

**CITY OF OCEAN CITY
REDEVELOPMENT AREA PLAN
BLOCKS 1001 & 1101**

June 2005

I. INTRODUCTION

A. AUTHORIZATION

The Governing Body of the City of Ocean City determined that the area of the City described as Blocks 1001 and 1101 generally located along 11th Street from Ocean Avenue south toward the Boardwalk, is deemed an Area in Need of Redevelopment.

Pursuant to the Governing Body action, the area described above and referenced in Exhibit A, Redevelopment Area Plan Tax Block and Lots & Existing Land Use, has been determined to be an “Area in Need of Redevelopment” pursuant to the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et. seq. and hereinafter referred to as the “Redevelopment Statute”) and designated said area as the Ocean City Redevelopment Area (“Redevelopment Area”), Blocks 1001 and 1101.

B. PURPOSE

1. Having undertaken the prescribed process to determine that the Redevelopment Area contains conditions which meet the statutory criteria for an Area in Need of Redevelopment, and acknowledging that such conditions are amenable to correction and amelioration by the concerted effort of responsible public bodies and are not likely to be corrected or ameliorated solely by private effort, the purpose of the directive in the resolution referenced herein, was to provide a mechanism for the orderly planning and redevelopment of the Redevelopment Area consistent with certain municipal goals and objectives as stated herein.
2. Upon adoption by the Governing Body, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the Redevelopment Actions outlined herein.

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II. HISTORICAL

The Ocean City Redevelopment Area, principally located along 11th Street between Ocean Avenue south toward the Boardwalk, has been designated as an Area in Need of Redevelopment by the Planning Board of Ocean City as depicted in the Redevelopment Area Boundary line of Exhibit A, Ocean City Redevelopment Area Plan on page 7 of this report.

Accordingly, the Area in Need designation is only one part of a two-step process. The second part of the process requires the creation of a Redevelopment Plan for the designated area which will establish a variety of standards that will guide the development within the project area. Thus, the Redevelopment Plan becomes a land use regulatory mechanism for the subject area. The plan document can be as simple or detailed as the community wishes.

The project area consists of an existing parking lot impacted by condition of title and the historic Flanders Hotel property. Both properties are essentially adjacent but are separated by 11th Street. The parking lot is impacted by condition of title which precludes development of any sort pursuant to previous action taken by the Planning Board of the City and the bifurcation of the original Flanders properties.

Due to these and other conditions identified in the Area in Need of Redevelopment Analysis prepared in November 2003, revised November 24, 2003, revised December 8, 2003, the site is not likely to be developed by private capital unless the conditions of title are mitigated by the creation of a Redevelopment Plan for the designated area. In the latter part of 2003, the Governing Body of the City of Ocean City authorized the commencement of the statutorily prescribed process to determine whether the Redevelopment Area qualified under the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-1 et. seq.) as an "Area in Need of Redevelopment." The findings of this process are entitled, "City of Ocean City, Blocks 1001 and 1101, Area in Need of Redevelopment Analysis, November 2003, revised November 24, 2003 revised December 8, 2003," prepared for the Planning Board. This document is incorporated herein by reference.

By designating the subject area as a Redevelopment Area and enacting this Redevelopment Plan, impediments to developments will be lifted and opportunities for public/private partnerships, as envisioned in the Local Redevelopment and Housing Law will be created to generate productive and viable taxable assets for the City of Ocean City.

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III. DEFINITIONS

For the purposes of this Redevelopment Plan, the terms:

- A. "City of Ocean City, Blocks 1001 and 1101, Area in Need of Redevelopment" and "Redevelopment Area" shall mean the area within the City of Ocean City as illustrated in Exhibit A, Redevelopment Area Plan Tax Block & Lots & Existing Land Use, defining an area in Ocean City, New Jersey located along 11th Street between Ocean Avenue south toward the Boardwalk. This area, was determined to be an "Area in Need of Redevelopment" pursuant to N.J.S.A. 40A:12A-1 et. seq. by the City of Ocean City, City Council Resolution attached.
- B. "City" shall mean the City of Ocean City, New Jersey, a body corporate and politic, and unless otherwise indicated includes its Governing Body, elected officials, officers and staff.
- C. "Conference Facilities" shall mean meeting rooms, business centers including fax, copying and computer facilities, and other related facilities used to facilitate and accommodate conferences, seminars, meetings and similar gatherings in a facility often with accommodations for sleeping, eating and recreation.
- D. "Developer" shall mean the Corporation, partnership or other entity designated by the Redevelopment Agency as Developer pursuant to the Redevelopment Statute and having entered or been chosen to enter into a Developer's Agreement with the Redevelopment Agency for the purposes of advancing this Redevelopment Plan. It is recognized that the Redevelopment Area may be subdivided into multiple "Development Parcels" for development purposes. Accordingly, there may be multiple Redevelopment Projects and thus multiple Developers so designated. However, there shall be one (1) Redevelopment Project for each "Development Parcel" and one (1) Developer for each Redevelopment Project. Nothing herein shall limit an entity from being designated Developer for more than one or all "Development Parcels".
- E. "Developer's Agreement" shall mean a contract made by and between the Developer and the Redevelopment Agency which shall detail the specific rights, responsibilities and obligations of the City and the Developer related to the conveyance of lands and the construction of a Redevelopment Project thereon. The Developer's Agreement shall include, at a minimum:
 - 1. The development concepts and general design plan for the undertakings proposed.

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2. An estimated schedule for the commencement and completion of the proposed project and all related improvements based upon written professional projections of project owners, architects and/or engineers.
 3. The Developer's plan for compliance with the Public Policy Goals and Redevelopment Plan Objectives as outlined herein.
 4. Provisions for termination of the Developer's Agreement in the event of default by either party with the terms of the Developer's Agreement.
 5. Such other provisions as may be required by law or included as part of the Developer's Agreement.
- F. "Development Parcel" shall mean all or any portion of the properties designated "parcels to be developed" created within the Redevelopment Area (See Exhibit B, Ocean City Redevelopment Area Parcelization Map.)
- G. "Hotel Unit Parcel A" shall mean a suite of hotel rooms with kitchen facilities to be used by Transient Guests as that term is defined in Chapter XXV of the Revised Ordinances of the City of Ocean City, not to exceed 1,100 square feet based upon interior wall measurements exclusive of lofts, balconies, stairwells and vestibules.

"Hotel Unit Parcel B-1" shall mean the portion of Parcel B currently designated on the City of Ocean City Tax Maps as Block 1001, Lot 10 C-108, which is to be subdivided, and shall include the same facilities and uses as Parcel A but shall allow units to exceed the permitted square footage per room by an additional 350 square feet to a total of 1,450 square feet.

"Hotel Unit Parcel B" shall mean all improvements as shown on plans entitled "Map of Survey of the Flanders Hotel Block 1001 Lot 10 Ocean City, Cape May County, New Jersey", prepared by Joseph M. Dolan, P.L.S., consisting of one (1) sheet, dated November 18, 2004 ("Map of Survey") and all uses listed on the Description of Parcel B Flanders Condominium Units. A reduced-size copy of the Map of Survey is attached hereto as Exhibit "B-1" and the Description of Parcel B Flanders Condominium Units is attached hereto as Appendix C both of which shall be made part of this Plan to memorialize the Flanders pre-existing construction and the permitted hotel uses or accessory uses affiliated with the hotel operation, provided that any reported modifications to the building were legally permitted.

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- H. "Land Use Code" shall mean the Local Zoning or Land Use Statutes of the Code of the City of Ocean City, as may be amended from time to time and incorporated herein, or Land Use Regulations written specifically for the project and included in this report.
- I. "Local Redevelopment and Housing Law" and "Redevelopment Statute" shall mean N.J.S.A. 40A:12A-1 et. seq.
- J. "Lot Coverage" shall mean the percentage of land area occupied by the principal and accessory buildings on a Development Parcel at grade level or above, excluding roof overhangs and porte-cochere over a main entrance.
- K. "Planning Board" shall mean the Planning Board of the City of Ocean City.
- L. "Redevelopment Agency" shall mean the City Council of the City of Ocean City, acting as the implementing agent for this Redevelopment Plan in accordance with and under the provisions of N.J.S.A. 40A:12A-1 et. seq.
- M. "Redevelopment Project" shall mean the facility constructed on a Development Parcel pursuant to and consistent with this Redevelopment Plan.
- N. "Resort Hotels", "Hotel", shall mean a facility offering transient lodging accommodations to the general public and may include additional services such as restaurants, banquet/conference center and similar meeting rooms, recreational facilities, retail facilities, commercial facilities commonly found in Resort Hotels, staff housing for employees not to exceed ten percent of the rooms available for Hotel guests, professional offices not to exceed 2,500 square feet, on-site parking, structural parking facilities, as well as accessory uses for the exclusive use of the resort hotel, etc., incorporating a well thought out thematic architectural design and containing Hotel Unit(s). A Resort Hotel shall be a facility where all units are managed as part of a single management group which has overall and exclusive control of leasing and operating the facility.
- O. "State" shall mean the State of New Jersey and shall include all applicable agencies and instrumentalities thereof.
- P. "Transient Guest or Clientele" shall mean a temporary occupant of a hotel or motel or rooming house. Transient guest or clientele shall not occupy a room or unit located within the same building or located on the same municipal tax lot for more than thirty (30) days in any seasonal quarter (i.e. summer, fall, winter and spring) in any calendar year. The season quarter shall be:

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1. Summer – June 21 to September 20
2. Fall – September 21 – December 20
3. Winter – December 21 – March 20
4. Spring – March 21 – June 20

The prohibition shall further provide, with the exception of an owner or an owner's guest occupying the unit during this thirty (30) day period, any users of the hotel unit shall pay no less than the market rental for the hotel unit as determined by the management of the hotel.

- Q. "Flanders Redevelopment Parcels" are defined as follows: Block 1001, Lot 10, which is further divided into condominium units as reflected in the attached list as Appendix C, entitled Description of Parcel B, Flanders Condominium Units.

IV. REDEVELOPMENT AREA

A. SITE CONTEXT

1. The Redevelopment Area is located in the City of Ocean City, County of Cape May, State of New Jersey (see Exhibit A, Redevelopment Area Plan Tax Block & Lots & Existing Land Use.)
2. The Redevelopment Area is located in the City's HM, Off-Boardwalk and On-Boardwalk Zoning Districts. However, for purposes of the Redevelopment Plan, all land use controls applicable to the subject redevelopment area are as set forth in Section VI. C. of this report.
3. The Redevelopment Area consists of 3.79 acres of land (4.96 acres including Ocean Avenue and 11th Street rights-of-way contiguous to the property) and extending from Ocean Avenue south toward the Boardwalk along 11th Street. The square footage of the individual parcels is: Block 1001, Lots 10.00 and 10.cc1 through 10.cc9, 82,807.56 square feet; and Block 1101, Lots 1.00, 2.00 and 3.00, 82,328.40 square feet. Parcel B is to be further subdivided to create a new lot (hereinafter referred to as Parcel B-1), which shall contain approximately 27,363.51 square feet, leaving the remaining lands within Parcel B at approximately 55,444.05 square feet.
4. The major defining characteristic of the Redevelopment Area is that it consists of a large, strategically located land area that is impacted by limitations of title, which is identified as Block 1101, Lots 1.00, 2.00 and 3.00 and a non-conforming use, the historically significant Flanders Hotel site identified as Block 1001, Lots 10.00 and 10.cc-1 through 10.cc-9. Upon adoption of the Redevelopment Plan the Flanders Hotel shall be considered an existing conforming use.

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The Flanders Hotel is included to remedy its non-conforming status. Portions of Ocean Avenue and 11th Street are also included as they abut the subject properties.

5. The Redevelopment Area is located in the area of the City which is part of its core tourist and recreation area. As such, it is critical that the land use for the Redevelopment Area be properly managed to support the State's and City's tourism goals and objectives.

B. BOUNDARIES

The Project Boundary Map as shown in Exhibit A, Redevelopment Area Plan Tax Block & Lots & Existing Land Use, delineates the boundaries of the Redevelopment Area.

C. SEVERABILITY OF PARCELS

The Redevelopment Plan provides for the development of Parcel "A" and Parcel "B" in accordance with the provisions contained herein, however the development of either parcel is not dependent upon the other. It is the intention of this Redevelopment Plan as it applies to Parcel "A" and Parcel "B" that each development shall be independent of the other and stand alone. In the event any of the provisions of the Redevelopment designations contained herein are declared to be unlawful, then the remaining portions of the plan shall remain in full force and effect.

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EXHIBIT A

REDEVELOPMENT AREA PLAN TAX BLOCK AND LOTS & EXISTING LAND USE

The attached map defines the project area and its relationship to the Ocean Avenue and Boardwalk Corridors.

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EXHIBIT B

**OCEAN CITY REDEVELOPMENT AREA
PARCELIZATION MAP**

The Parcelization Map provides a clear identification of the individual parcels included in the Redevelopment Plan. Parcels are identified by block and lot designations.

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EXHIBIT B-1

**MAP OF SURVEY OF THE FLANDERS HOTEL BLOCK 1001, LOT 10 OCEAN CITY,
CAPE MAY COUNTY, NEW JERSEY**

Map of Survey of the Flanders Hotel Block 1001 Lot 10 Ocean City, Cape May County, New Jersey”, prepared by Joseph M. Dolan, P.L.S., consisting of two (2) sheets, dated February 24, 2005 (“Map of Survey”) and all uses listed on the Description of Parcel B Flanders Condominium Units, and an eight (8) page description of the property’s associated easements as prepared by Joseph M. Dolan, P.L.S.

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V. STATEMENT OF PURPOSE AND INTENT

A. GENERAL STATEMENT

This document constitutes a Redevelopment Plan under the provisions of The Local Redevelopment and Housing Law. Upon adoption, the City will be empowered to negotiate with and enter into Developer Agreements with a select Developer(s) for the purpose of advancing the City's Public Policy Goals and Redevelopment Plan Objectives as more particularly described below:

B. PUBLIC POLICY GOALS

The Public Policy Goals for the City of Ocean City are expressed in detail in the Area in Need of Redevelopment Analysis previously cited and adopted by the Governing Body and included herein by reference. Specifically, a summary of these goals is listed as follows:

1. To encourage municipal actions which will guide the long range appropriate use and development of lands within the City of Ocean City in a manner which will enhance the value of tourism, contribute toward creating architecturally conforming style to existing historically significant buildings and establish a thematic architectural style within the redevelopment area.
2. Encourage appropriate and efficient expenditure of public funds by coordinating public and private development within the framework of land use and development principles and policies of the City.
3. Provide sufficient space and appropriate locations for uses that would provide balanced growth and development for the community and also provide for uses that would enhance the resort character and posture of the City.
4. Promote desirable visual environment through creative development techniques that would respect existing historic architectural assets of the community.
5. Encourage the efficient use of land.
6. Encourage economic development through new investment and maintenance related to the City's resort activities in areas suitable for such development.
7. Encourage a development pattern which would protect and enhance the long-term economic, social and cultural interests and quality of life of the present and future residents of the City.

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The implementation of the Redevelopment process in Ocean City also reflects the goals and objectives of the 1995 Reexamination Report, which state the following:

1. Foster economic development by creating an atmosphere to attract private investment for residential and commercial purposes.
2. Upgrade the City's Ordinances and Regulations to improve Ocean City's physical and visual quality.
3. Maintain a sense of history and tradition by encouraging historic preservation.

Collectively and individually, these goals and objectives reflect a public policy that is further advanced by the subject Redevelopment Plan. In creating the Redevelopment Plan, the City is capable of offering the widest possible range of opportunities and make available to developers such financial and other assistance as may be at its disposal through the powers of the redevelopment law. The types and extent of such assistance shall be at the sole discretion of the City and shall be negotiated within the context of the Developer's Agreement between the City and the individual developer.

C. REDEVELOPMENT PLAN OBJECTIVES

1. To accommodate conditions of title which inhibit development of strategic parcels within the Redevelopment Area
2. To modify land use regulations which impair sound land use principles as they relate to the development of resort hotel and hotel concepts.
3. To enable strategically located properties to be developed consistent with economic development trends generated by the market and controlled by appropriate land use regulations.
4. To provide incentives to promote rational growth consistent with good civic design related to resort hotels.
5. To encourage the growth of hotel and land uses that will complement the recreation and tourist economy of the City.
6. To reverse the impediments to development by conditions of title using the Redevelopment Statutes.
7. Conversion of the Flanders Hotel to a conforming use and structure.

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8. To encourage and provide for additional public parking inside the Redevelopment Area to accommodate the need for additional public parking both inside and outside the Redevelopment Area, adjacent to the boardwalk.

D. DESIGNATION OF DEVELOPER

1. It is the intention of the City, upon adoption of this Redevelopment Plan, to coordinate the redevelopment process with a designated Developer for the Development Parcels within the Redevelopment Area. Said Developer(s) may be an entity which, in the opinion of the City has sound credit and financial history and is capable of completing any proposed projects.
2. In addition to the above, the City shall, at its sole discretion, request any and all information regarding qualifications of the private sector developer.

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VI. REDEVELOPMENT PLAN

A. PROPOSED REDEVELOPMENT ACTIONS

The Redevelopment actions proposed consist of:

- Encouraging the restoration of the Flanders Hotel, as required.
- Encouraging the development of new, year-round, first-class hotel rooms to support the banquet facilities at the Flanders Hotel.
- Encourage the development of a year round resort destination.
- Evaluation of the development parcel relative to its capacity to encourage better building design, lighting, signage, landscaping and similar elements which will lead to upgrading of these elements within the development area as a public / private partnership venture.
- To encourage a themed architectural design that would embrace, incorporate and reinforce the historic architectural qualities of the unique Flanders Hotel which is prominently located in the Redevelopment Area.
- To stimulate economic development by forging public/private partnerships that supports the City's tourism initiatives.
- To provide a coordinated development approach in defined and very strategic parcels in the City.
- To provide a set of focused regulations applicable to specifically defined sites, that will accommodate conditions of title and eliminate non-conforming status to enable development to take place that is consistent with the Master Plan goals of the community without impacting the Land Use Regulations of the rest of the community.
- Adopting land use regulations which act to recognize and convert the Flanders Hotel to a conforming use and structure.

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1. Acquisition

Eminent Domain initiatives are not required for the implementation of this project.

2. Consolidation of Public Rights-of-Way

It is not envisioned that the City will be required to vacate or realign public rights-of-way pursuant to requirements and purposes of the Plan. The City should encourage certain aesthetic, landscaping, lighting and similar improvements to visually and physically link private parcels separated by public rights-of-way within and along the boundary of the Redevelopment Area.

3. Conveyance

The City does not anticipate conveyance of any parcel.

4. Off-Site Improvements

The City shall require a Developer to improve, if necessary, adjacent public rights-of-way (primarily 11th Street and the portion of Ocean Avenue adjacent to and contiguous to the development). Any relocation and/or replacement of utility lines necessitated by any development shall be the responsibility of the Developer as part of their off-site improvement obligations.

5. Redevelopment Agreement

Upon adoption of this Redevelopment Plan, the City shall be statutorily permitted to negotiate and enter into Developer's Agreements with said Developer(s).

- a. Subject to the provisions of the negotiated Developer's Agreement, the City may agree to provide tax abatement, an arrangement for Payment in Lieu of Taxes (P.I.L.O.T.), consistent with law, and/or other financial assistance should a particular redevelopment project necessitate such support.

B. PARCELIZATION PLAN (Exhibit B)

The Parcelization Plan delineates tax parcels into:

1. Parcels to be developed.

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2. Public rights-of-way to be included as part of the Redevelopment Plan Area.

The City reserves the right to enter into a Developer's Agreement for any combination of said development parcels, should a particular proposal merit such action.

For the purposes of this Redevelopment Plan, the "Development Parcels" are identified as. Parcel A, Block 1101, Lots 1.00, 2.00 and 3.00, and Parcel B, Block 1001, Lot 10, Parcel B-1 (to be created from Parcel B) and Lots 10.cc-1 through 10.cc-9.

The existing Flanders Hotel is included in the Redevelopment Area Plan to eliminate its non-conforming use and structure status.

Public rights-of-way are included to allow their use and improvement as required to support the development that takes place within the Redevelopment Area boundary and provide a cohesive design.

C. LAND USE PLAN

1. General

- a. The following regulations, controls and restrictions provide standards for the physical development of the Redevelopment Area in accordance with the Statement of Purpose and Intent of this Redevelopment Plan. They are intended to provide parameters within which the Developer and its architects are encouraged to generate detailed plans in cooperation with the City's staff, to produce a project of outstanding design capable of competing in the region's hotel/tourism market.
- b. These controls and design standards have been generated to encourage the innovative planning and design within a unifying framework to assure an efficient and integrated Redevelopment Project reflective of "good civic design and arrangements." (New Jersey M.L.U.L. 40:55d-2).
- c. Pursuant to N.J.S.A. 40A:12A-13, all projects within the Redevelopment Area shall be submitted to the Planning Board for review and approval in accordance with the requirements for review and approval of subdivisions and site plan as set forth by ordinance adopted pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.). Such action shall be coordinated with the Redevelopment Agency.

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- d. Consistent with its responsibility pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall retain the right, at time of Site Plan Review and Approval, to require such off-site improvements as may be necessary for the effective implementation of this Redevelopment Plan.

2. Land Use Provisions

a. Preamble

The entire Redevelopment Area shall be governed by the Land Use Provisions contained herein and as shown or otherwise defined in Exhibit B-1, Exhibit C and all of its subsets contained in Exhibit C-1-A through Exhibit C-5. These exhibits depict existing and proposed improvements and/or establish bulk and other supplemental controls as well as architectural drawings, parking, signage, landscape controls, etc. These Provisions are intended to establish standards that will architecturally reinforce the existing architectural character reflected by the Flanders Hotel building. Therefore, the Developer and its architects are encouraged to exercise maximum ingenuity, creativity and freedom of design consistent with the objectives of this Redevelopment Plan stipulated by the character of the adjacent parcels.

The City recognizes that a variety of factors will influence the final design of any new construction and has not attempted in these and other controls of this Redevelopment Plan, to anticipate every possible design solution or use. Rather, the controls and regulations governing structural form and architectural character within the Redevelopment Area are designed to promote a unifying framework for the Redevelopment Area in accordance with the following areas:

- (1) Develop an overall unifying architectural theme for the structures, signs and landscaping of the area.
- (2) In addition to (1) above, it is the intent of the Land Use Provisions of the Redevelopment Plan to require upgraded standards in the:
 - (a) Pedestrian circulation plan - By introducing street treatments including, but not limited to, themed lighting, street furniture, landscaping and textured paving incorporated into a comprehensive streetscape landscape design;
 - (b) Public transportation linkages;

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- (c) Vehicular circulation layout and plan;
- (d) Overall signage package;
- (e) Building façade treatment, both overall and at street level;
- (f) Building orientation plan incorporating adjacent parcel impacts regarding visibility from adjacent parcels and vehicular circulation to and from the site;
- (g) Landscape plan;
- (h) Lighting Plan;
- (i) Parking Plan, structural and/or surface; and
- (j) Demolition and construction plan citing times, dates and methods of the above to be accomplished without disturbance of surrounding areas.

b. Permitted Uses

- (1) Resort Hotels, Hotel (as defined in Section III hereof): The Hotel must operate under a single, full time, on site management group and pursuant to Chapter XXV of the Zoning and Land Development Ordinances of the City of Ocean City shall function as a Hotel for the lodging of Transient Clientele as that term is defined therein. The design of such facility shall be linked by an architectural theme that is historically sensitive to the character of surrounding land uses but not replicating them and reflected in the design of the project. In addition, all lighting, signage and landscape design shall be coordinated with the theme of the principal building
- (2) Public Parking: Public parking shall be permitted provided that it is part of an overall structural parking design and incorporated as part of an overall architectural design of the resort hotel. The availability of such parking, if constructed, shall be defined in the Developers Agreement.
- (3) Existing Uses present in the Flanders Hotel at the time of passage of this Redevelopment Plan, as shown on Appendix C.

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c. Accessory Uses

Conference Facilities, accompanying parking located within the Redevelopment Area as a component of one or more buildings, pools, coffee shops, restaurants, on-site management office and similar facilities required to support a Resort Hotel.

d. Temporary and/or Interim Uses

The City shall not permit the Development Parcels within the Redevelopment Area to be used for such temporary uses as may be proposed from time to time, except for a sales trailer and related signage and a construction trailer which may be permitted prior to occupancy of the Hotel.

3. Easement Plan

a. The Redevelopment Agency shall have the right to develop and devise an easement plan in order to provide a cohesive circulation and access plan to maximize efficiency in land utilization and traffic management, both internal to the designated Redevelopment Area and on boundary streets between the Redevelopment Area and the balance of the City.

b. All pre-existing Rights-of-Way and known easements within the Redevelopment Area are depicted on the Parcelization Map, which also depicts the boundary streets. Any final need to memorialize such rights shall be accomplished by incorporating them into the appropriate Developer's Agreement. Additional easements are noted within Exhibit B-1.

c. A Final Easement Plan, including existing and proposed utility easements, municipal dedications vacations and/or the granting of air or subsurface rights, as well as issues related to improved traffic circulation both to and from the Redevelopment Area and internal to the Area shall be more fully addressed as the City Engineer refines the concept for the contemplated improvements in conjunction with the designated Developer.

(1) Vacations

Right-of-way vacations are not considered necessary as part of this Redevelopment Plan. Where minor modifications of the existing right-of-way may be necessary to accommodate landscape, decorative paving, improved pedestrian ways, etc., vacations, easement or other permissible accommodations shall be made by the City pursuant to the site plan approval process held by the Planning Board.

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(2) Access

Access to the Redevelopment Area shall be from existing adjacent streets as they exist.

4. Redevelopment Agency and Planning Board Authority

Consistent with Section XII. B. of this Redevelopment Plan, the Planning Board, at time of Site Plan Review and without formal amendment to this Redevelopment Plan, may approve minor modifications in or changes to Landscape, Signage, lighting and similar requirements and other requirements. Deviations in height, setbacks and parking, not to exceed 5% of the original permitted standard, may be approved by the Planning Board. Such amendments shall only be permitted if deemed to be in the best interest of project implementation and if accordingly supported by the Board's professional planning staff.

5. Utility Controls

- a. Access to utilities, including electric, gas, sewer, water, communications (telephone) and cable television systems, is available in the Redevelopment Area. As part of the Redevelopment process, the Developer shall conduct, at the Developer's sole expense, a utility availability study to determine whether sufficient utilities are available to service the proposed development and whether the proposed development will have any adverse impact on utilities elsewhere in the City.
- b. Distribution lines for all utility systems on the Development Parcel shall be placed underground. All easements shall comply with City requirements. Exact locations for utility lines and easements shall be established at time of Planning Board Site Plan Review and Approval. Existing above ground utilities shall be incorporated into the underground systems at the boundaries of the Redevelopment Area as improvements are undertaken. Any relocation and/or replacement of utility lines necessitated by any development shall be the responsibility of the Developer.

6. Standards and Controls of General Applicability

a. Jurisdiction

The provisions of this Redevelopment Plan are those of the City of Ocean City and do not substitute for any law, code, rule or regulation established by any State or Federal agency.

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- b. Applicability of Other Standards
- (1) In addition to the standards set forth in this Redevelopment Plan, all development within the Redevelopment Area shall comply with the applicable laws, codes, rules and regulations established by any State or Federal agency.
 - (2) The above notwithstanding, whenever local codes or regulations (other than those found in the Land Use or Zoning Code) contain comparable but less restrictive provisions or requirements than set forth in this Redevelopment Plan, the standards set forth herein shall govern.
 - (3) The provisions of the Land Use Code, except as specifically provided for in this Redevelopment Plan, shall not apply to land or structures within the Redevelopment Area.
 - (4) The City recognizes that certain environmental issues may exist within the Redevelopment Area, including, but not limited to underground fuel tanks and soils contamination. Upon adoption of this Redevelopment Plan, the Developer shall submit to the City and the Planning Board, as part of any site plan application,, at a minimum, a "Level 1 Environmental Analysis" of the Redevelopment Area and, based upon the findings of said Analysis, the City shall determine, at its sole discretion, the responsibility for compliance with all State and Federal requirements.

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VII. EQUAL OPPORTUNITY

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Redevelopment Agency or by the Developer (or any successors in interest) whereby the land or improvements in the Redevelopment Area are restricted, either by the Redevelopment Agency or the Developer (or any successors in interest) upon the basis of race, creed, color, ancestry, sex, national origin, family status, disability or sexual preference in the sale, lease, use or occupancy thereof. The foregoing restrictions, as well as the provisions of N.J.S.A. 40A:12A-9, shall be implemented by appropriate covenants or other provisions in the Developer's Agreement and/or disposition instruments as covenants running with the land.

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VIII. PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS

A. "REDEVELOPMENT AREA" DESIGNATION

The Governing Body of the City of Ocean City did, by Resolution No. 04-41-323, on May 27, 2004, determine the Redevelopment Area to be an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.). "Redevelopment Area" designation is a prerequisite for the promulgation of a redevelopment plan and/or redevelopment project pursuant to N.J.S.A. 40A:12A-7.

Upon adoption by the Governing Body, this document shall constitute a "Redevelopment Plan" under the provisions of the Local Redevelopment and Housing Law. It includes an outline for the planning, development and redevelopment of the Redevelopment Area as follows:

B. RELATIONSHIP TO DEFINE LOCAL OBJECTIVES [N.J.S.A. 40A:12A-7a(1)]

The City's Public Policy Goals and Redevelopment Plan Objectives are outlined in Section 5 of this Redevelopment Plan and are incorporated herein by reference.

1. Appropriate Land Uses

Permitted Land Uses are outlined in the Land Use Provisions (Section VI. C.2.b.) of this Redevelopment Plan.

2. Density of Population

Standards reflected in the Land Use provisions and referenced herein define density of units relative to the development of Parcel A, Block 1101, Lots 1.00, 2.00 and 3.00; and Parcel B, Block 1001, Lot 10 and Parcel B-1 (to be created from Parcel B) and 10.cc-1 through 10.cc-9. All other existing uses retain their existing densities.

3. Public Transportation and Traffic

The Redevelopment Area is located within a primary NJTransit Bus Route. Accordingly, the Redevelopment Area is serviced by Public Transportation.

4. Public Utilities

Utility services are available at the site.

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5. Recreational and Community Facilities

The Land Use provisions of this Redevelopment Plan are not intended to promote free-standing recreation and/or community facilities.

C. PROPOSED LAND USES AND BUILDING REQUIREMENTS [N.J.S.A. 40A:12A-7a(2)]

The Land Use Provisions and related controls are outlined in the Land Use Plan (Section VI. C.), Easement Plan (Section VI. C.3.), Utility Controls (Section VI. C.5.) and related sections of this Redevelopment Plan.

D. PROVISION FOR TEMPORARY AND PERMANENT RELOCATION [N.J.S.A. 40A:12A-7a(3)]

No Relocation Plan is required because there is no eminent domain action necessitating relocation of businesses or residents within this project area.

E. IDENTIFICATION OF PROPERTY TO BE ACQUIRED [N.J.S.A. 40A:12A7a(4)]

No public property acquisition is anticipated.

F. SIGNIFICANT RELATIONSHIPS OF THE REDEVELOPMENT PLAN TO OTHER PLANS [N.J.S.A. 40A:12A-7a(5)a]

The Land Use components of this Redevelopment Plan do not materially differ from those in place prior to the adoption of this Redevelopment Plan. Accordingly, there is no change in the relationship between this Redevelopment Plan and (a) the master plans of contiguous municipalities, (b) the master plan of the county and (c) the State Development and Redevelopment Plan beyond those relationships which existed prior to the adoption of this Redevelopment Plan. Said relationships have formally been addressed by the duly adopted Master Plan of the City of Ocean City and also in the Area in Need Analysis entitled "City of Ocean City, Blocks 1001 and 1101, Area in Need of Redevelopment Analysis" dated November 2003, revised November 24, 2003 revised December 8, and incorporated herein by reference.

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G. RELATIONSHIP TO PERTINENT MUNICIPAL DEVELOPMENT REGULATIONS [N.J.S.A. 40A:12A-7a(5)c]

The relationship to this Redevelopment Plan to pertinent municipal development regulations is outlined in the Land Use Plan (Section VI. C.) of this Redevelopment Plan.

H. PROPOSED ZONING CHANGES [N.J.S.A. 40A:12A7a(5)c]

1. Prior to the adoption of this Redevelopment Plan, the Redevelopment Area was zoned “On-BD” (On Boardwalk), “Off-BD” (Off-Boardwalk), and “HM” (Hotel Motel Zone) (See Sec. 4.3 Existing Zoning, City of Ocean City Area in Need of Redevelopment Analysis, November 2003 revised November 24, 2003 revised December 8, 2003). The standards set forth in these zones have been modified to deal specifically with the needs of redeveloping the proposed uses as reflected in the Land Use Plan and related elements of this Redevelopment Plan.
2. Upon adoption of this Redevelopment Plan by the Governing Body, the Land Use Plan of this Redevelopment Plan shall apply to all property within the Redevelopment Area.
3. Any Ordinance adopting this Redevelopment Plan shall contain language indicating that this Redevelopment Plan is an explicit amendment to the Zoning District Map and Zoning and Land Use Code of the City of Ocean City.

I. CONSISTENCY WITH MUNICIPAL MASTER PLAN

This Redevelopment Plan is consistent with and is designed to effectuate the duly adopted Master Plan of the City of Ocean City. See additional documentation in the Introduction of the City of Ocean City Area in Need of Redevelopment Analysis, published November 2003 revised November 24, 2003 revised December 8, 2003.

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IX. AGENCY AND PLAN INTERPRETATION

- A. Pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall have the sole authority to determine conformance of a Developer's concept and design with this Redevelopment Plan.
- B. Consistent with Section XII. of this Redevelopment Plan, the Planning Board, at time of Site Plan Review and without formal amendment to this Redevelopment Plan, may approve minor modifications, as previously described in Section VI. C. 4., to the standards established in Exhibit C, Bulk Regulations and Other Supplemental Controls, of this Redevelopment Plan, if deemed to be in the best interest of project implementation and if accordingly supported by the Board's professional planning staff.
- C. Unless otherwise subject to the jurisdiction of the Planning Board as mandated by this Redevelopment Plan and/or applicable law, Land Use Approvals shall be governed by the procedures established in the applicable section of the City's Land Use Code.
- D. The Planning Board may, at its sole discretion, retain the professional services of an engineer, attorney, professional planners or other related professionals, to validate compliance of such plan documents with the standards set forth in the Redevelopment Plan.

Fees for such services shall be paid for by an escrow account established by the designated Developer.

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X. GENERAL CONSTRUCTION AND APPLICATION OF PLAN PROVISIONS

All provisions of this Redevelopment Plan, including all building controls, regulations and/or restrictions imposed, shall be applicable to all real property and improvements within the Redevelopment Area.

XI DURATION OF PROVISIONS AND EFFECTIVE DATE

- A. This Redevelopment Plan, as it may be amended from time to time, shall be in effect for a period of thirty (30) years from the date of adoption by the Governing Body and shall continue thereafter unless revised or repealed by the Governing Body under their statutory zoning powers.
- B. Upon completion of construction on a particular Development Parcel and the issuance by the City of all permanent Certificate(s) of Occupancy for said Development Parcel, and at the request of the Developer, the City shall issue the Developer a "Certificate of Completion and Compliance" for said Parcel, certifying that the Redevelopment Project was completed in accordance with this Redevelopment Plan and further certifying that the applicable provisions of the Developer's Agreement, including provisions related to N.J.S.A. 40A:12A-9a, have been satisfied.
- C. Upon the issuance of a Certificate of Completion and Compliance for all of the Redevelopment Projects in all of the Development Parcels, or at the expiration of this Redevelopment Plan pursuant to Section XI. A. herein, whichever shall occur first, the controls outlined in this Redevelopment Plan, with the exception of Section VI. C. (Land Use Plan) and Section VII. (Equal Opportunity), shall terminate and the Redevelopment Area shall revert to such City Zoning as may be adopted by the City at that time pursuant to N.J.S.A. 40:55D-1 et. seq. Unless otherwise addressed by an affirmative action of the City, the appropriate sections of the City's Land Use Code shall hereby be amended to include the Land Use Provisions (Section VI. C.2.) of this Redevelopment Plan.

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XII. PROCEDURES FOR AMENDING THE APPROVED REDEVELOPMENT PLAN

- A. This Redevelopment Plan may be amended from time to time upon compliance with all applicable laws and statutes and upon approval of the Governing Body. In addition to any other requirements, including but not limited to those imposed by N.J.S.A. 40A:12A-13, mutual agreement between the City and the Developer is required where a Developer's Agreement is in place and where an amendment would change the controls governing the use of land under said Agreement.
- B. The standards established in the Land Use Regulations of this Redevelopment Plan may be modified by the Planning Board at time of Site Plan Review and Approval subject to the provisions established in Section VI. C. 4., citing minor modification provisions.
- C. Modifications in the Land Use Provisions or Building Limit Controls which are inconsistent with the intent of this Redevelopment Plan shall not be approved in the absence of a formal amendment to this Redevelopment Plan.

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EXHIBIT C

DISCARD THIS PAGE AND REPLACE WITH Exhibit C, Parcel A

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Discard, replace with Exhibit C, Parcel A

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DISCARD – Replace with Exhibit C, Parcel A

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Discard and replace with Exhibit C, Parcel B

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**EXHIBIT C-1-A
SETBACK AND RELATED CONTROLS FOR PARCEL A, BLOCK 1101, LOTS 1.00,
2.00 AND 3.00**

The attached graphics, prepared by Portman Fruchtmann Vinson Sunderland Architects and titled Setback Controls Restrictions, drawing C-1-A and dated December 23, 2004, describe the setbacks for the proposed resort hotel located on the above referenced lots.

The full scale drawing is available in the copy of the official Redevelopment Area Plan document on file with the City Clerk of the City of Ocean City

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EXHIBIT C-1-B

**SETBACK AND RELATED CONTROLS FOR PARCEL B-1 (TO BE CREATED FROM
PARCEL B, BLOCK 1001, LOTS 10 AND 10.CC-1 THROUGH 10.CC-9)**

The attached three (3) drawings describe the architectural theme (style), setbacks, and orientation for the proposed new construction located on the above-referenced parcels.

The full scale drawings are available in the official Redevelopment Area Plan document on file with the City Clerk of the City of Ocean City.

The drawings are as follows:

C-1B, Second Floor Plan, dated September 8, 2004;

C-1B, Upper Level Suite Plan, dated September 8, 2004 and revised June 7, 2005;

C-1B, Ground Level / Parking Plan, dated September 8, 2004 and revised June 7, 2005.

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**EXHIBIT C-2-A
NORTH ELEVATION FOR PARCEL A**

The attached elevation denotes the height and building outline as seen from 11th Street (north elevation)

See attached Exhibit C, Bulk Regulations and Other Supplemental Controls, and attached drawings for maximum height regulations.

Section designations articulate areas of setbacks as set forth in Exhibit C, Bulk Regulations and Other Supplemental Controls.

Drawing C-2-A, North Elevation for Parcel A, prepared by Portman Fruchtmann Vinson Sunderland Architects, dated December 23, 2004.

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**EXHIBIT C-2-A(1)
ELEVATION OF RESORT HOTEL ON PARCEL A**

The drawing, Elevation of Resort Hotel on Parcel A, was prepared by Portman Fruchtmann Vinson Sunderland Architects, dated April 25, 2005, as identified as the Soleil Resort Hotel herein shall be considered a control document depicting the architectural style theme and massing of the proposed Resort Hotel. This drawing shall be the basis of the architectural design that will then be translated into all elevations of the proposed structure.

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**EXHIBIT C-2-B
ARCHITECTURAL STYLE, HEIGHT & FAÇADE ARTICULATION FOR PARCEL B,
BLOCK 1001, LOTS 10 AND 10.CC-1 THROUGH 10.CC-9**

The attached elevation drawing entitled Building Elevation Ocean Avenue Façade was prepared by SOSH Architects, Atlantic City, NJ dated September 8, 2004 and revised November 23, 2004, depicts the architectural style, height and façade articulation of the residential suites on Parcel B contiguous to the Flanders Hotel.

See attached Exhibit C, Bulk Regulations and Other Supplemental Controls, and attached drawings for maximum height regulations.

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**EXHIBIT C-3
PARKING REQUIREMENTS**

Parcel A:

- A. Parking requirements shall be established based upon a cumulative need generated from the total number of rooms as defined by the total number of keys, restaurant seats, employee parking demand and providing 152 spaces to compensate for the existing deed restriction (Deed Restriction only applicable to Parcel A project). The parking requirement may, subject to the approval of the Planning Board be satisfied through the use of off site parking for employees and stacked and/or valet parking for employees and guests.

- B. On-Site Parking Space Type
 - 1. Parking spaces shall be provided in a parking structure that is screened from view with architectural screens, building elements or both.
 - 2. Parking stalls shall be a minimum of 9' x 18' in size. Up to 10% of the parking stalls may be a minimum of 8' x 16' in size and shall be designated for compact cars. Structural columns shall be allowed to encroach into the parking stall no more than 1'.
 - 3. Parking aisles shall be 24' wide.

- C. Minimum and Maximum On-Site Spaces
 - 1. For Parcel A there shall be no less than a total of 300 spaces allocated to the uses in the building coupled with the satisfaction of the deed restriction.

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D. Parking shall be provided based upon the following.

Standard	Number of Parking Spaces
1. A minimum of one (1) parking space per Hotel Unit.	125
2. Restaurant/Café street level 30 seats; one (1) space per six (6) seats	5
4. Employees who are non-resident staff	20 (est.)
a. Hotel Staff (7)	10 (est.)
b. Café Staff (5)	
5. Deed Restriction	<u>152</u>
Total for Parcel A	305

Parcel B

Parking requirements for Parcel B, Flanders Suites, shall be at least 1.0 on-site space per hotel unit. All dimensions shall be the same as in Parcel A.

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**EXHIBIT C-4
LANDSCAPING CONTROLS**

A. Landscape Controls

A detailed Landscape Plan shall be submitted showing a landscape schedule, location of plant material, size, quantity, type, paving, grates, street furniture, etc. The Landscape Plan shall include the use of plant materials that are tolerant of salt spray, wind and proximity to the beach.

In addition, the Landscape Plan shall provide a Streetscape Plan that provides a well thought out massing or ornamental and evergreen shrubs, grasses, etc. and street trees that are complementary to the architectural design of the structure.

The Plan shall be prepared by a Landscape Architect and shall indicate a plant schedule, size and location of plants.

B. Landscape Standards

1. Street tree planting. One Street tree spaced 30' on center planted along the same side of the street of any new construction.

Such trees shall be selected for tolerance of a beach environment. Trees shall be a minimum of 15' high at time of planting and shall be at least 3.5" in caliper, 24" from the top of the root ball.

2. Street trees may be planted on the subject property contiguous to the right of way if obstacles such as utilities, etc., preclude using the right of way space.
3. All street trees shall have an automatic irrigation system. If street trees are installed in an impervious surface, ornamental tree grates and guards shall be installed to protect the street tree root system. Such grates and tree truck guards shall be selected to match the architectural theme of the project.
4. Ground level Site Landscaping. The Landscape Plan for the ground level area around the perimeter of the site contiguous to Ocean Avenue and 11th Street shall be landscaped with beach-tolerant shrubs and grasses. There shall be a combination of ground cover, evergreen shrubs, grasses, ornamental trees and intermediate height evergreens.
5. Suggested arrangement and plant type are listed below. The Applicant may modify this requirement based upon an overall landscape design and accepted practices, subject to the approval process cited herein.

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- a. First tier at property line - Low growing ground cover, i.e. rug junipers or equal.
 - b. Second tier – combination of grasses, etc. recommended by the American Association of Nurserymen
 - c. Third tier – combination of bayberry, ornamental trees, etc.
6. Quantities and size of plant material shall be submitted as part of a Landscape Plan in a schedule of plant material. All ground level areas of any proposed new structure along Ocean Avenue and 11th Street from the edge of the building to the property line not used for access, etc., shall be landscaped pursuant to the regulations contained herein.

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**EXHIBIT C-5
SIGNAGE CONTROLS**

- A. Signage Controls. The signage for any new project shall be designed by the Project Architect to be in conformance with the architectural style of the project. A total Signage Plan must be submitted to show the type, size, location, lighting and mounting of all project signs.
- B. All principal and secondary signs shall be constructed of individually mounted letters which may be internally or externally lit and flat-mounted so as not to disrupt the architectural elements of the building.
- C. Window signs identifying retail or restaurant facilities at ground level shall be applied to windows in professionally applied hand painted lettering, transparent film decals or similar material.
- D. Size and number of signs shall be defined in an overall sign plan prepared by the project architect and submitted for review and approval to the Planning Board.
- E. General Notes Applicable to Signs.
 - 1. No flashing, blinking, neon, panel, backlit and similar signs shall be permitted;
 - 2. All exterior lighting illuminating any signage shall be placed in a manner so as not to generate safety hazards or to create glare onto adjacent properties.
 - 3. All directional signs shall be mounted on ornamental standards and frames specifically selected to complement the architectural style of the project and, at the same time, the lettering, color, shape, etc. shall conform to New Jersey DOT or national standards.

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APPENDIX A

DESCRIPTION OF PARCEL B FLANDERS CONDOMINIUM UNITS

Parcel B has the following uses:

- A. V. J. Flanders Condominium (to be renamed The Flanders Condominium)
 - 1. Non-Penthouse Residential Hotel Suites (95 separate units)
 - a. Five (5) two-bedroom units
 - b. Ninety (90) one-bedroom units
 - 2. Penthouse Residential Hotel Suites (6 separate units)
 - 3. Map Room (currently being rented out as a meeting room)
 - 4. Barber Shop
 - 5. Office/Retail Suites (5 separate units)
 - 6. Hotel Desk Unit (which includes Front Desk space, In-House Laundry Facilities and Storage space)
 - 7. Ocean Room Cafe
 - 8. Banquet and Conference Unit (32,000 square feet), which includes the following rooms and facilities:
 - a. Upper Lobby
 - b. Candle Light Ballroom
 - c. Crystal Room
 - d. Board Room
 - e. Terrace Room
 - f. Garden Room
 - g. Kitchen
 - 9. Parking Lot Unit
- B. Flanders Commercial Condominium (a/k/a the Boardwalk Commercial Units)
 - 1. Retail Suites (9 separate units) situated along Gas Light Alley

Upon completion of the Redevelopment Project, Parcel B shall be subdivided so that the Parking Lot Unit will become a separate and independent lot, also referred to herein as Parcel B-1. Parcel B-1 shall be known as the Flanders Ocean Avenue Suites site.

Remaining Parcel B shall contain 7 additional Non-Penthouse Residential Suites converted from 7,640 square feet of unused space within the Banquet and Conference Unit, and will also include the construction of a new building on the subdivided Parking Lot Unit, which will contain 25 enclosed parking spaces on the ground floor as well as 12 Residential Suites.

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APPENDIX B

**CITY OF OCEAN CITY, CITY COUNCIL RESOLUTION NO. 03-41-118, DATED
SEPTEMBER 23, 2003, A RESOLUTION DIRECTING THE OCEAN CITY PLANNING
BOARD TO CONDUCT A STUDY FOR REDEVELOPMENT PURSUANT TO N.J.S.A.
40A:12A-1 *et seq***

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APPENDIX C

**CITY OF OCEAN CITY, CITY COUNCIL RESOLUTION NO. 03-41-138, DATED
OCTOBER 28, 2003, A RESOLUTION DIRECTING THE OCEAN CITY PLANNING
BOARD TO CONDUCT A STUDY FOR REDEVELOPMENT PURSUANT TO
N.J.S.A. 40A:12A-1 *et seq***

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APPENDIX D

CITY OF OCEAN CITY, PLANNING BOARD RESOLUTION DATED FEBRUARY 4, 2004, A RESOLUTION ACCEPTING AND APPROVING THE AREA IN NEED OF REDEVELOPMENT DOCUMENT, PREPARED BY PETER P. KARABASHIAN ASSOCIATES, INC., DATED NOVEMBER 2003.

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APPENDIX E

**CITY OF OCEAN CITY, CITY COUNCIL RESOLUTION NO. 04-41-323, DATED
MAY 27, 2004, A RESOLUTION FINDING AND DETERMINING THAT BLOCK
1101, LOTS 1, 2, & 3 AND BLOCK 1001, LOT 10 ARE AREAS IN NEED OF
REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12-1 ET SEQ.**

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APPENDIX F

CITY OF OCEAN CITY, PLANNING BOARD RESOLUTION DATED OCTOBER 6, 2004, A RESOLUTION ACCEPTING AND APPROVING THE REDEVELOPMENT PLAN, DATED MARCH 2004, WITH REVISIONS DATED SEPTEMBER 8, 2004.

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APPENDIX G

**CITY OF OCEAN CITY ORDINANCE NO. 05-18, INTRODUCED JUNE 16, 2005
AND ADOPTED JULY 14, 2005, AN ORDINANCE AUTHORIZING THE
ADOPTION OF A REDEVELOPMENT AREA PLAN FOR BLOCK 1001, LOTS 10
AND 10CC1 THROUGH 10CC9 AND BLOCK 1101, LOTS 1, 2 AND 3**

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APPENDIX H

**CITY OF OCEAN CITY ORDINANCE NO. 05-19, INTRODUCED JUNE 16, 2005
AND ADOPTED JULY 14, 2005, AN ORDINANCE AUTHORIZING THE
EXECUTION OF A FINANCIAL AGREEMENT AND REDEVELOPMENT
AGREEMENT WITH OCEAN AVENUE URBAN RENEWAL, LLC.**

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**CITY OF OCEAN CITY ORDINANCE NO. 05-19, INTRODUCED JUNE 16, 2005
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APPENDIX I

**CITY OF OCEAN CITY ORDINANCE NO. 05-20, INTRODUCED JUNE 16, 2005
AND ADOPTED JULY 14, 2005, AN ORDINANCE AUTHORIZING THE
EXECUTION OF A FINANCIAL AGREEMENT AND REDEVELOPMENT
AGREEMENT WITH COLCOR RESORTS URBAN RENEWAL, LLC.**

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AND ADOPTED JULY 14, 2005, AN ORDINANCE AUTHORIZING THE
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REDEVELOPMENT AREA PLAN
BLOCKS 1001 & 1101**

June 2005

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