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February 23, 2005

Henry Gorohoff, Chairman  
Master Plan Committee  
421 S. Shore Road  
Absecon NJ 08201

Re: Master Plan Re-examination

Dear Henry,

As previously discussed, we are in the process of the review of the Master Plan. We have started with the review of the open space element of the Master Plan and existing vacant city owned land.

I would like to continue with Master Plan Workshop meetings at 6:30 PM prior to each regularly scheduled Planning Board meeting. The next meeting is scheduled for March 8, 2005. This schedule should stand even if the regular planning board meetings are cancelled.

As you know, back in 1999 when we reviewed the 1993 Master Plan increased enrollment into our school system and climbing real estate taxes was a concern. 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 an extent. Historically Absecon has sold land to offset future expenses. These lands eventually became single-family homes and generated school age children. As we all know taxes on the single-family homes cannot offset the cost to educate each child. The sale of city owned land is great in the short run for the sitting City Council. It is the future of Absecon that must be addressed.

We have all heard the saying "they are not making any more land". It's true. As we previously discussed, the remaining lands should be banked for our future. The demand for housing in Absecon will increase while the supply will hold. This can only increase the value of each home in Absecon. Absecon is known for its great school system. The region knows about our dedicated civic minded volunteer organizations and is learning about our fabulous expanded recreation park.

Absecon City is approximately 7.2 square miles in area with approximately 3 square miles of uplands with a population of approximately 7,600 residents. Two age restricted housing projects have received approvals. Stoneybrook – 264 units and Beazer Homes – 125 units. One is under construction and another 77 unit project on New Jersey Avenue will be submitted to the planning board shortly. This will result in an approximate total of 466 units. This could translate into an approximate increase in population of 1,000 new residents.

According to the Absecon City Construction Office, since the 1999 Master Plan review, 244 new residential units have been built along with 6 commercial units. Of the new residential units, 100 were single family homes, 50 were hotel units and 94 were condo apartments. In addition to the estimated 466 units, it is anticipated that in 2005 we will see 43 additional hotel units on the White Horse Pike, 22 age restricted units at the Woodlands on Pitney Road, another 26 condo units apartments at Osyter Bay and an underdetermined number of single family dwellings on infill lots.

The population in Absecon will continue to increase. It is the future of Absecon 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 we set aside now.

Looking forward to continued discussion on the open space portion of the Master Plan and the other elements of the Master Plan.

Respectfully submitted,



Robert L. Reid, PP  
Absecon City Planning Board Planner

Cc: Absecon City Planning Board