

## NEWS RELEASE

### Release Date:

August 14, 2025

### City Council to Consider Referring 600 Boardwalk Property to Planning Board

**Ocean City, N.J.** — At a public meeting of City Council on Thursday, August 21, 2025, City Council members will consider a resolution asking the Planning Board for its recommendation as to whether to designate the former Wonderland Pier property at 600 Boardwalk as an “Area in Need of Rehabilitation.”

Designation as an Area in Need of Rehabilitation would not change the zoning standards for the property, or result in any development approvals for the site, or be based upon any specific project proposed to be constructed in the future. Any project to be developed on this site would still require Planning Board or Zoning Board approval; and the designation would be based upon the current condition of the property.

The City Council meeting is scheduled for 6 p.m. Thursday, Aug. 21, in Council Chambers on the third floor of City Hall (861 Asbury Avenue).

City Council will not discuss or consider approval of any development for this site at this meeting. No presentation is planned for this meeting.

I am attaching a summary of the extensive process for any potential designation of a property as an “Area in Need of Rehabilitation” as prepared by our city solicitor.

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## **DESIGNATION OF A PROPERTY AS AN AREA IN NEED OF REHABILITATION**

### **I. Is The Property in Question an “Area in Need of Rehabilitation”?**

#### **A. Criteria Set Forth in N.J.S.A. 40A:12A-14**

1. A significant portion of structures therein are in a deteriorated or substandard condition;
2. More than half of the housing stock in the delineated area is at least 50 years old;
3. There is a pattern of vacancy, abandonment or underutilization of properties in the area;
4. There is a persistent arrearage of property tax payments on properties in the area;
5. Environmental contamination discouraging improvements and investment in properties in the area; or
6. A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.
7. Where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality

#### **B. Procedure for Council to Declare a Property to be an Area in Need of Rehabilitation**

1. City Council adopts a resolution (the “Referral Resolution”) referring to the Planning Board a proposed form of resolution declaring the property to be an area in need of rehabilitation (the “Declaration Resolution”).
2. Planning Board reviews the proposed Declaration Resolution and submits its recommendations to City Council within 45 days of receipt of the Referral Resolution. If the Planning Board does not submit its recommendations to City Council within 45 days, City Council may adopt the Declaration Resolution with or without modification, or may decline to adopt it.
3. If City Council adopts the Declaration Resolution, the property is thereby designated an Area in Need of Rehabilitation.

*Note:* The designation as an Area in Need of Rehabilitation does not approve any specific project or development for the property, nor does it change the zoning requirements for the property. If City Council does not approve a Redevelopment Plan for this Area, any development on the site must comply with the Zoning Ordinance unless variances are granted.

### **THE NEXT STEP: ADOPTION OF A REDEVELOPMENT PLAN**

If the property were designated as an Area in Need of Rehabilitation, the adoption of a “Redevelopment Plan” by ordinance would establish the land use controls for the Area in Need of Rehabilitation. In essence, the Redevelopment Plan would become the Zoning Ordinance for the Area. An ordinance adopting the Redevelopment Plan would be considered after a consistency review by the Planning Board.

The Redevelopment plan would reflect the specific development or project to be constructed in the Rehabilitation Area.