials, Board of Education members, municipal and planning board professionals. The group met through April and May of 2004. Their charge was to examine vacant land in the city and to study the impact on the city and school system if the city property was to be sold. The concluding committee recommendations stated :*“Limiting the sale of the land will keep property values high. Limiting use of the land through zoning can limit potential increase in school enrollment.”*

It's true that “they are not making any more land”. The Master Plan recommends that remaining lands be banked for our future. The demand for housing in Absecon will increase while the supply will hold. Absecon is known for its great school system. The region knows about our dedicated civil minded volunteer organizations and our Dr. J. Pitney Recreation Park. This can only increase the value of each home in Absecon.

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 through-out Absecon. This area also includes larger contiguous parcels adjacent to Pitney Park and in the northwestern portion of Absecon in the R 2 Residential District.

It should be noted that of the 440 acres of City owned lands, **approximately 49% of the City owned lands are State regulated wetlands**. City Parks and Public Buildings represent approximately 27% of the City owned lands, while approximately 24% of City owned lands are still vacant **(or just over 2% of the total lands in Absecon)**.

The population in Absecon will continue to increase. It is the future of Absecon that must be addressed. We foresee a need for additional open space within the existing residential districts within reasonable walking and / or biking distances from the neighborhoods. The expansion of the bike path system, community pool and recreation center, skate board park, street hockey, outdoor basketball courts, etc. all can be accommodated in the future on lands that we set aside now.

ORDINANCE NO. ___ OF 2007
Ordinance to expand the SPB/PK District
(Portion of R 2 District to be changed to SPB / PK District)

Robert L. Reid, AICP, PP

ABS 046.01

July 7, 2007

The following proposed Ordinance to Expand the SPB/PK District is submitted for review and comment. This ordinance was composed based on discussions with the Planning Board Master Plan Committee members, Planning Board members at numerous meetings while preparing the 2005 Reexamination of the Master Plan. At those meetings we discussed components of the Reexamination Report and the proposed ordinance. This proposed ordinance is consistent with and the 2005 Reexamination Report. of the Master Plan.

Upon review and approval by the Planning Board the following proposed ordinance should be referred to City Council with findings that it is consistent with the Master Plan and recommend it be adopted.

NJSA 40:55D-26a states (in part) that Aprior to the adoption of a development regulation, or amendment thereto, the Planning Board shall make and transmit to the governing body, within 35 days after referral, a report including identifications of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate. Because this proposal originated at the Planning Board and the proposal is consistent with the Master Plan and this proposal is being referred to City Council with the statement that it is consistent with the Master Plan, the City Council does not need to refer it back to the Planning Board prior to final adoption.

ORDINANCE NO. ____ OF 2007
Ordinance to expand the SPB/PK District
(Portion of R 2 District to be changed to SPB / PK District)

Robert L. Reid, AICP, PP

ABS 046.01

July 7, 2007

ORDINANCE NO. ____ OF 2007

AN ORDINANCE AMENDING ARTICLE II, §224-3 (A) OF THE CODE OF THE CITY OF ABSECON AND THE ZONING MAP OF THE CITY OF ABSECON WHICH INCORPORATES BY REFERENCE THE ABSECON CITY ZONING MAP TO EXPAND THE SCHOOL AND PUBLIC BUILDING (SPB) DISTRICT AND THE PARK (PK) DISTRICT.

WHEREAS, the Absecon City Planning Board adopted a Master Plan Reexamination Report and Master Plan Update on May 23, 2006; and

WHEREAS, the Master Plan Reexamination Report and Master Plan Update recommended expanding the School and Public Building (SPB) District and the Park District (PK) into a portion of the R-2 Residential District.

NOW THEREFORE, BE IT ORDAINED by the Governing Body for the City of Absecon City, County of Atlantic and State of New Jersey, that Chapter 224, Absecon Developmental Ordinance and the Absecon City Zoning Map is hereby amended as follows:

SECTION 1.

The following properties are to be changed from R 2 District to SPB / PK.

Block 1.01, Lots 23, 24, 28.

Block 2, Lots 1.01, 1.02, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 3, 4,12, 13, 13.01, 13.02, 13.03.

Block 5, Lots 20, 21,22, 23.01, 23.02.

Block 6, Lots 1, 2.

Block 26, Lots 1, 2.01, 2.02, 3, 4, 5, 6, 7, 8, 9, 10, 11.

Block 27, Lot 1.

Block 28, Lots 1, 2.

Block 29.01, Lots 1, 2.

Block 62, Portion Lot 1.

Block 63, Lot 1.

ORDINANCE NO. ____ OF 2007
Ordinance to expand the SPB/PK District
(Portion of R 2 District to be changed to SPB / PK District)

Robert L. Reid, AICP, PP

ABS 046.01

July 7, 2007

Block 64, Lots 1, 2, 3, 4.

Block 71, Lots 2, 5, 7, 18.

Block 297, Lot 23

(See plan entitled "Absecon City Zoning Map", prepared by Robert L. Reid, AICP, PP, dated May 4, 2007 on file at the City Clerk's Office and Planning Board Office)

SECTION 2.

The existing privately owned single family homes and privately owned vacant parcels within the zone change area at the time of the adoption of this ordinance will retain their rights to develop their properties in accordance with permitted uses and bulk and area requirements of the existing R 2 District without the requirement to seek relief from the Zoning Board of Adjustment.

SECTION 3.

Any Ordinance or part thereof which is inconsistent with the provisions of the Ordinance is hereby repealed to the extent of such inconsistency.

SECTION 4.

This Ordinance will take effect upon final passage and publication as required by law.

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed the first reading at a meeting of the City Council of the City of Absecon City, County of Atlantic and State of New Jersey, held on _____, and said Ordinance will be further considered for final passage and adoption at a public hearing to be held at the Municipal Complex located at 500 Mill Road, Absecon, New Jersey 08201, on _____, at 7:30 p.m. or as soon thereafter as the matter may be reached.

BY ORDER OF THE MUNICIPAL COUNCIL OF THE CITY OF ABSECON

Approved: _____
Peter C. Elco, Mayor

Attest: _____
Carie A. Crone, Acting Municipal Clerk

C:\Absecon Ordinances\2007 07 07 ABS 046 01 R2 to SPB PK.doc