



city of
Margate

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The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.

Susan S. Gruel, P.P. #1955

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ADOPTED BY THE MARGATE PLANNING BOARD ON JANUARY 14, 2004
BY RESOLUTION NO. 1-2004

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INTRODUCTION

Overview of the City

The City of Margate which is 1.4 square miles in size is located on Absecon Island and is approximately 1.5 miles long and 1 mile wide at its widest point. It is bordered by Ventnor City to the east and Longport Borough to the west, with the Atlantic Ocean to the south and the Bay to the north. The City is characterized by its attractive residential and commercial areas, its Parkway District as well as its historic district, Marven Gardens. Located approximately two miles west of Atlantic City, Margate is a desirable residential community within the rapidly developing surrounding region.

About the Master Plan

The overall intent of this Master Plan is to preserve and enhance Margate's character by protecting its existing residential neighborhoods and providing community facilities and amenities that meet the needs and expectations of Margate residents. The Plan also calls for targeted reinvestment within the City's Commercial Districts and overlay area.

The Plan includes ten chapters: Goals and Objectives, Land Use and Urban Design, Community Profile, Housing, Circulation, Community Facilities, Parks and Recreation, Historic Preservation, Recycling and Relationship to Other Plans.

This Master Plan is the first new comprehensive Master Plan prepared for the City of Margate since 1985. The City prepared a Master Plan Reexamination Report in 1999. The Goals in this Master Plan have been updated and revised to reflect the current issues facing the City. The City's prior planning efforts served as a starting point with issues and goals revised to reflect this Plan's public participation process.

Public Outreach

Establishing a vision of the City is the first step in determining the future direction of planning and the steps necessary to successfully achieve the vision. The public participation process facilitates identification of issues faced by the residents and the City as a whole. These issues are then used as a basis to set goals and objectives for the planning process. The vision of the City of Margate was developed through an extensive public participation process. Numerous public forums and meetings were held in order to obtain input. Meetings were held with stakeholders during the months of July and August 2002.

In July 2002, individual meetings were held with the Planning Board, Zoning Board and the Design Review Committee, Department Heads and the Bayfront Commission. Interested members of the development community also participated.

A general public meeting was held in August 2002 at the Eugene E. Tighe School. All residents were invited to learn about the Master Plan process, help identify Master Plan issues and comment on neighborhood issues. Notification for this public meeting was given by way of flyers. Over 100 people attended the meeting. The following issues were identified through the public outreach process.

- Too much bulk in new residential development
- Homes are too boxy; need more design standards (e.g. building materials) that can be enforced
- New residential development (e.g. townhouses) in west end too dense
- Tear downs, e.g. ocean side of Atlantic Avenue
- Height of single-family residential homes; measurement of height
- Measurement of wall height
- Non-conforming lots on north side of Cedar Grove Avenue (S-50 zone)
- Coverage: definition, extent
- Air conditioners/compressors; part of coverage
- Calculation of water in lot area on waterfront lots
- Corner lot standards
- Conversion of commercial lots to residential use
- View corridors to beach and bay
- Lack of parking in commercial districts, e.g. "east" end (Douglas to Granville Avenues) bayfront area
- Traffic flow, e.g. Winchester Avenue
- Parking of commercial vehicles in residential zones
- Old and inadequate storm drainage (e.g. Monroe and Adams)
- Dredging





Vision

It is the year 2015 and Margate has reinforced its image as a desirable, predominantly year round shore town with a strong sense of community. New home construction has been compatible in scale, and architectural detail with the character of the neighborhoods. Historic neighborhoods have been enhanced through context sensitive renovations. The Central Business District along Ventnor Avenue and Washington Avenue has become an active “downtown” with sufficient parking. A strong physical and visual connection has been successfully created along Washington Avenue between the beach, the CBD and the bayfront. This pedestrian friendly environment has been enhanced through appropriately located parking, new bikeways and streetscape improvements.

The bayfront has “reinvented” itself as a new revitalized neighborhood with residences, marinas and upscale restaurants. Scattered neighborhood commercial districts continue to provide services to surrounding residential neighborhoods. A new park and nature preserve near Margate Terrace has been added to the City’s park network. Gateway and wayfinding signage have assisted in defining the City as a desirable community.

I. GOALS AND OBJECTIVES

The City of Margate's Master Plan is based upon a set of goals, which have been developed over time by the Planning Board, City boards and agencies, interest groups and concerned citizens. These goals relate to each of the plan elements: Circulation, Community Facilities, Parks and Recreation, Land Use and Urban Design, Housing, Historic Preservation and compatibility with other Planning Efforts.

Land Use

- Preserve and enhance the existing established residential character of Margate.
- Identify potential revisions to zoning to improve the consistency of residential zoning districts with the established pattern of development.
- Ensure that commercial development is integrated well with the character and scale of Margate.
- Create and define a distinct Town Center within the City's overlay area to encourage the sense of community.
- Continue the revitalization of the City's Bayfront District.
- Carefully balance seasonal residential investment demands with the quality of life and neighborhood character enjoyed by the City's year round residents.

Circulation

- Evaluate one-way and two-way streets to provide more efficient circulation.
- Improve wayfinding and signage.
- Improve public parking in commercial and business districts.
- Provide safe vehicular, pedestrian and bicycle circulation by employing traffic calming measures and defining and improving on and off-street parking and sidewalks in appropriate locations.
- Create walking scale linkages between the bayfront, the CBD and ocean.

Community Facilities

- Maintain and enhance the existing community facilities consistent with the character and development of the City.

Parks and Recreation

- Maintain and expand the City's parks and recreation system to meet the recreation needs of Margate residents.
- Create a new park/nature preserve in the northeastern section of the City.
- Provide for a community design charette process to determine the best use and design of new park facilities.
- Capitalize on vest pocket park opportunities.

Historic Preservation

- Encourage awareness and protection of Margate's cultural, social, and historic heritage.
- Respect the Marven Gardens Historic District when making land use policies and decisions.
- Preserve and enhance the Parkway District.
- Evaluate the feasibility of establishing a Historic Preservation Commission.

Housing

- Provide a diverse housing stock to address the housing needs of residents.
- Provide housing that addresses the housing needs of the City's aging population.
- Continue to participate in the County's housing rehabilitation program.

Urban Design

- Protect existing residential neighborhoods from infill development of incompatible structures that are "out of scale" with the predominant neighborhood pattern.
- Establish design standards that preserve the neighborhood character.
- Strengthen the character of the City's commercial districts through the implementation of design façade and streetscape standards.
- Improve the aesthetic quality of the City's gateways in order to enhance the main corridors into the City.

Compatibility With Other Planning Efforts

- Participate in the cross acceptance and plan endorsement processes of the SDRP.
- Participate in Atlantic County's Master Plan process.
- Consider the feasibility of shared services and joint planning efforts.





II. COMMUNITY PROFILE

INTRODUCTION

Margate City had a 2000 year round population of 8,193 persons. The population of Margate City decreased slightly from 8,431 in 1990. The City is a developed barrier island residential community with a density of 5,810 people per square mile.

The 2000 median age in Margate City was 49.8 years, which was dramatically older than the Atlantic County median age of 37.0 years. The average household size also decreased, from 2.20 persons in 1990 to 2.06 persons in 2000.

The housing stock of the City is predominantly single-family detached dwellings. More than two-thirds of the City's housing stock was built before 1960.

The City's population can swell five fold on peak summer days like other resort communities. Maintaining a high quality of life for year round residents while accommodating a large scale seasonal influx of population is a key issue. The majority of the tables in the following section are based upon 2000 Census data for year round residents.

DEMOGRAPHIC CHARACTERISTICS

Population

The 2000 population of Margate City was 8,193, which decreased by 238 people from the 1990 population. The population trends experienced in Margate City and Atlantic County from 1980 through 2000 are detailed in Table 1. As shown, Atlantic County experienced steady growth during the past 20 years, while the population of Margate City decreased by more than 10 percent.

TABLE 1 POPULATION GROWTH, 1980 TO 2000 POPULATION CHANGE			
Margate City			
Year	Population	Absolute Number	Percent
1980	9,179	—	—
1990	8,431	-748	-8.1%
2000	8,193	-238	-2.8%
Atlantic County			
1980	194,119	—	—
1990	224,327	30,208	+15.6%
2000	252,552	28,225	+12.5%
Source: U.S. Bureau of the Census 2000			

Population Composition by Age

Table 2 presents the 1990 and 2000 population by age groups for Margate City. As indicated, there were significant shifts in the age distributions over the 10 year period. The largest increase occurred in the 5 to 14 year age cohort, which experienced an increase of 181 people, or 30.3 percent. The 45 to 54 year age group increased by 179 people or 18.3 percent. The 65 and over age cohort increased by 200 people or 9.2 percent. The most significant declines occurred in the 15 to 24 year and 25 to 34 year age cohorts with a loss of 323 people or 37.1 percent, and 375 people or 31.6 percent, respectively.

TABLE 2 POPULATION BY AGE, 1990 TO 2000 MARGATE CITY						
	1990		2000		Change, 1990-2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	297	3.52	298	3.6	1	0.3
5-14	598	7.09	779	9.5	181	+30.3
15-24	870	10.32	547	6.7	-323	-37.1
25-34	1,185	14.06	810	9.9	-375	-31.6
35-44	1,031	12.23	1,109	13.5	78	+7.6
45-54	977	11.59	1,156	14.1	179	+18.3
55-64	1,308	15.51	1,129	13.8	-179	-13.7
65 and over	2,165	25.68	2,365	28.9	200	+9.2
Total	8,431	100.0	8,193	100.0	-238	-2.8
Source: U.S. Bureau of the Census, 1990 and 2000						

Table 3 displays the age group distribution for Margate City and Atlantic County in 1990 and 2000. Both the County and the City experienced decreases in the proportion of the population in the 15 to 24, 25 to 34, and 55 to 64 age cohorts. Increases occurred in the under 5, 5-14, 35-44, 45-54 and 65 and over age groups. While the largest proportion of the City’s population in 2000 was in the 65 years and over age cohort, the County had the greatest proportion of its population in the 35 to 44 age group. Similarly, the median age in Margate is significantly older than the County as a whole. These demographic characteristics indicate an aging population in the City.

TABLE 3 POPULATION DISTRIBUTION, 1990 AND 2000 MARGATE CITY AND ATLANTIC COUNTY				
	1990		2000	
	Percent of Population		Percent of Population	
	City	County	City	County
Under 5	3.5	7.2	3.6	6.5
5-14	7.1	12.2	9.5	14.8
15-24	10.3	13.9	6.7	11.9
25-34	14.1	18.5	9.9	13.3
35-44	12.2	14.3	13.5	17.3
45-54	11.6	10.2	14.1	13.4
55-64	15.5	9.2	13.8	8.9
65 and over	25.7	14.5	28.9	13.6
Total	100.0	100.0	100.0	100.0
Median Age:			49.8	37.0
Source: U.S. Bureau of the Census, 1990 and 2000				





EXISTING HOUSING CONDITIONS

Household Size

A household is defined as one or more persons, whether related or not, living together in a dwelling unit. In 2000, there were 3,984 households in Margate City. Table 4 presents the households by number of persons for 2000 in Margate City and Atlantic County.

TABLE 4 HOUSEHOLD CHARACTERISTICS, 2000 MARGATE CITY AND ATLANTIC COUNTY				
	City		County	
<i>Household Size</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
1 person	1,440	36.1	25,661	27.0
2 persons	1,613	40.5	29,531	31.1
3 persons	431	10.8	15,665	16.5
4 persons	331	8.3	13,719	14.4
5 persons	119	3.0	6,394	6.7
6 or more persons	50	1.3	4,054	4.3
<i>Total</i>	3,984	100.0	95,024	100.0
<i>Average Household Size</i>				
1990	2.20		2.56	
2000	2.06		2.59	
Source: U.S. Bureau of the Census, 1990 and 2000				

As indicated in Table 4, the majority of households in both the City and the County consist of 2 persons, while households consisting of 6 or more persons in both the City and the County represent less than 5 percent of all the households. The median household size for the City was 2.06 persons, down from 2.20 in 1990. The County's median household size increased slightly, from 2.56 persons in 1990 to 2.59 in 2000.

Table 5 details the types of households in Margate City. The table shows that the number of households increased by almost 150 between 1990 and 2000. There was a decrease in the total number of married-couple households, and an increase in female-headed households. The greatest increase was within the non-family household category.

TABLE 5 TYPES OF HOUSEHOLDS, 1990 AND 2000 MARGATE CITY		
<i>Type of Household</i>	<i>1990 Total</i>	<i>2000 Total</i>
Family Households	2,439	2,303
Married-Couple Family	2,014	1,869
Female Householder, No Husband	295	322
Non Family Households	1,397	1,681
<i>Total Households</i>	3,836	3,984
Source: U.S. Census, 1990 and 2000.		

Income

As indicated in Table 6, Margate City had a per capita income of \$33,566 in 2000, higher than both the County and State per capita incomes. The median household income for the City was greater than the County per capita income, but significantly less than the State. This is explained in part by the fact that Margate's household size is significantly smaller than the State average.

TABLE 6 PER CAPITA AND HOUSEHOLD INCOME, 2000 MARGATE CITY, ATLANTIC COUNTY, AND THE STATE OF NEW JERSEY		
	<i>2000 Median Household Income</i>	<i>2000 Per Capita Income</i>
City	\$45,876	\$33,566
County	\$43,933	\$21,034
State	\$55,146	\$27,006
Source: U.S. Census, 2000.		

As indicated in Table 7, there were 536 households in the City in 2000 with incomes less than \$15,000 or 13.5 percent of the total number of households. On the other hand, 1,831 households, or 46.1 percent had incomes of \$50,000 or more. However, in 2000, the County had 13,370 households, or 14.1 percent earning \$15,000 or less, while 41,375, or 43.5 percent earned more than \$50,000.

TABLE 7 HOUSEHOLD INCOME DISTRIBUTION, 2000 MARGATE CITY AND ATLANTIC COUNTY				
	City		County	
Income	Number of Households	Percent	Number of Households	Percent
Less than \$10,000	319	8.0	8,064	8.5
\$10,000 - \$14,999	217	5.5	5,306	5.6
\$15,000 - \$24,999	522	13.1	11,729	12.3
\$25,000 - \$34,999	554	13.9	12,395	13.0
\$35,000 - \$49,999	536	13.5	16,156	17.0
\$50,000 - \$74,999	705	17.7	20,438	21.5
\$75,000 - \$99,999	457	11.5	10,847	11.4
\$100,000 - \$149,000	344	8.6	7,065	7.4
\$150,000 or more	325	8.2	3,025	3.2
Total	3,979	100.0	95,025	100.0
Source: U.S. Census, 2000.				

Housing Costs as a Percentage of Income

Table 8 shows the housing costs of owner occupants as a percentage of total income. A total of 775 or about 30 % of households were spending over 30 percent or more of their incomes for housing costs. The affordability criteria for housing as a percent of income, is that no more than 28 percent of the gross income should be allocated for housing costs.

TABLE 8 MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 1999 MARGATE CITY		
	Number	Percent
Less than 20%	1,110	43.9
20% - 29%	644	25.5
30% or More	775	30.6
Source: U.S. Census, 2000.		

Table 9 provides the same data for renter occupied households. There were 383 or about 37 % of the households total who paid over 30 percent or more of their gross income for housing costs. The current affordability criteria for renter housing is 30 percent.

TABLE 9 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 1999 MARGATE CITY		
	Number	Percent
Less than 20%	231	22.5
20% - 29%	342	33.3
30% or More	383	37.3
Not Computed	70	6.8
Source: U.S. Census, 2000.		

While the number of owner and renter occupied households paying more than 28 and 30 percent of income appears high, it does not necessarily mean that all households exceeding the criteria are in distress. For a variety of reasons income levels are often under reported.





Housing Unit Data

At the time of the 1990 Census, there were 6,726 housing units in Margate City. In 2000 there were 7,006 housing units, showing an increase of 280 units over the period. Of the housing units in 2000, 12.8 percent were constructed before 1940. Nearly 70 percent of the City's housing stock was built prior to 1970. Table 12 details the 2000 housing data.

Housing Units by Occupancy Status

Table 10 shows the housing units by occupancy status in Margate City. Of the 7006 housing units in 2000, 3,022 or 43 percent is vacant. 2,618 out of 3,022 vacant housing units are used for seasonal, recreational or occasional purposes as shown in table 11.

TABLE 10		
Occupancy Status	# of units	%
Occupied housing units	3,984	56.9
Vacant housing units	3,022	43.1
Total	7,006	100

TABLE 11		
Vacant Housing Units	# of units	%
For rent	220	7.3
For sale only	80	2.6
Rented or sold, not occupied	46	1.5
For seasonal, recreational, or occasional use	2,618	86.6
For migrant workers	0	0
Other	58	2
Total	3,022	100

Housing Unit Type and Size Characteristics

As detailed in Table 12, most of the housing stock in Margate City consists of single-family detached/attached homes. There were 4,521 single-family detached/attached homes in 2000, which represents 64.5 percent of all housing in the City. The remaining housing stock consists of two or more housing units.

TABLE 12 HOUSING UNIT DATA, 2000 MARGATE CITY		
Characteristics	Number	Percent
Year Round Units		-
Tenure of Occupied Units	-	-
Owner Occupied	2,959	74.3
Renter occupied	1025	25.7
Total Occupied	3,984	100
Year Structure Built		
1999 - March 2000	57	0.8
1995 – 1998	143	2.0
1990 – 1994	206	2.9
1980 – 1989	566	8.1
1970 – 1979	1,220	17.4
1960 – 1969	1,274	18.2
1940 - 1959	2,646	37.8
1939 or earlier	894	12.8
Units in Structure		
One (1-detached/attached)	4,521	64.5
Two or More Units	2,485	35.4
Total	7,006	100
Number of Rooms		
One	177	2.5
Two	248	3.5
Three	665	9.5
Four	1,214	17.3
Five	1,031	14.7
Six or More	3,671	52.3
Total	7,006	100
Source: U.S. Census, 2000.		

Table 12 also illustrates housing units by the number of rooms. Six or more room units were the largest single category with 3,671 units, or 52.3 percent of all housing in the City. This reflects the predominance of single-family detached homes, which tend to be larger than multiple-family units.

Years at Residence of Households

Table 13 details the breakdown of units in Margate City by years of residence through 2000. The highest percentage, 22.4 percent, moved into their homes from 1995 to 1998, and 14.3 moved in during the one-year period from 1999 to 2000. 18.9 percent of householders moved into their homes prior to 1970.

TABLE 13 YEAR HOUSEHOLDER MOVED INTO UNIT, 2000 MARGATE CITY		
Occupied Housing Units	Number	Percent
1999 to March 2000	570	14.3
1995 to 1998	894	22.4
1990 to 1994	612	15.4
1980 to 1989	628	15.8
1970 to 1979	526	13.2
1969 and earlier	754	18.9
Total	3,984	100.0
Source: U.S. Census, 2000.		

Housing Values

Housing values for owner-occupied housing units in 2000 are given in Table 14. Approximately 27.4 percent of all homes were valued under \$150,000 and 55.3 percent were valued between \$150,000 and \$300,000. Of all the housing units, 17.3 percent were valued at \$300,000 or more. The median value was \$189,300.

Contract Rents

Rent levels for renters occupied housing units in 2000 are given in Table 14. Of the total number of renter occupied units, 13.1 percent paid less than \$500 a month for rent. The majority, 74.9 percent, paid between \$500 and \$1000 a month. Only 6.8 percent paid \$1000 or more per month for rent. The median contract rent in 2000 was \$739.

TABLE 14 HOUSING VALUES, 2000 MARGATE CITY		
Owner Occupant Housing Units By Value		
Value Range	Number	Percent
Less than \$50,000	–	–
\$50,000-\$99,000	90	3.5
\$100,000 - \$149,999	610	23.9
\$150,000 - \$199,000	659	25.8
\$200,000 - \$299,999	752	29.5
\$300,000 - \$499,000	251	9.8
\$500,000 - \$999,999	142	5.6
\$1,000,000 or more	49	1.9
Total	2,553	100.0
Median Value	\$189,300	
Renter Occupant Units by Contract Rent		
Contract Rent	Number	Percent
Less than \$200	36	3.5
\$200 - \$299	15	1.5
\$300 - \$499	83	8.1
\$500 - \$749	378	36.8
\$750 - \$999	391	38.1
\$1,000 - \$1,499	50	4.9
\$1,500 or more	20	1.9
No Cash Rent	53	5.2
Total	1,026	100
Median Contract Rent	\$739	
Source: U.S. Census, 2000.		





Housing Conditions

Table 15 details the condition of the housing in Margate City based upon the status of the plumbing facilities, kitchen facilities, telephone service and the extent of overcrowding in 2000. These factors are utilized in determining housing deficiency. There were no units in the City that lacked complete plumbing for the exclusive use of the occupants nor any that lacked complete kitchen facilities. However, there were 75 units that were occupied by 1.01 or more persons per room, and 34 residents were without telephone service.

TABLE 15 INDICATORS OF HOUSING CONDITIONS, 2000 MARGATE CITY	
	<i>Number</i>
Lacking complete plumbing facilities	0
Lacking complete kitchen facilities	0
Lacking telephone service	34
Occupied Units By Persons Per Room	
1.00 or less	3,909
1.01 - 1.50	20
1.51 or More	55
Source: U.S. Census, 2000.	

Estimated Future Housing Construction

Table 16 details the dwelling units authorized by building permits since 1990. In addition, the table lists the values of the units, which were constructed. The majority of the units built were single-family, averaging 25 units per year.

During the twelve-year period between 1990 and 2002, there were a total of 363 single-family units, 126 multi-family units, 31 three or four family units, and 20 two-family units constructed.

TABLE 16 DWELLING UNITS AUTHORIZED BY BUILDING PERMITS, 1990 TO 2002 MARGATE CITY						
Year	Total	Single-Family Units	Single-Family Value*	Two-Family Units	3 or 4 Family Units	5 or more Family Units
1990	25	18	2,523,515	0	7	0
1991	81	6	687,650	0	0	75
1992	4	4	1,282,701	0	0	0
1993	24	20	1,839,496	0	4	0
1994	13	13	1,498,869	0	0	0
1995	22	14	1,703,112	2	0	6
1996	39	37	3,396,552	2	0	0
1997	22	22	3,208,590	0	0	0
1998	49	45	6,337,656	0	4	0
1999	42	36	4,700,041	2	4	0
2000	78	38	4,350,401	0	6	40
2001	56	46	6,715,804	2	3	5
2002	79	64	9,815,621	12	3	0
Total	534	363		20	31	126
Source: N.J. Department of Labor/Data Center. * Value is the estimated cost of construction of all units.						

EMPLOYMENT

Jobs in Margate

Covered employment in Margate City has decreased by 60 jobs or 5.1 percent between 1994 and 1999, while the County's covered employment increased by over 6 percent or almost 7,500 jobs. As indicated in Table 17, there were 1,233 jobs in Margate City in 1994, and by 1999 this number had decreased to 1,173 jobs. The County's employment increased from 116,437 jobs in 1994 to 123,929 jobs in 1999.

TABLE 17
PRIVATE SECTOR COVERED EMPLOYMENT, 1994 TO 1999
MARGATE CITY AND ATLANTIC COUNTY

	Margate City			Atlantic County		
	<i>Number</i>	<i>Difference</i>		<i>Number</i>	<i>Difference</i>	
<i>Year</i>	<i>of Jobs **</i>	<i>Number</i>	<i>Percent</i>	<i>of Jobs **</i>	<i>Number</i>	<i>Percent</i>
1994	1,233	—	—	116,437	—	—
1995	1,288	+55	+4.5	118,730	+2,293	+1.96
1996	1,200	-88	-6.8	121,714	+2,984	+2.5
1997	1,365	+165	+13.75	122,198	+484	+0.39
1998	1,271	-94	-6.9	122,983	+785	+0.6
1999	1,173	-98	-7.7	123,929	+946	+0.7
Employment Change, 1994-1999		-60	-5.1		+7,492	+6.43
Population to Jobs Ratio, 1999-2000						
<i>Area</i>		<i>2000 Population *</i>		<i>1999 Covered Employment **</i>		<i>Population to Jobs</i>
Margate City		8,193		1,173		6.98
Atlantic County		194,119		123,929		1.56
Cape May County		102,326		35,144		2.91
Cumberland County		146,438		17,509		8.36
Salem County		64,285		44,869		1.43
Source: * U.S. Census, 2000. ** N.J. Department of Labor, Private Sector Covered Jobs, 1994-1999.						

As shown in Table 17, the population to jobs ratio in 2000 ranged from 1.43 to 8.36 in the four counties in the Margate City housing region. The population to jobs ratio for Margate City is 6.98 to 1.

Comparative Employment Data

Table 18 indicates how residents in Margate City and Atlantic County earn their livings. The entertainment/food service industry is the largest category of jobs held by both the City and County residents and represents 27.2 percent and 32.1 percent of the labor force, respectively. The next largest industries within Margate City are Educational, Health & Social Services, with 17.4 percent, Professional Services with 9.5 percent, Retail Trade with 8.2 percent and Finance, Insurance and Real Estate with 7.5 percent. Within the County, the second largest employment sector was in Educational, health, and social services with 17.3 percent, Retail Trade with 10.6 percent of the population, followed by Professional Services, Construction, and Public Administration. Agriculture represents one of the lowest percentages at less than 1.5 percent of the jobs in both the City and the County.

TABLE 18
COMPARATIVE EMPLOYMENT DATA, 2000
MARGATE CITY AND ATLANTIC COUNTY

	Margate City		Atlantic County	
	Number	Percent	Number	Percent
<i>Employment by Occupation</i>				
Agriculture, Forestry, Fishing, Hunting, & Mining	12	0.3	766	0.7
Construction	220	5.9	7,600	6.5
Manufacturing	127	3.4	4,946	4.3
Transportation, Communications, and Utilities	85	2.3	4,845	4.2
Information	81	2.2	1,992	1.7
Wholesale Trade	204	5.4	2,742	2.4
Retail Trade	310	8.2	12,304	10.6
Finance, Insurance, and Real Estate	280	7.5	5,015	4.3
Professional, scientific, management, administrative, and waste management services	356	9.5	7,602	6.6
Educational, health and social services	655	17.4	20,073	17.3
Arts, entertainment, recreation, accommodation and food services	1,023	27.2	37,202	32.1
Other services	153	4.1	4,594	4
Public administration	252	6.7	6,370	5.5
Total	3,758	100	116,051	100
Source: U.S. Census, 2000.				





III. LAND USE

INTRODUCTION

This Land Use Plan Element represents a synthesis of all of the other various plan elements. This element includes a detailed analysis of existing conditions within Margate including review of environmental constraints, existing development patterns, existing structures, development trends, and existing land development regulations. The Land Use Plan Element serves as the basis for zoning and detailed recommendations for revisions are included in this chapter. Most of the revisions represent refinement and updates needed to more closely tailor new development in Margate to the goals, objectives and issues identified in the public participation process.

As a nearly completely developed barrier beach community, some of the City's key concerns include balancing of the community's resort character with quality of life issues for year round residents, assuring that new development is context sensitive to existing neighborhoods, and assuring that redevelopment and revitalization occur in a desirable way in the City's Overlay Area.

ENVIRONMENTAL CHARACTERISTICS

Elevations

Typical of most barrier communities, Margate's highest elevations are located along the oceanfront with lower elevations approaching the bayfront. The topography is gentle and there are no areas of severely sloped ground. The City's highest elevations are located in the southeastern corner near the ocean, with elevations in excess of 10 feet. The lowest elevations are located in the City's southwestern corner with elevations below 6 feet as shown on the Elevations map.

Margate is located within a special flood housing area and the City is subject to serious flooding conditions from both the ocean and bay waters during major storms.

Wetlands/Flood Plains

From an environmental perspective, floodplains are a vital part of any ecosystem acting as water filters and wildlife nurseries. They are important for the maintenance of water quality by diluting salt and nutrients. Floodplains are often major centers of biological life in an ecosystem and improve the overall health of the habitat used by many species of birds, fish and plants. According to the NJDEP, floodplains cover most of Margate, or 1,495 acres.

Wetlands present a significant environmental constraint to virtually all types of development. In addition to wetlands themselves, the State regulates buffer areas around wetlands based upon their resource value.

As detailed on the Environmental Constraints map, Margate includes several areas of wetlands located in the northeastern quadrant of the City. These include the Minnie Creek wetlands and the wetlands near the Ventnor border along Wellington Avenue. The total area of wetlands identified is 22.9 acres. This includes 432 parcels of which, 271 or 62 percent are currently owned by the City.

As discussed in the Open Space Plan Element, acquisition is recommended for the remaining wetlands parcels and associated upland areas in the northeastern portion of the City.

Endangered Species

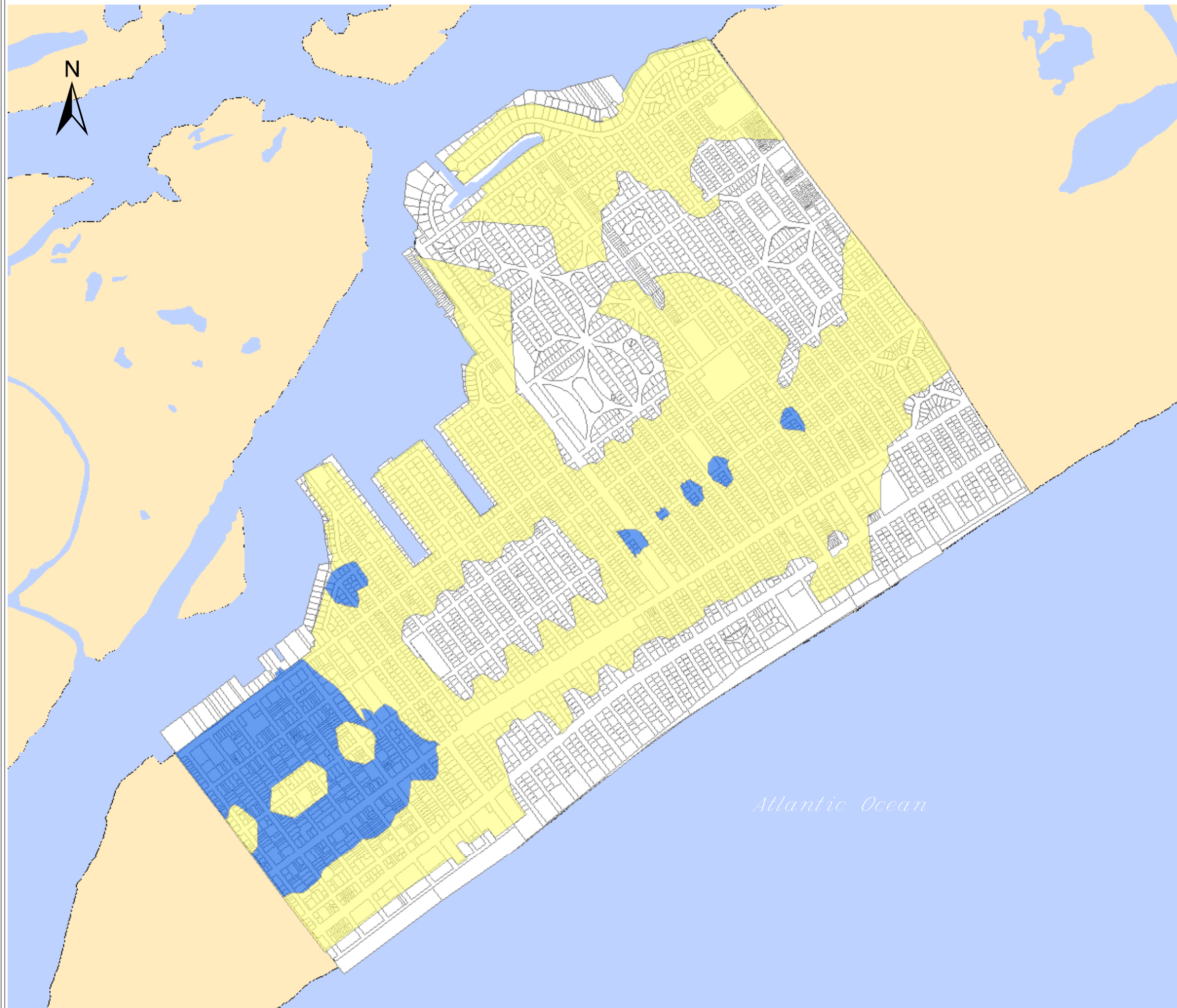
The State of New Jersey has created a mapping system known as the Landscape Project. This is a proactive ecosystem level approach to the long term projection of rare species and important habitats. The Rare and Endangered Species Habitat map identifies critical beach/dune habitat, critical wetland habitat, and critical forest habitat based on the conservation status of the species present. The critical beach/dune habitat is ranked as suitable and includes virtually all of Margate is oceanfront. The City also includes forest and emergent wetland habitat identified as "suitable" for endangered species near the Ventnor border in the wetlands adjacent to Wellington Avenue. The wetlands areas are specifically identified as habitat for State threatened species and the forested areas are identified as "suitable" habitat. These two areas are adjacent to a significant forested area within the City of Ventnor.

EXISTING LAND USE




Margate is a nearly completely developed beach community as shown on the Existing Land Use map. The overwhelming majority of the City is devoted to residential development. The principal areas of non-residential development include the City's Central Business District along Ventnor Avenue, and a second commercial node also adjacent to Ventnor Avenue in the eastern portion of Margate. The City's northern bayfront includes a variety of restaurants and clubs as well as marinas and other water dependent uses.

Residential Uses

Nearly 73 percent of Margate's total land area or 453 acres are devoted to residential use. Most of this development takes the form of single-family detached housing on individual lots. Multi-family developments are concentrated primarily in the City's Overlay Area with a few multi-family developments scattered throughout the City.



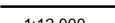
Legend

	Above Elevation 8
	Elevation 6-8
	Below Elevation 6


Source: Remington & Vernick Engineers April 1995
Note: For General Reference Purposes only. Horizontal
and Vertical Control NOT Fields Verified

Elevation Map

City of Margate
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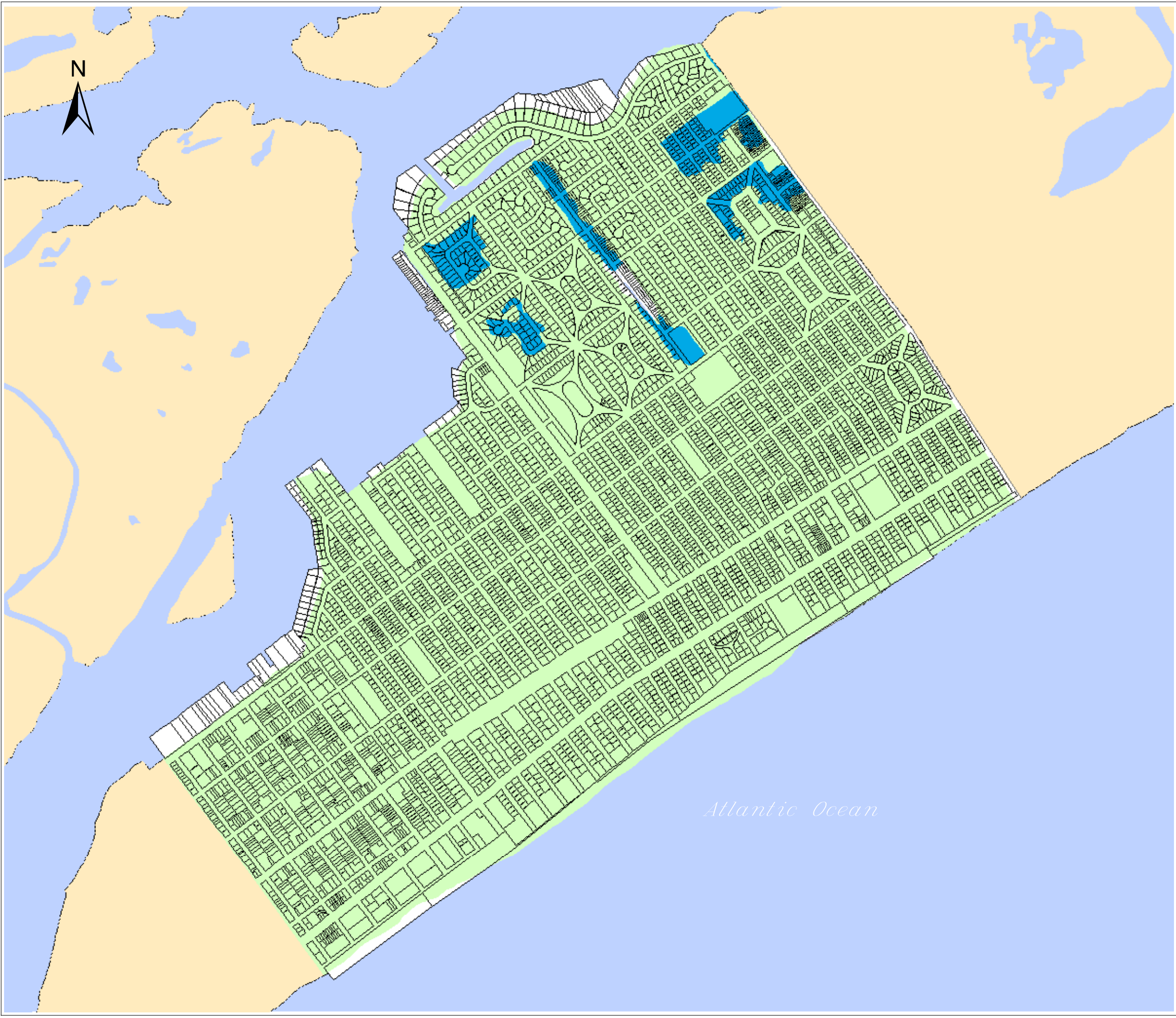


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Legend

Wetlands


Floodplains

Note:Wetlands boundary which is located by the border between Ventnor City and Margate is based on Wetlands Delineation map by Aqua Terra Inc.

Environmental Constraints

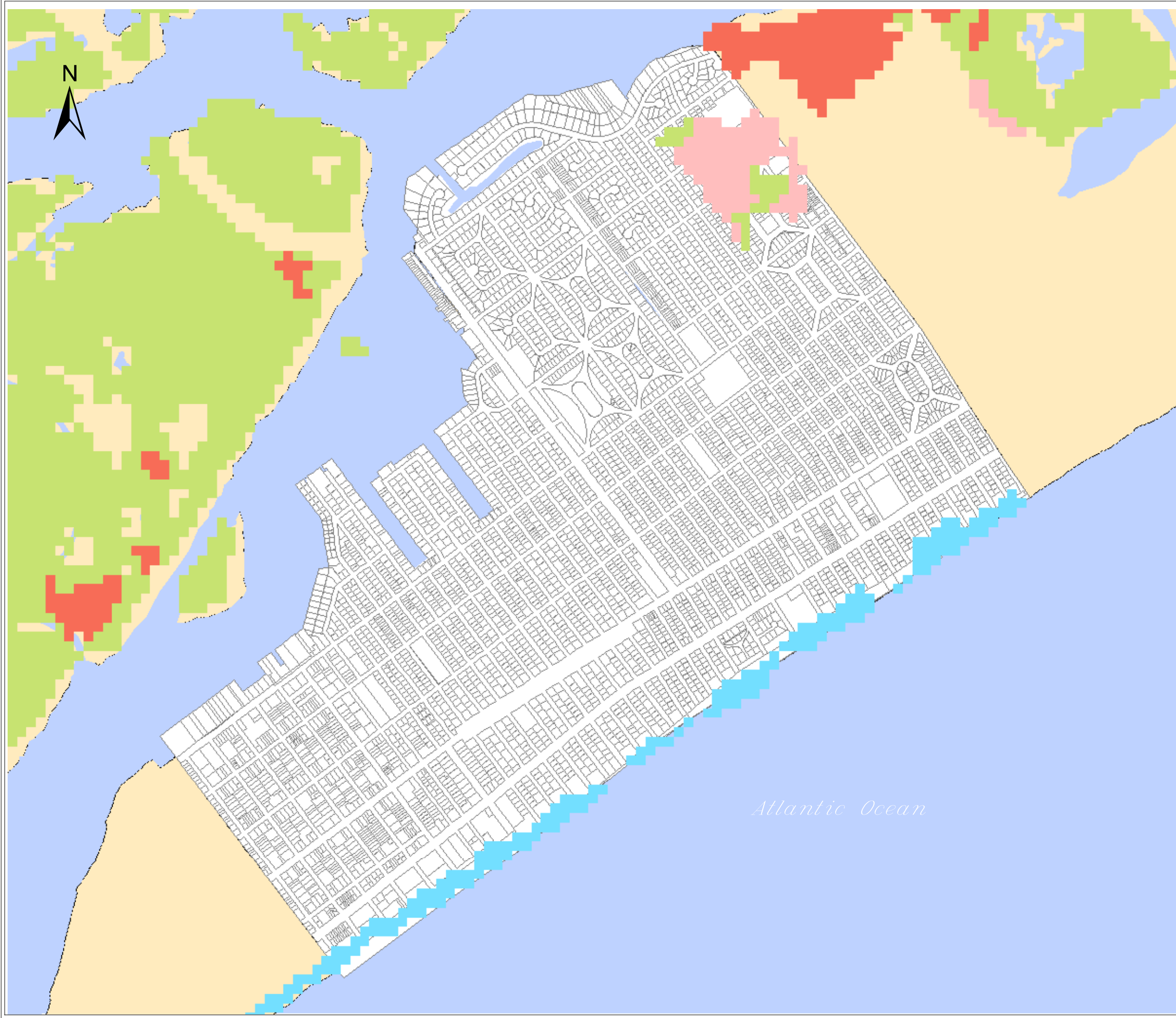
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Legend

Beach

- Suitable Habitat
- Special Concern
- State Threatened
- State Endangered
- Federal Threatened & Endangered

Emergent

- Suitable Habitat
- Special Concern
- State Threatened
- State Endangered
- Federal Threatened & Endangered

Forest

- Suitable Habitat
- Special Concern
- State Threatened
- State Endangered
- Federal Threatened & Endangered

Endangered Species

City of Margate

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Commercial Uses

Commercially used parcels constitute 22.6 acres or 3.5 percent of Margate’s total land area. The commercially developed areas include three principal nodes including the northern bayfront along Amherst Avenue, Margate’s Central Business District along Ventnor Avenue and Washington Avenue and the eastern commercial district located along Ventnor Avenue.

Public and Quasi-Public Uses

Public parcels represent the second largest land use category including 56 acres or 8.6 percent of Margate’s total land area. The single largest concentration of publicly owned land includes the Atlantic Ocean beachfront and the City owned wetlands areas adjacent to Minnie Creek and Wellington Avenue. Other significant public and quasi-public uses are located near the center of the City and include public and private schools, churches and synagogues. The municipal sports complex on Jerome Boulevard is an additional public use.

Vacant Lands

Vacant lands represent less than 3.4 percent of the City’s total land area or approximately 21 acres. The overwhelming majority of these lands are located in the wetlands constrained areas in the eastern portion of Margate.

The following table summarizes the existing land use based upon 2002 MOD IV tax data.

LAND USE 2002		
Property Class	Total (Acres)	% of Total
Vacant Land	21.7	3.4
Residential	453.3	71.3
Commercial	22.6	3.5
Apartment	4.1	0.6
Public School Property	5.3	0.8
Other School Property	0.3	.1
Public Property	56.2	8.8
Church & Charitable	6.8	1.1
Other Exempt	1.1	.2
Unknown	64.3	10.1
Total	635.7	100.0

BUILDING DESIGN

When reviewing Margate’s pattern of building design, it becomes readily apparent that the City does not have a predominant architectural style. As the City grew incrementally over time, neighborhoods were developed with a diversity of architectural types.

As shown on the Building Design map, the City’s bayfront areas tend to include a greater percentage of conventional and contemporary housing while the Parkway area includes a predominance of colonial homes and capes. Historic Marven Gardens includes a mix of conventional and colonial housing.

YEAR BUILT

As identified in the Community Profile section of the Master Plan and the Year Built map, the overwhelming majority of Margate’s housing was built prior to 1970. Newer housing tends to be located on the bayfront and in the Overlay Area. Not surprisingly, given the revitalization efforts of the City, the overlay area in the western portion of the City includes both some of the newest and some of the oldest structures. The Marven Gardens Historic area of Margate was virtually all built prior to 1939.

The diversity of years that structures were built correspond fairly well with the diversity of housing styles previously discussed. The City developed in a fairly random development pattern over a substantial length of time, giving the City its attractive diversity.

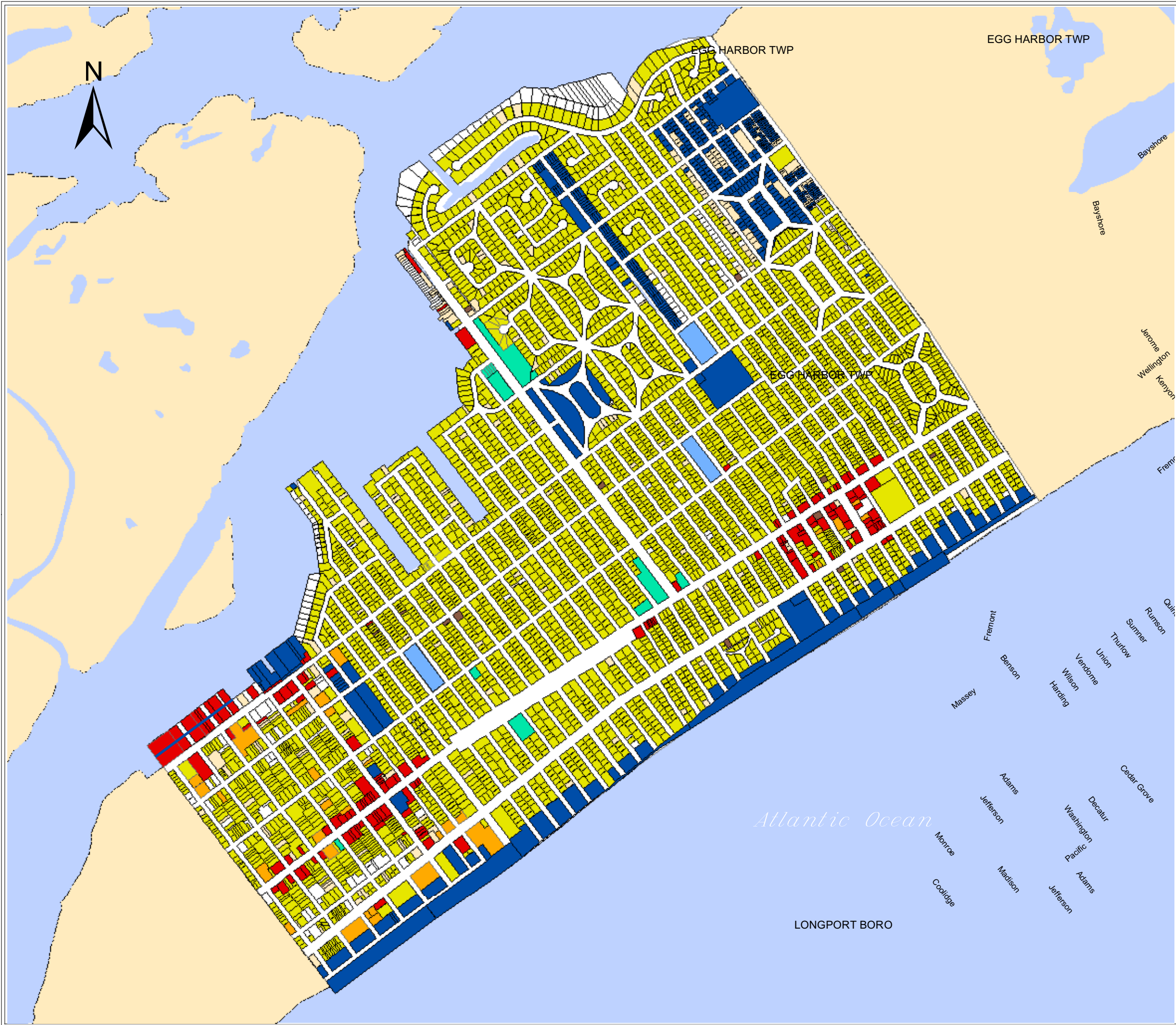




DEMOLITION

The number of buildings which were demolished between 1999 and 2002 was reviewed utilizing City records. During that time period 44 buildings were demolished. As detailed on the Demolition map, the demolitions occurred throughout the City but the highest concentration of demolished buildings is in the City’s Overlay Area. Demolitions are often used as an indicator for areas which are in transition. Demolitions are a particular concern when structures of historic or aesthetic value are demolished and replaced with out of scale new structures. The demolition list includes two parcels that are owned by the City or Board of Education. The balance of the structures were demolished by private entities.

DEMOLITIONS 1999-2002		
BLOCK	LOT	YEAR
105	17	1999
229	315	1999
3.02	4	1999
310.01	20	1999
431	22	1999
432	2	1999
526	4.01	1999
619	38	1999
1200	3	2000
230	305	2000
309.01	1	2000
331	12	2000
430	512	2000
518	9.02	2000
117	15	2001
12	15	2001
130	222	2001
132	1	2001
2.02	8	2001
21	5	2001
229	57	2001
229	59	2001
24	10	2001
316	9	2001
330	402	2001
331	5	2001
332	3.01	2001
413.01	7	2001
426	15	2001
427.02	104	2001
428	70	2001
509.04	17	2001
1004.02	5	2002
319	4	2002
320	1	2002
326	43	2002
330	34	2002
332	3.02	2002
426	3	2002
426	4	2002
426	5	2002
427.02	100	2002
427.02	505	2002
502.02	54	2002



Legend

- Vacant Land
- Residential
- Commercial
- Apartment
- Public School Property
- Public Property
- Church & Charitable
- Other Exempt
- no data

Source: MODIV tax assessment data and limited verification

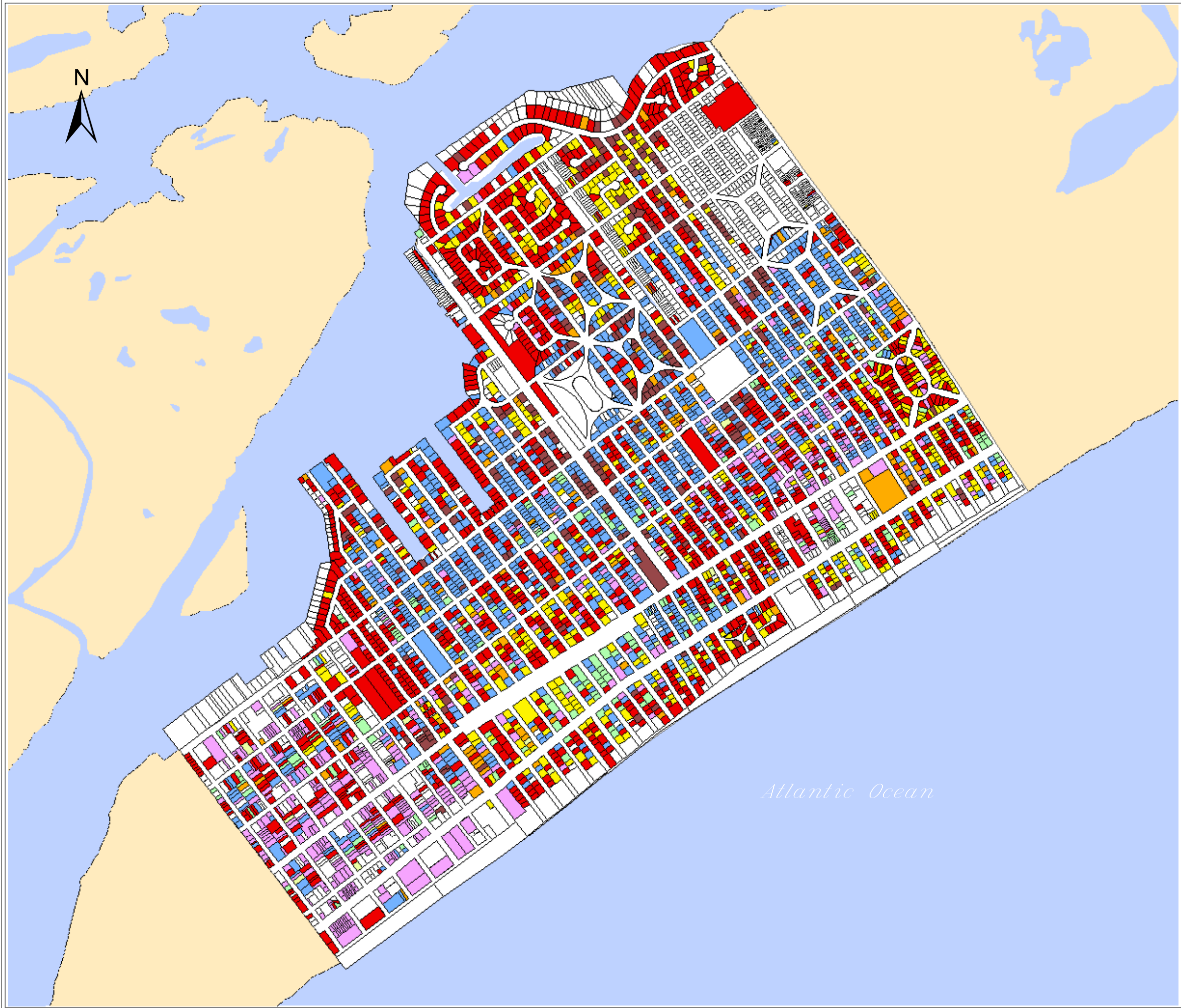
Existing Land Use

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Legend

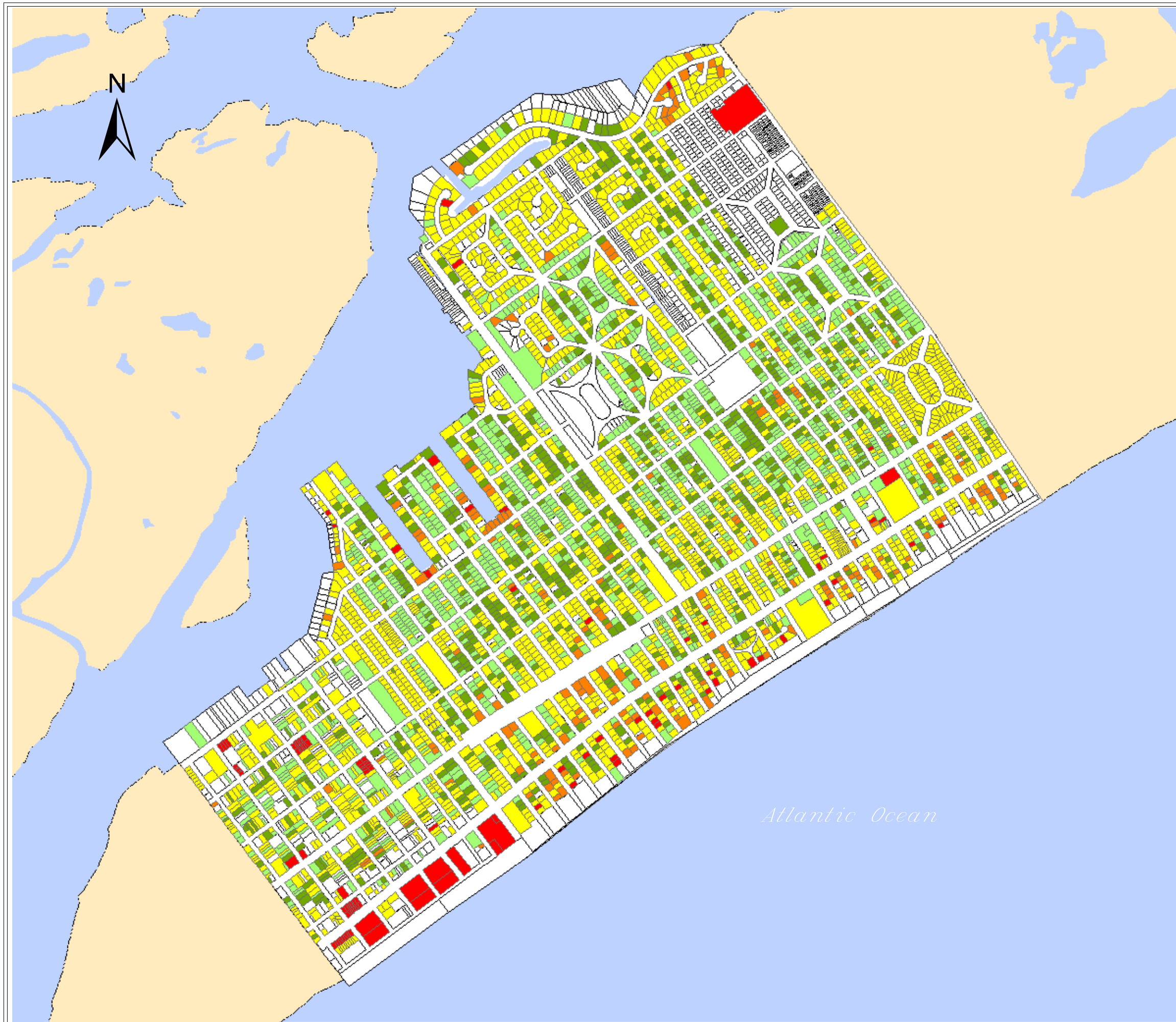
Red	Conventional/Contemporary
Yellow	Colonial
Orange	Ranch/Raised Ranch
Blue	Cape
Brown	Bi-level/Split Level
Light Green	Cottage
Dark Green	Old Style
Pink	Others

Building Design

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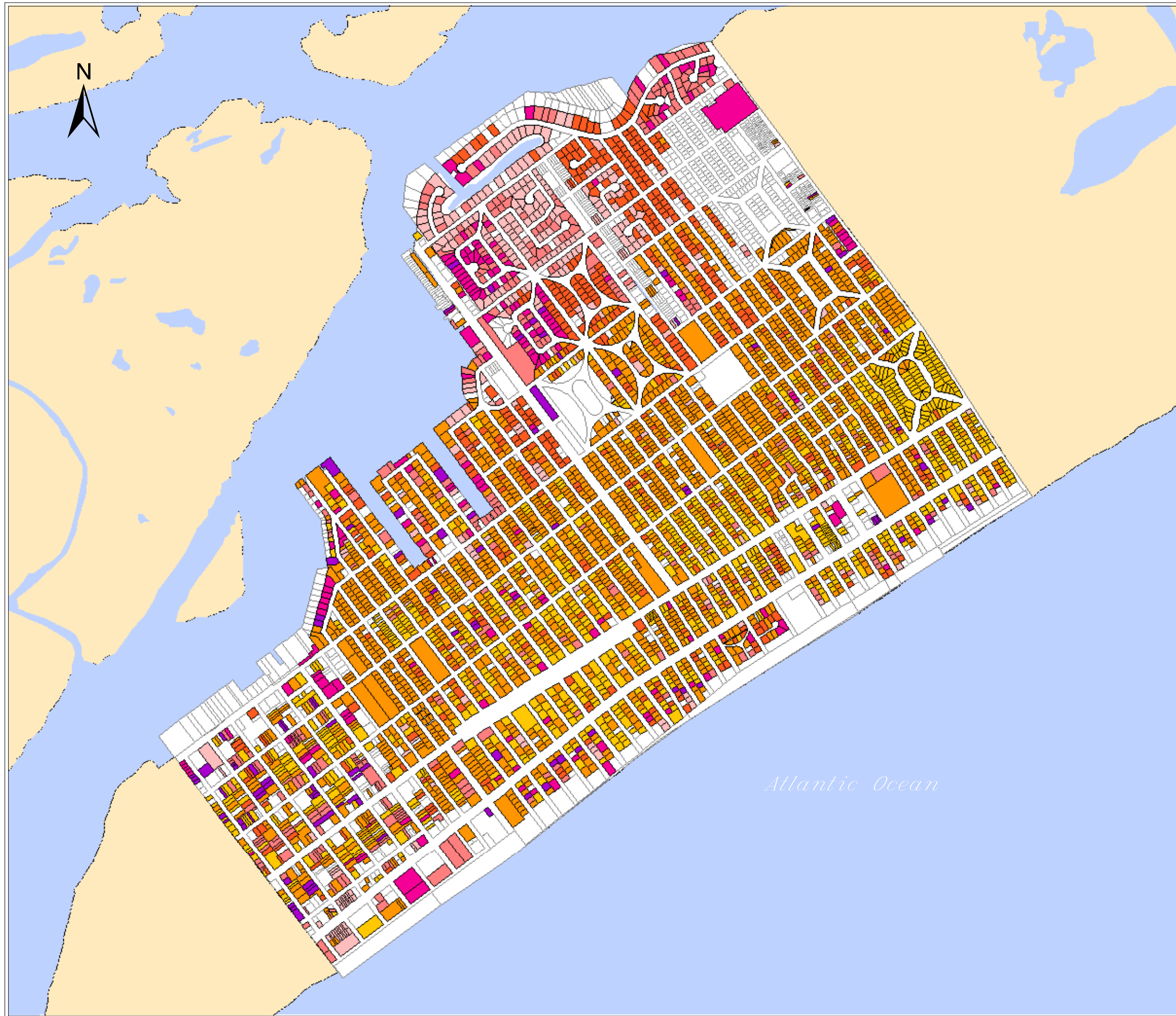
Legend

1 story
1.5 stories
2 stories
2.5 stories
3 stories and over
Data not available or vacant parcel

Number of Stories

City of Margate
ATLANTIC COUNTY NEW JERSEY

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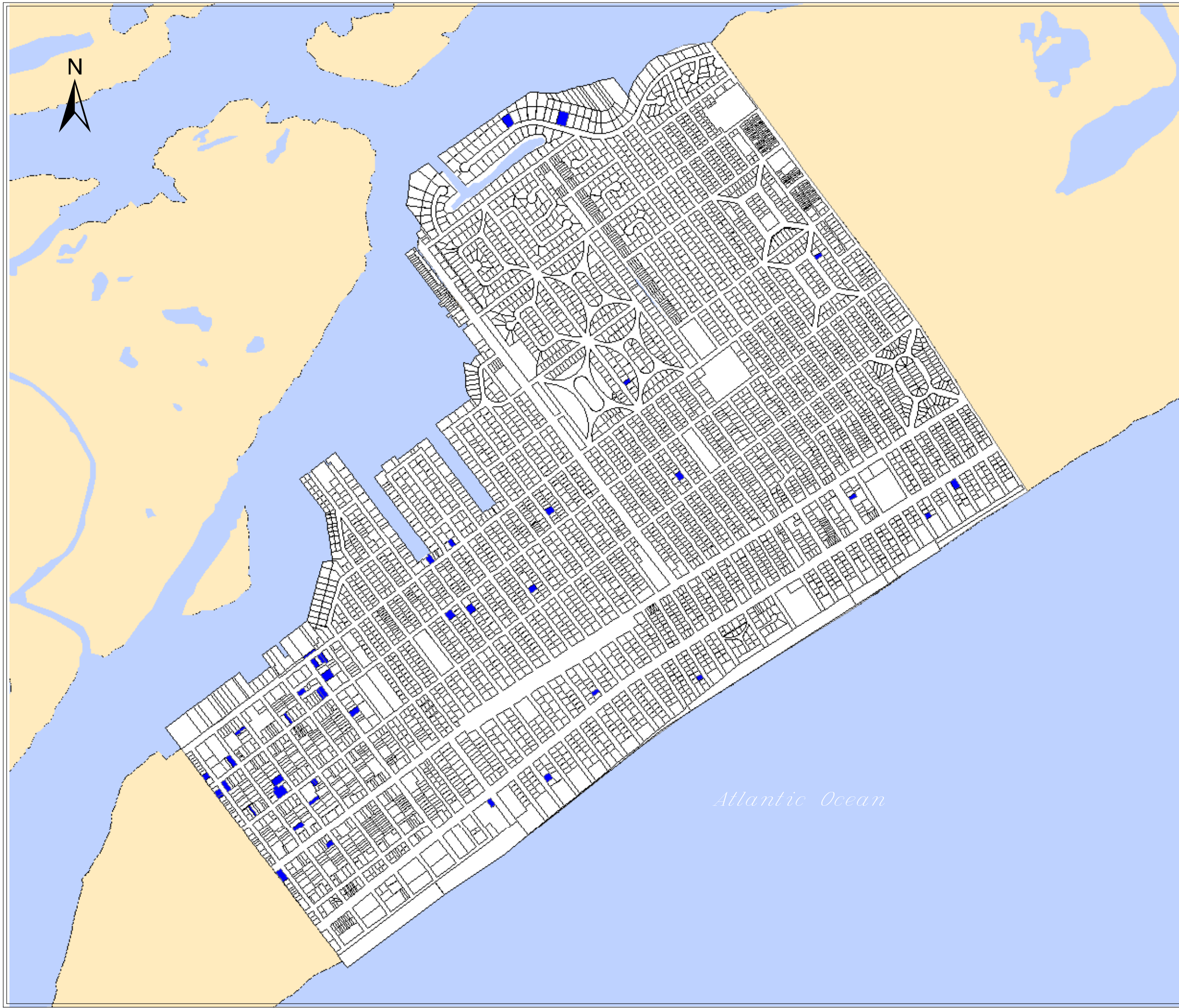


Legend

- 1939 earlier
- 1940- 1959
- 1960- 1969
- 1970 - 1979
- 1980 - 1989
- 1990- 1999
- 2000 - 2003
- Data not available or vacant parcel

Year Built

City of Margate
ATLANTIC COUNTY NEW JERSEY



Legend

 Demolitions

Demolitions 1999 through 2002

City of Margate
ATLANTIC COUNTY NEW JERSEY

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Condominiums

There are 99 properties identified as having condominium ownership throughout the City. The project size ranged from 2 to 246 units. The overwhelming majority of these condominium developments are located in the City's Overlay Area and in a number of beach block projects south of Atlantic Avenue as shown on the Condominium map. Most condominium ownership coincide with fairly recent construction.

CONDOMINIUMS		
BLOCK	LOT	UNITS
23	10	85
24	1	153
25	8.02	2
26	1	18
27.01	110	74
27.02	85	21
27.02	93	4
28.01	101	180
28.02	64	3
29.01	102	10
29.02	51	18
30.01	101	246
30.02	43	12
31.02	7	4
31.02	13	19
32.02	3	4
104	2	68
104	3&3.01	8
106	19	2
108.01	6	9
113.02	7	2
124	23	22
124	27	2
124	204	12
125	28	23
126	93	2
126	96	4
127	92	10
127	104	14
127	203	5
127	204	6
127	201	2
127	211	8
128	66	15
128	72-74	4+31
128	200	3
128	212	2
128	214	2
129	52	2
129	53	16
129	60	22
129	201	8
130	28	3
130	31	3
130	36	9
130	38	5
130	201	24
130	220	2
130	222	2
131	16	2



Land Use



EXISTING ZONING

At the present time, Margate's Land Development Regulations include 13 discrete zoning districts and a zoning overlay district. The zoning is shown on the accompanying Existing Zoning map.

Single Family Zones

Margate's zoning includes four single-family detached districts with minimum lot sizes ranging from 2,500 square feet to 6,000 square feet.

The S-60 Single Family Residence Zone

The S-60 is Margate's most restrictive single-family zone. The largest concentration of S-60 zoning is the bayfront neighborhood located in the northeastern portion of the City. A second small area of S-60 zoning is located east of Clarendon Avenue and south of Burk Avenue. The principal permitted uses in the S-60 zone include single-family detached dwellings, parks, playgrounds and publicly operated recreational facilities, public buildings, public utilities, substations, schools, places of worship and traditional home occupations. The S-60 bulk standards are as follows:

- Minimum lot size: 6,000 square feet
- Minimum lot width: 50 feet
- Minimum lot depth: 100 feet
- Maximum lot coverage: 35 percent
- Maximum principal building coverage: 30 percent
- Minimum front yard: 15 feet
- Minimum side yard: 10 feet
- Minimum rear yard: 15 feet
- Coverage calculations may include water area
- Maximum floor area ratio of all buildings and structures: .75

The S-50 Single Family Residence Zone

The City includes a number of S-50 single-family residential zones including an S-50 zone located west of Frontenac Avenue and north of Marshall Avenue, an S-50 zone located west of Fredericksburg Avenue adjacent to Ventnor, and the Parkway district located along both sides of Ventnor Avenue. The S-50 zoning includes approximately 97 acres or roughly 11.4 percent of Margate's land area. Principal

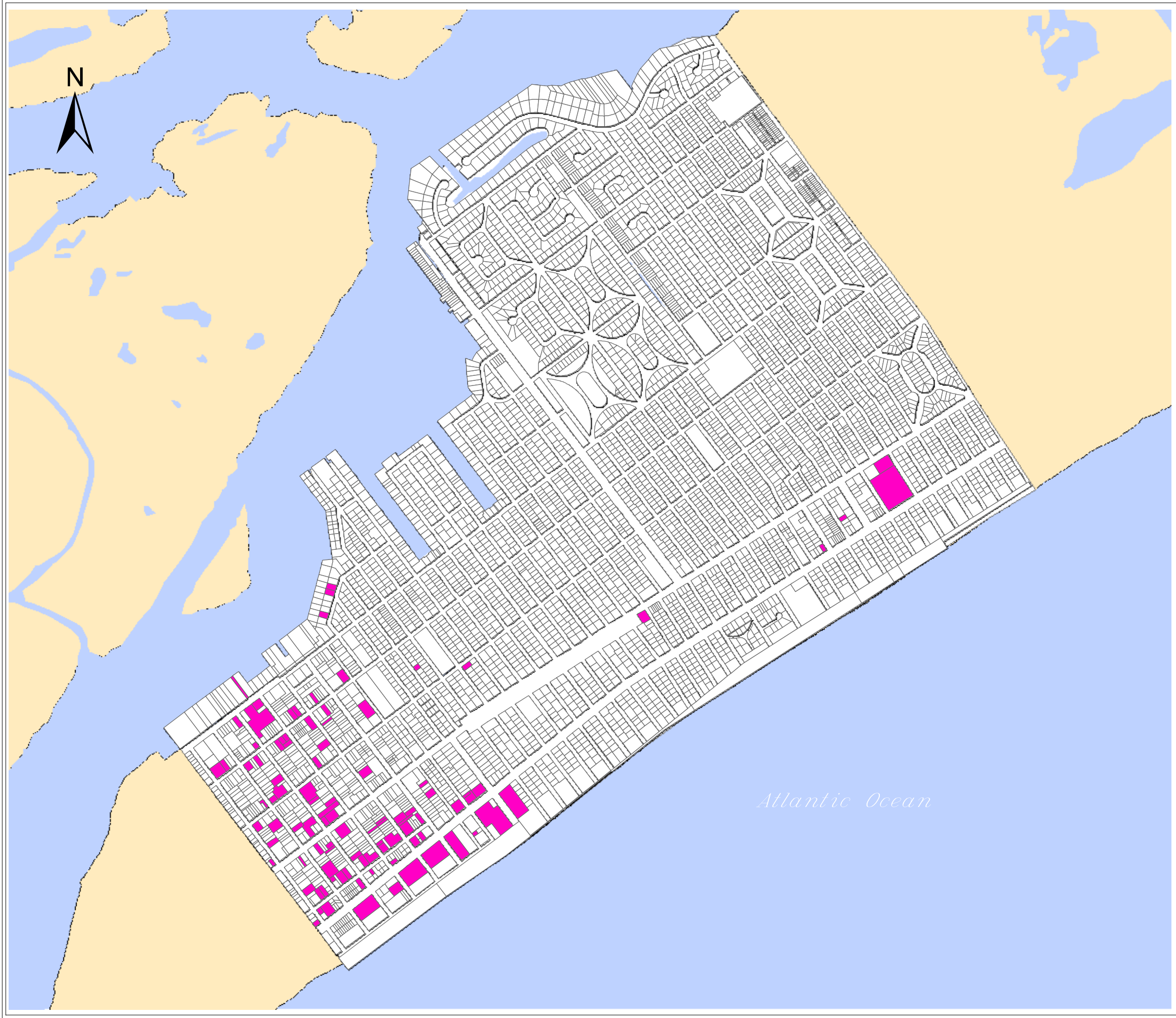
permitted uses include single-family detached dwellings and other uses including parks, publicly operated recreational uses, public buildings, public utilities, substations, schools, places of worship and traditional home occupations. Principal zoning standards include the following:

- Minimum lot area: 5,000 square feet
- Minimum lot width: 50 feet
- Minimum lot frontage: 50 feet
- Minimum lot depth: 62-1/2 feet
- Maximum lot coverage: 35 percent
- Maximum principal building coverage: 30 percent
- Minimum front yard setback: 15 feet
- Minimum side yard: 10 feet for one side, 8 feet for the other
- Minimum rear yard setback: 15 feet
- Maximum floor area ratio: .75

The S-40 Single Family Residence Zone

The S-40 zone is a fairly substantial zone accounting for a total of 240 acres or approximately 28 percent of Margate's total land area. The S-40 zones include a significant area north of Amherst Avenue, east of Wilson Avenue and west of Clarendon Avenue. Additionally, S-40 zones are located north and south of the Parkway district previously described in the S-50 zone. Principal permitted uses include single-family detached dwellings and other uses including parks, publicly operated recreational uses, public buildings, public utility, substations, schools, places of worship, and traditional home occupations. Principal zoning standards include the following:

- Minimum lot area: 4,000 square feet
- Minimum lot width: 50 feet
- Minimum lot frontage: 50 feet
- Minimum lot depth: 62-1/2 feet
- Maximum lot coverage: 40 percent
- Maximum principal building coverage: 35 percent
- Minimum front yard: 15 feet
- Minimum side yard: 10 feet for one side, 8 feet for the other
- Minimum rear yard setback: 15 feet
- Maximum floor area ratio: .875





Legend

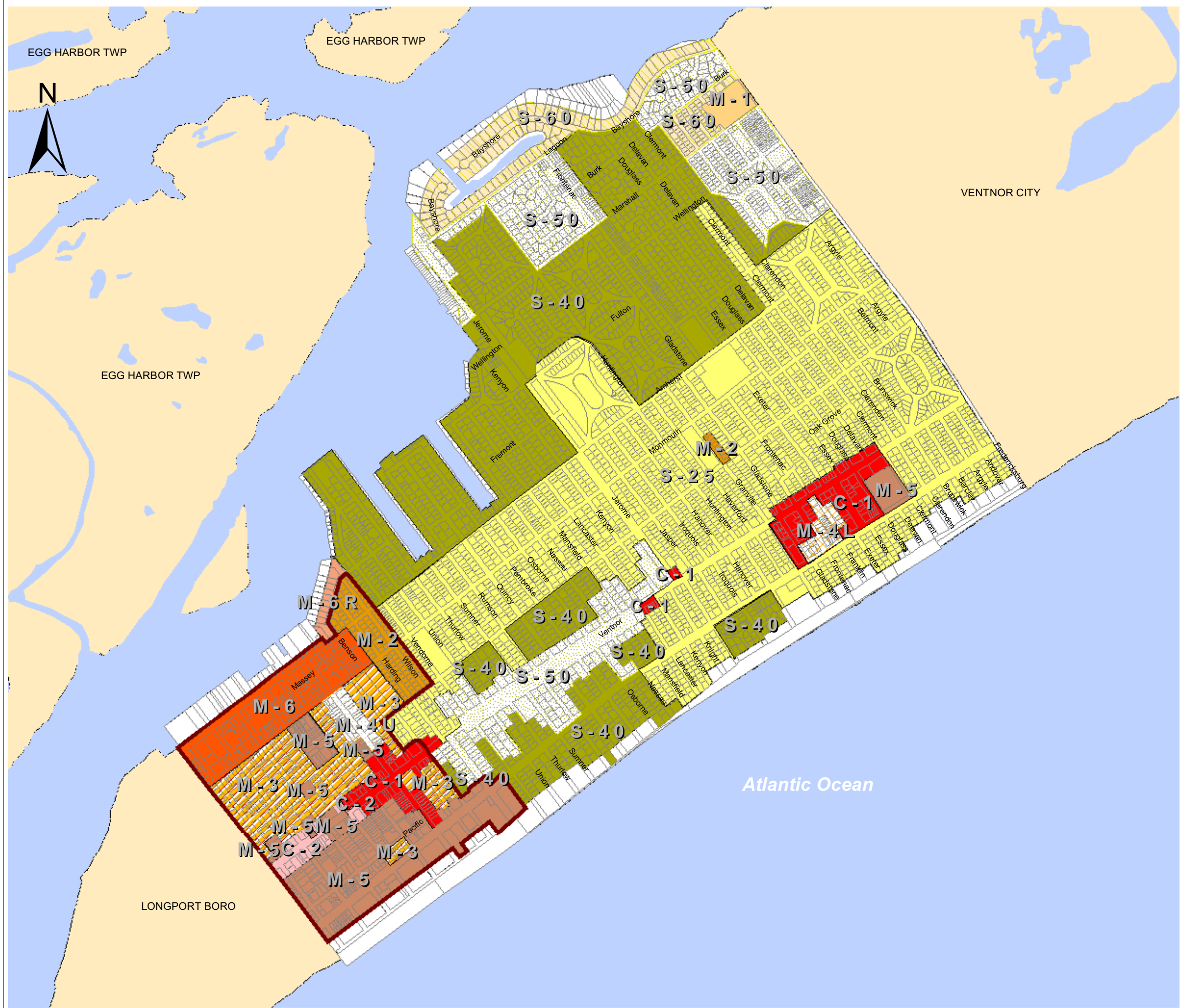
 Condominiums

Condominiums

City of Margate
ATLANTIC COUNTY NEW JERSEY

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Legend

S-60 Single Family Residence District

S-50 Single Family Residence District

S-40 Single Family Residence District

S-25 Single Family Residence District

M-1 Senior Citizens Housing District

M-2 Two-Family Dwelling (Duplex) District

M-3 Four-Family Dwelling (Quadroplex) District

M-4U Four-Family Dwelling (Quadroplex) with Professional Office District, Upper

M-4L Four-Family Dwelling (Quadroplex) with Professional Office District, Lower

M-5 Multifamily District

M-6 Bayfront Special District

M-6R Bayfront Special District - Residential

C-1 Commercial Retail District

C-2 Business and Professional Office District

Overlay District

Existing Zoning

City of Margate

ATLANTIC COUNTY NEW JERSEY

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The S-25 Single Family Residence Zone

The S-25 Single Family Residential District is Margate's largest zoning district encompassing more than 320 acres and occupying nearly 38 percent of the City's land area. This includes much of the central portion of Margate east of Wilson Avenue. The S-25 is Margate's least restrictive single-family zone district. Principal permitted uses include single-family detached dwellings and other uses including parks, publicly operated recreation uses, public buildings, public utility, substations, schools, places of worship, and traditional home occupations. Principal zoning standards include the following:

- Minimum lot area: 2,500 square feet
- Minimum lot width: 40 feet
- Minimum lot frontage: 40 feet
- Minimum lot depth: 62-1/2 feet
- Maximum lot coverage: 40 percent
- Minimum front yard: 5 feet
- Minimum combined side yards: 15 feet; one side yard shall not be less than 10 feet and the other no less than 5 feet
- Minimum rear yard: 15 feet
- Maximum floor area ratio: 1.00

The M-1 Senior Citizen Housing Zone

The M-1 Senior Citizen Housing zone is limited to a single parcel located adjacent to Ventnor City near the intersection of Burk and Fredericksburg Avenues. The zone consists of approximately 4 acres or .6 percent of Margate's land area. This site is presently developed with an age restricted rental non profit housing project. Permitted uses in this district include single-family residential development. Senior citizen housing is permitted as a conditional use. Principal zoning standards for senior housing include the following:

- Minimum lot area: 4 acres
- Maximum number of dwelling units: 100
- Minimum lot width: 300 feet
- Minimum lot frontage: 300 feet
- Minimum lot depth: 300 feet
- Maximum lot coverage: 30 percent
- Minimum front yard: 30 feet
- Minimum side yard: 30 feet for principal and accessory buildings
- Minimum rear yard: 50 feet
- Maximum height of principal buildings: 3 stories and 30 feet

The M-2 Two Family Dwelling Zone

There are two M-2 zones located within Margate; one is relatively small located adjacent to Granville Avenue, and a second is located along Wilson and Harding Avenues. Principal permitted uses include single-family detached housing and duplexes. The M-2 zone is limited to approximately 13 acres or 1.5 percent of Margate's land area. Principal zoning standards include the following:

- Single-family development subject to the S-60, S-50, S-40 and S-25 standards depending on lot size
- Minimum lot area for duplexes fronting on Granville Avenue: 2,680 square feet
- Minimum lot area for duplexes fronting on Wilson Avenue, Harding Avenue, Benson Avenue, Winchester Avenue, Monmouth Avenue, Amherst Avenue and Fremont Avenue: 3,200 square feet
- Minimum lot width and lot frontage requirements for duplexes: 40 feet on Granville Avenue, 51 feet on Wilson, Harding, Benson and Winchester, Monmouth, Amherst and Fremont Avenues
- Minimum lot depth for duplexes: 67 feet on Granville, 62 feet on Wilson, Harding, Benson and Winchester, Monmouth, Amherst and Fremont Avenues
- Maximum lot coverage for duplexes: 45 percent
- Minimum front yard for duplexes: 15 feet
- Minimum side yard for duplexes: 8 feet
- Minimum rear yard: 15 feet

The M-3 Four Family Zone

The M-3 zone is located in the Overlay District in the western section of the City adjacent to the Longport border. Single-family, two-family, three-family and four-family dwellings are permitted uses. Principal zoning standards include:

- Single-family housing subject to the S-60, S-50, S-40 and S-25 standards
- Minimum lot area for two-family, three-family and four-family: 2,250 square feet per unit
- Minimum lot width and minimum lot frontage: 50 feet
- Minimum lot depth: 125 feet
- Maximum lot coverage: 45 percent
- Minimum front yard setback: 15 feet
- Minimum side yard: 8 feet
- Minimum rear yard: 15 feet





The M-4 Four Family and Professional Office Zone

Margate's zoning map includes two areas designated for M-4 development. One area is adjacent to Washington Avenue, designated as M-4 Upper. The second area is located along Atlantic Avenue and is identified as M-4 Lower. These zones are relatively small in nature and represent less than 1 percent of Margate's land area. The M-4 zone includes the following principal uses: single-family, duplexes, triplexes, quadraplexes, professional offices and medical offices. The principal zoning standards include the following:

- Single-family housing subject to the S-60, S-50, S-40 and S-25 standards
- Minimum lot area for duplexes, triplexes and quadraplexes without offices: 1,680 square feet per dwelling units
- Minimum lot area for professional offices with no dwelling units: 1,680 square feet
- Mixed residential and office uses: 1,680 square feet for each dwelling unit and the same amount for each professional office. The upper district includes a minimum lot standard for duplexes, triplexes and quadraplexes of 2,000 square feet per dwelling unit and 2,000 square feet per professional office.
- Minimum lot width and lot frontage: 42 feet
- Minimum lot depth: 80 feet
- Maximum lot coverage: 50 percent
- Minimum front yard: 7-1/2 feet
- Minimum side yard: 6 feet
- Minimum rear yard: 7-1/2 feet

The M-5 Multi-Family Zone

The Margate zoning map includes a number of M-5 zones; all but one are located in the overlay district. An additional M-5 zone is located at the intersection of Atlantic Avenue and Clermont Avenue. The M-5 zone includes single family homes, duplexes, triplexes and quadraplexes and multiple dwellings as principal permitted uses. Principal zoning standards include the following:

- Single-family dwellings subject to the S-60, S-50, S-40 and S-25 zoning standard.
- Duplexes, triplexes and quadraplexes subject to the provisions of the M-3 zone.
- Multiple dwellings include the following bulk standards:
 - Depending on the average number of bedrooms in the development, the minimum lot area ranges between 1,200 square foot of lot area per dwelling unit and 2,500 square foot of lot area per dwelling unit.
- No building shall exceed 100 feet in length.

The C-1 Commercial Retail Zone

Margate includes two C-1 Business zones both located along Ventnor Avenue. The eastern C-1 is generally located between Granville Avenue and Clermont Avenue along Ventnor Avenue and a second C-1 zone is located along Ventnor Avenue and Washington Avenue. The C-1 zone permits the following principal uses: single family homes, duplexes, triplexes and quadraplexes, general commercial activity including the sales of retail goods and services, bars, professional and business offices, medical offices, service establishments, automobile service stations, repair shops, cleaning and laundries, banks, other retail uses. Conditional uses include drive-in banks and high intensity commercial establishments. Standards include the following:

- Single-family development subject to the S-60, S-50, S-40 and S-25 standards, duplexes, triplexes and quadraplexes subject to the M-3 standards.
- Permitted and conditional commercial uses, the following apply:
 - Minimum lot size: 4,000 square feet
 - Minimum lot width: 50 feet
 - Minimum lot depth: 80 feet
 - Maximum lot coverage: 60 percent
 - Minimum front yard average: 10 feet
 - Minimum side yard: 10 feet combined
 - Minimum rear yard: 5 feet
 - Maximum height: 34 feet
 - Minimum floor area: 1,750 square feet

The C-2 Business and Professional Office Zones

Margate's C-2 zoning districts are located along Ventnor Avenue within the Overlay Area. The area is generally west of the C-1 Zone. The C-2 zone permits single-family dwellings, duplexes, triplexes, quadraplexes, professional offices, medical offices, dental business offices, banks and outside parking. The zone includes the following bulk standards:

- Single family housing subject to the S-60, S-50, S-40 and S-25 zoning requirements
- Duplexes, triplexes and quadraplexes subject to the M-3 standards.
- Permitted and conditional office uses, the following standards apply:
 - Minimum lot area: 4,000 square feet
 - Minimum lot width: 60 feet
 - Minimum lot depth: 80 feet
 - Maximum lot coverage: 50 percent
 - Minimum front yard: 10 feet
 - Minimum side yard: 5 feet on one side, 12-1/2 feet combined
 - Minimum rear yard: 7-1/2 feet
 - Maximum height: 34 feet
 - Minimum floor area: 1,750 square feet

The M-6 and M-6R Special Bayfront Districts

The M-6 and M-6R Special Bayfront Districts are located within the Overlay District adjacent to Amherst Avenue. The principal permitted uses in the zone include all of those permitted in the M-5 multi-family district, all the uses permitted in the C-1 commercial district, all the uses permitted in the C-2 district. Marinas, marine service facilities and waterfront recreation facilities and combinations of uses are also permitted. The M-6R uses are limited to water oriented residential developments.

Principal bulk standards include:

- Single-family housing subject to the S-60, S-50, S-40 and S-25 zoning standards
- Duplexes, triplexes and quadraplexes subject to the M-3 zone
- Multi-family uses subject to the provision of the M-5 zone
- Marinas, marine service facilities and waterfront recreational facilities. Minimum lots of 5,000 square feet or more are required.

Certain uses within the Special Bayfront District are subject to review by the Bayfront Special District Commission.

The Overlay District

Margate has created an Overlay District designed to effectuate a high level of design review. The overlay zone is located in the western portion of the City from the Longport border eastward to Harding and Wilson Avenues between the bayfront and oceanfront. The overlay district includes design standards as to lighting, parking, trash enclosures, street trees, maintenance and landscaping, fences, bicycle racks, uses of asphalt, color and landscaping. Design elements for the Overlay District include details for entry and arrival, color, texture, plane breaks, windows, differentiation, contrasting infill, location of utilities, curbing, building material, roofing, gutters, down spouts, decorative trim, doors, windows, decorative shutters, porches, terraces and decks, posts, columns, railings, awnings, and sunscreens. A Design Standards and Guidelines Advisory Committee has been established which reviews compliance with the design guidelines in the Overlay District.





Lot Sizes and Subdividable Lots

A detailed analysis was performed regarding the City's lot size distribution and comparing it with current zoning standards. Generally, the largest residential lots in the City are those adjacent to the bayfront. The central core of the City is occupied by lots generally less than 4,000 square feet in area, whereas the beachfront lots range from 3,000 to 5,000 square feet in size. Those lots fronting on Ventnor Avenue in the area generally known as the Parkway represent some of the larger lots that are non waterfront. The overlay district in the western part of the City includes a mix of fairly substantial lots and very small lots. The small lots in the overlay district are distinguished from those in the rest of the City by being generally narrow and deep as opposed to wide and shallow lots which is the standard pattern in much of Margate.

One of the key concerns expressed during the public participation process was the phenomena of teardowns and subdivision of oversized parcels resulting in incompatible developments in Margate's established neighborhoods. Using GIS, utilizing area and frontage requirements, an analysis was performed for each of the single family residential zones to determine the subdivision potential and to quantify nonconforming lots.

The S-25 Zone

The S-25 zone permits the smallest single-family residential lots in the City of Margate. The zone contains a total of 2,714 lots. Of this total, 263 or 9.7 percent of the total are nonconforming as to area. Within the S-25 zone, approximately 71 parcels or 2.6 percent of the total number of parcels are subdividable utilizing the current ordinance standards.

The S-40 Zone

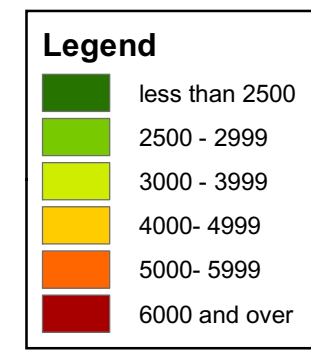
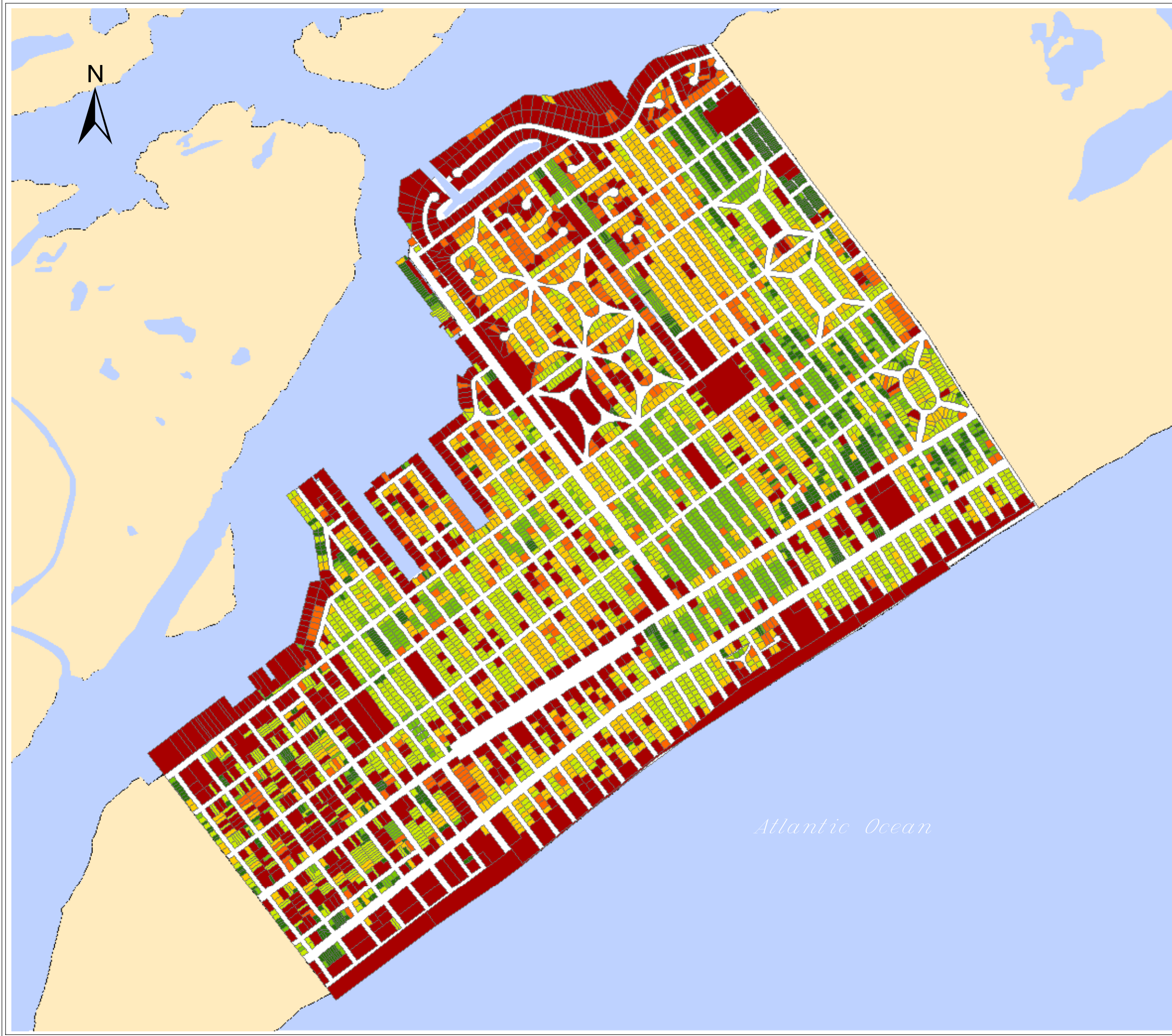
The S-40 zone as presently delineated has a larger percentage of nonconforming lots than the S-25 zone. Nearly 30 percent of the 1,382 S-40 lots do not conform to the minimum lot area of 4,000 square feet. With regard to subdividable lots, approximately 31 lots or 2.12 percent of the total number of lots within the S-40 zones are potentially subdividable.

The S-50 Zone

Margate's S-50 zone includes 614 parcels of which 403 or 65.6 percent are nonconforming as to area. It is important to note however that approximately 80 percent of those parcels under the minimum requirement are located on wetlands adjacent to the eastern border of the City along Fontenac Avenue which includes a number of parcels currently owned by the City of Margate. The S-50 zoning includes 14 potentially subdividable lots or 2.3 percent of the total number.

The S-60 Zone

The S-60 zone contains only 65 parcels of which 41.7 percent of the total are nonconforming. (This calculation is based on land area and many of the 65 parcels include riparian area). Utilizing the zoning standard, a total of 6 parcels or 3.8 percent of the total number of parcels in the S-60 zone are potentially subdividable.



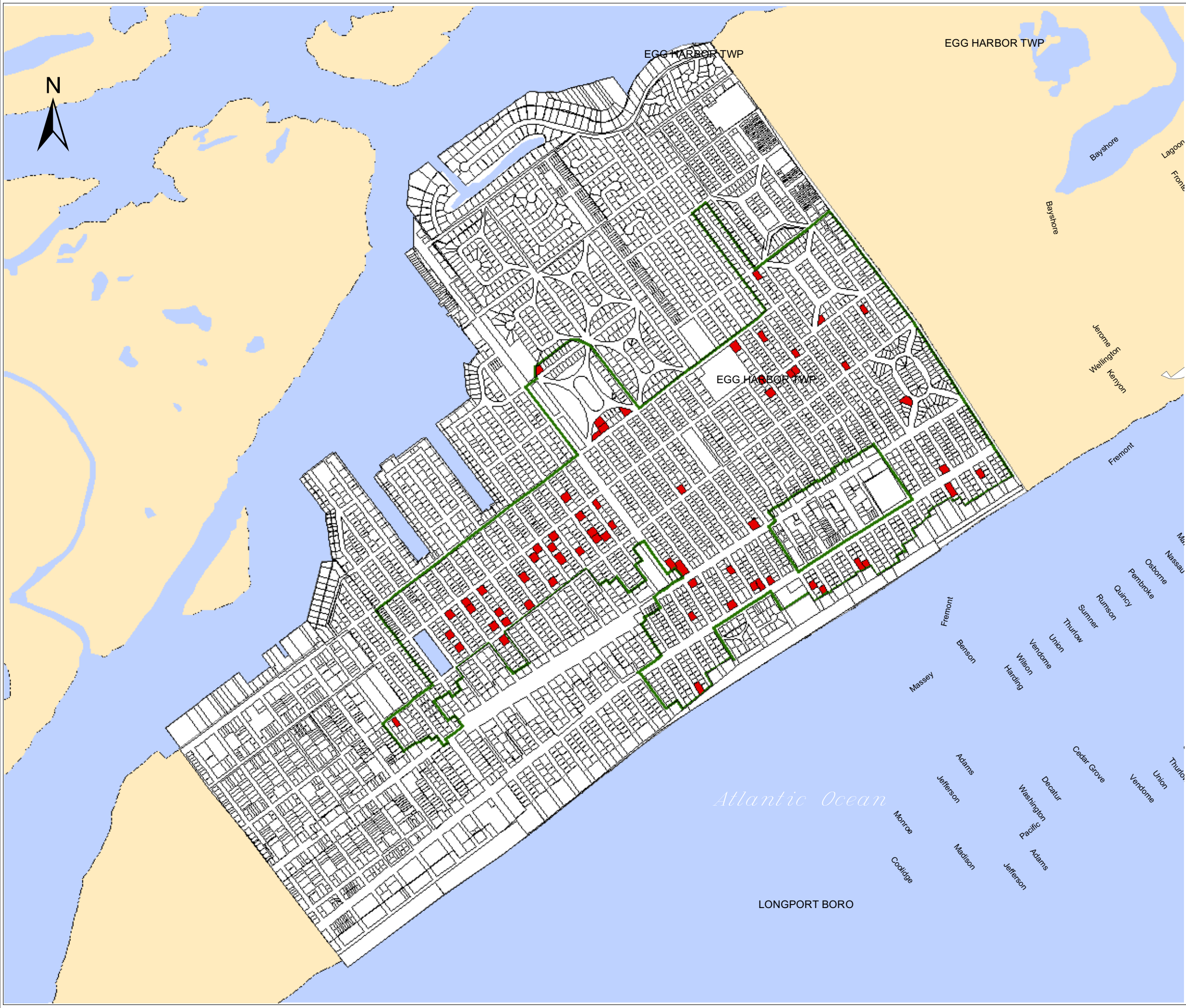
Lot Size

City of Margate
ATLANTIC COUNTY NEW JERSEY

1:12,000

HEYER, GRUEL
& ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

January 2004



Legend

Subdividable Lots

Subdividable Lots - S-25

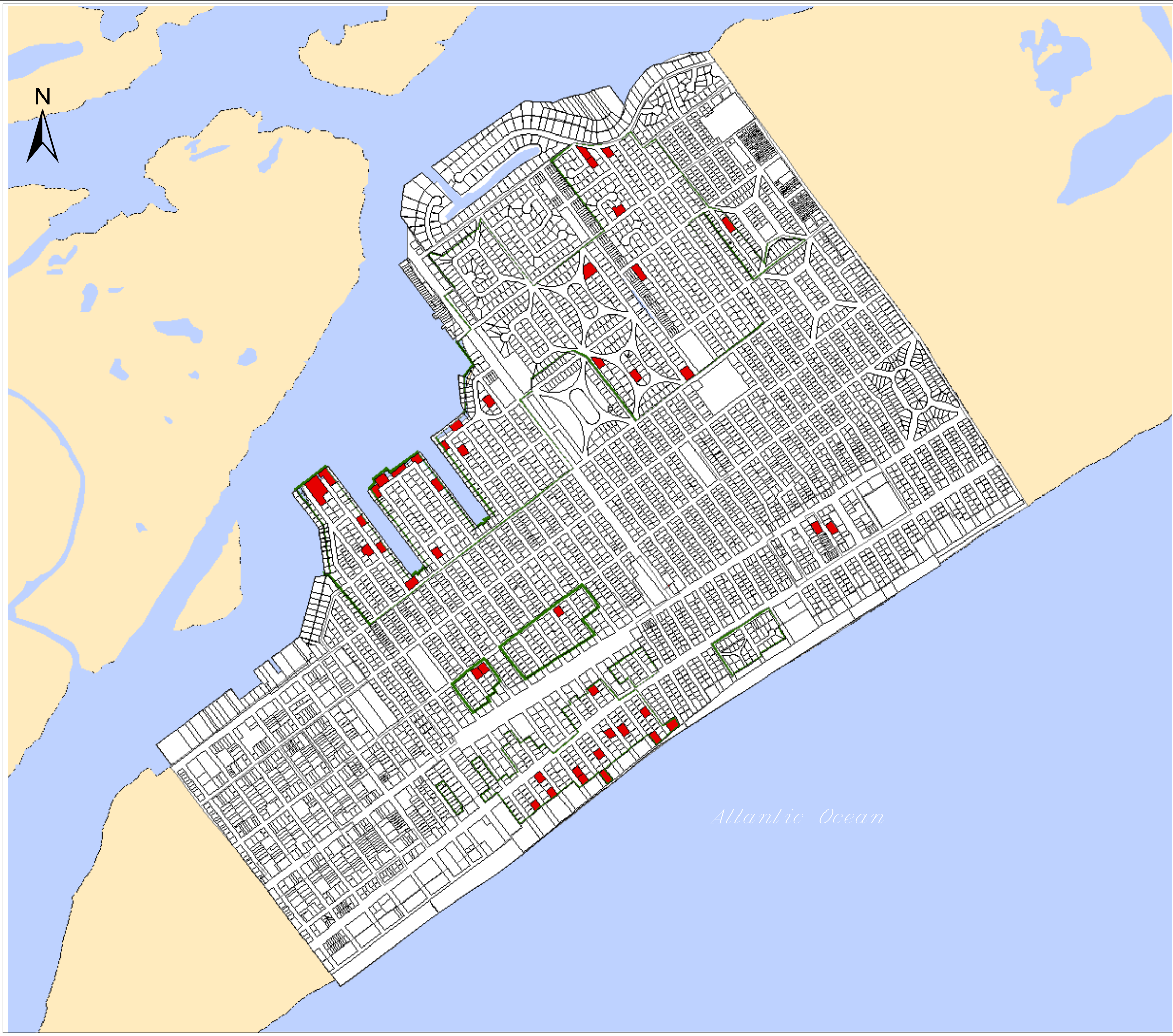
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ATLANTIC COUNTY NEW JERSEY

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January 2004



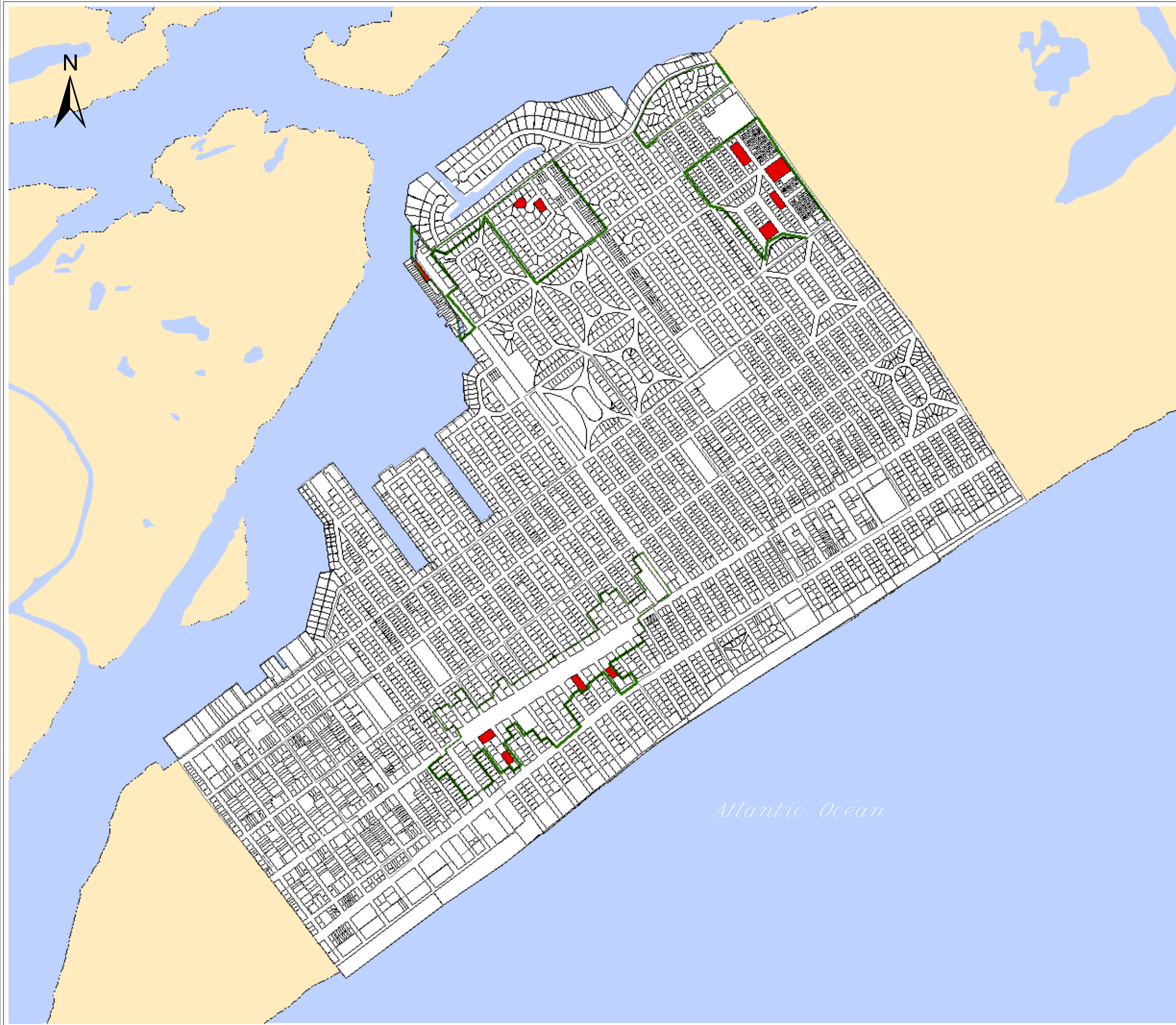
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 Subdividable Lots

Subdividable Lots - S-40

City of Margate
ATLANTIC COUNTY NEW JERSEY

1:12,000  COMMUNITY PLANNING CONSULTANTS January 2004



Legend

 Subdividable Lots

Subdividable Lots - S-50

City of Margate
ATLANTIC COUNTY NEW JERSEY

1:12,000

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January 2004



Legend

 Subdividable Lots

Subdividable Lots - S-60

City of Margate
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1:12,000  HEYER, GRUEL
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LAND USE PLAN

This land use plan element presents a number of revisions to the City's previous land use planning and zoning documents. In some cases, former land use categories have been deleted or combined, new categories have been established, and in a number of instances, boundaries have been revised.

Single Family Residential

The focus on the single-family residential areas is to create land use categories that more closely reflect the established neighborhood pattern of development. Existing lot sizes and nonconforming lots were reviewed. Potentially subdividable lots within each zone district were examined. As a result, the Land Use Plan map includes five single-family residential categories.

Low Density Single Family Residential (S-60)

These areas consist of Margate's largest single-family residential lots. The lots are generally 6,000 square feet or more and are principally located along Bay Shore Drive and in the area commonly known as the Parkway. It should be noted that the Parkway area was previously designated for 5,000 square foot lots. The boundaries of the area have changed as well to reflect the pattern of larger lot distribution.

Moderate Density Single Family Residential (S-50)

The moderate density single-family category is generally consistent with the S-50 zone district and includes development with single-family lots of 5,000 square feet or more. The areas designated are located south of Bay Shore Drive along Argyle Court and Brunswick Court and south of Lagoon Drive.

Moderate Density Single Family Residential (S-40)

This category corresponds generally to the S-40 zoning district and provides for development of single-family lots of 4,000 square feet or more. The two principal concentrations of S-40 areas are located generally north of Amherst Avenue west of Clarendon Avenue and east of Vendome Avenue. Additional areas of moderate density S-40 development are shown both north and south of the "parkway" area, south of Winchester Avenue and along both sides of Atlantic Avenue between Vendome Avenue and Nassau Avenue.

Medium Density Single Family Residential (S-30)

This category is a new land use designation and was created to reflect the established pattern of lotting which is on average significantly larger than the smaller S-25 lots but not up to the S-40 standards. Three areas of this new land use designation have been shown. The minimum recommended lot area is 3,000 square feet. The first is located between Monmouth Avenue and Winchester Avenue from Vendome Avenue to Jerome Avenue. The two remaining areas are located south of Atlantic Avenue between Nassau Avenue and Jerome Avenue and between Granville Avenue and Fredericksburg Avenue.

High-Density Single Family Residential (S-25)

These areas generally correspond to areas designated for S-25 zoning. This is the single largest land use category in Margate. It has the smallest single family lot size permitted in Margate. Lots are generally 2,500 square feet or more. The S-25 category includes much of Margate's core area between Amherst Avenue and Atlantic Avenue east to the Ventnor border and west to Vendrome Avenue.

Marven Gardens Historic District

The Marven Gardens historic district is a new land use designation. The designation was created specifically to acknowledge the historic character of this distinct area. The area is generally bounded by Ventnor Avenue, Brunswick Avenue, Fredericksburg Avenue and Winchester Avenue. This is a designated historic district with a very unusual pattern of land development and lotting and very high urban design values. The area includes curvilinear lots, shared driveways, zero lot line garages, and a very unique street system. From a bulk perspective, the lotting is generally consistent with the S-25 standards.

Two-Family Residential

Three areas in Margate have been designated for development with two-family housing. These areas correspond to established two-family areas of the City. The first is a small two-family area along Granville Avenue. The second is a larger area with lots fronting on Wilson Avenue, Harding Avenue and Fremont Avenue. The third is an area along Gladstone, Frontenac and Atlantic Avenues.

Multi-Family Housing

The multi-family housing designation represents a consolidation of a number of prior land use designations including areas previously shown as M-3, M-4, M-4L, M-4U, M-5 and M-6. This includes the overwhelming majority of the land area within the City's Overlay District, a district that includes most of the property between the Longport border and Wilson Avenue, from the ocean to the bay.

Additionally, a multi-family area is identified between Atlantic Avenue and Ventnor Avenue adjacent to the City's eastern business district. This corresponds to existing multi-family residential development.





Central Business District (CBD)

The CBD district category is a new one in this land use plan element. It represents the two core commercial areas of Margate located along Washington Avenue and Ventnor Avenue and along Ventnor Avenue in the southeastern section of the City. The focus of the CBD designation is to create a continuous “window shopping” streetscape. The CBD is distinguished from other commercial areas of Margate by a requirement to develop retail sales and related uses at ground level. Upper stories may be residential work/live, commercial or loft space. The CBD area along Washington Avenue and Ventnor Avenue needs to be reviewed and a detailed plan should be prepared. The Plan should include streetscape standards, parking strategies and business and wayfinding signage standards. Connections of the bayfront to oceanfront in the Washington Avenue corridor should be established to reinforce the CBD design.

Neighborhood Commercial

The land use plan calls for one C-1 neighborhood commercial area. It is located along Washington Avenue between Monmouth Avenue and the CBD. This area is distinguished from the CBD areas by allowing ground floor residential uses as well as retail sales and service uses.

C-2 Commercial/Business District

The C-2 Commercial/Business district is located along Ventnor Avenue. The boundaries of this designation have been revised somewhat to exclude existing multi-family housing development. The principal uses anticipated are business, professional and medical offices.

Waterfront Development Area

Margate has focused a great deal of attention on the revitalization of its bayfront areas located along Amherst Avenue. The renaissance of this area is readily apparent to anyone who visits this part of Margate. The area is being revitalized with new housing as well as commercial reinvestment taking the form of new restaurants. A waterfront park has been established at the Washington Avenue street end. The City has established a Bayfront Special District Commission to deal with the issues of revitalizing this important area.

The boundaries of the waterfront district have been reduced somewhat from previous plans. Those lots fronting on Monmouth Avenue between Coolidge and Washington Avenues have been placed in the MF residential category, given the fact that there is virtually no commercial activity along this frontage.

Government and Open Space

The Government and Open Space category is a new one in Margate’s land use plan. The designation includes all municipally owned properties including parks, recreation, open space, municipal facilities, properties owned by the Board of Education and the City’s senior citizen housing project located on Fredericksburg Avenue.

The largest single area within the government and open space designation is located in the northeast corner of Margate, generally bounded by Clarendon, Burk, Fredericksburg and Fremont Avenues. It should be noted that privately owned parcels in the vicinity have been placed within low density residential single-family category (S-60).

Riparian

The riparian category is a new category in Margate’s Master Plan. It includes those properties in the City which are generally covered by water at high tide. Uses within the riparian category are limited to water dependant uses consistent with State regulations.

Overlay District

The Overlay District in Margate is generally located west of Wilson Avenue to the Longport border from the beach to the bay. This is an area where much of Margate’s revitalization has occurred and is likely to continue. It includes some of the oldest and newest housing stock in Margate and it also includes the previously mentioned Waterfront Special District along Amherst Avenue. The area is subject to an enhanced level of design review consistent with Margate’s revitalization effort.

It is recommended that Margate’s zoning be revised to provide “incentive zoning”. The “base zoning” should be S-50 for the Overlay’s residential areas with an incentive to capitalize on other permitted options subject to compliance with the enhanced design standards. This will strengthen the design guidelines by converting certain guidelines into standards.

RECOMMENDED ZONING REVISIONS

In order to effectuate the Land Use Plan changes anticipated by this plan, a number of significant zoning revisions must be made. This section outlines many of the key zoning recommendations but the list is not intended to be exhaustive. Additional changes may be necessary when a detailed review of the City's Land Development Ordinance is completed. Some of the key revisions include the following:

Adopt a revised zoning map

The zoning map included in this section includes a number of changes:

- Revised single-family residential zone district boundaries to reflect existing lot sizes.
- The establishment of a new S-30 zone.
- Designation of the Parkway District with revised boundaries as an S-60 zone.
- Designation of the Marven Gardens neighborhood as a Historic District, subject to S-25 bulk standards.
- Deletion of the M-6R zone along Fremont Avenue and replacement with S-40 zoning.
- Creation of a new Central Business District zone along Washington Avenue and Ventnor Avenue and along Ventnor Avenue in the southeastern section of the City which will require first floor commercial uses.
- Establishment of a Government and Open Space zone to include publicly owned parcels particularly those owned by the City, Board of Education, and Margate Terrace.
- The establishment of a Riparian Zone for properties covered by the high tide.
- Revision to the Waterfront Special District boundaries to exclude lots fronting on Monmouth Avenue.
- Consolidation of various multiple family zones particularly those within the Overlay Area.

Building Height

The measurement of height and the maximum height should be revised citywide. At the present time, the ordinance defines the height of a principal building as "the vertical distance measured from finished floor elevation, as defined, to the highest point of the roof, or any appurtenances thereto which are not excepted from the height requirement of a particular district. Finished floor elevation is defined as 11 feet above mean sea level".

The maximum height permitted by ordinance for all residential uses is 34 feet above finished floor elevation. Depending on the location within the City, this can result in a structure of anywhere between 34 feet and 41 feet above grade.

It is recommended that regardless of elevation, the maximum height for residential structures should not exceed 2-1/2 stories and 34 feet above the curb or 30 feet above finished first floor, whichever is greater.

Revisions to Single-Family Zones

- Regulation of the number of stories. At present, Margate's Land Development Ordinance does not restrict the maximum number of stories. This theoretically permits 3 or more story residences depending upon the location within the City. In order to address the Master Plan issue of overdevelopment and excessive bulk, it is recommended that a 2-1/2 story limitation be added. The half story limitation should include a standard that states "that portion of the uppermost story with a floor to ceiling height of 5 feet or more should not exceed 50 percent of legally permitted lower floor. A minimum roof pitch of five on twelve should be required."
- Dormers and vertical wall height. The City's Land Development Regulations include standards on dormers and vertical wall height that would effectively be addressed through the revised height and story standards. As such, these sections should be deleted.
- The deletion of single-family residential floor area ratio. Margate's FAR standard has proven to be difficult to administer and has not been particularly successful in limiting overall building mass. The standard should be deleted and, with the revised dimensional and bulk requirements, building mass will be more effectively limited. The combination of building coverage, setbacks, height and number of stories can more effectively address the issue of mass.
- Building coverage. The City's Land Development Ordinance currently contains standards for building coverage and lot coverage. In many cases there is only a 5 percent difference between principal building coverage and total lot coverage. The Master Plan includes preliminary recommendations for principal building coverage. These standards may need to be revised downward depending upon the final form that the other bulk and dimensional regulations take.

It is recommended that the building coverage definition be revised to reflect the traditional definition of principal building coverage which is the footprint of the principal building. No upper story of any buildings shall exceed the building footprint.

The total lot coverage standards should be deleted, however the standard for limiting front yard coverage (i.e. the area between the building line and the street line from side property line to side property line) should be retained.

Building coverage and lot area for waterfront lots should be calculated on the land portion of the lot only. However, it is likely that the principal building coverage must be revised upward to reflect the average of the existing conditions in the City's various waterfront neighborhoods.





- Setback revisions. Margate’s pattern of lotting is unusual and variable. It includes a variety of lots which are narrow and deep, wide and shallow, and in many instances have curved street frontage. In order to accommodate the prevailing neighborhood character and unusual pattern of lotting, it is recommended that many dimensional requirements be linked to lot size rather than a flat zoning standard. These include:
 - Minimum front yard. Minimum front yard should be revised to reflect the prevailing front yard setback within 200 feet in the same block face. For single-family residential development, there should be an absolute minimum front yard setback of 10 feet.
 - Minimum side yard. Side yards should be a function of lot width. It is recommended that the combined side yard be 37 percent of lot width. However, in no case shall a side yard be less than 5 feet. The minimum distance between principal buildings shall not be less than 15 feet. Regardless of lot width, the maximum combined side yard requirement shall not be more than 22 feet. A single story attached garage may be located within 5 feet of a side yard; however, any portion of the building more than 15 feet above grade must be set back the full required principal structure setback.
 - Minimum rear yard. Minimum rear yard should be a function of lot depth. It is recommended that a minimum rear yard of 20 percent of lot depth or 10 feet, whichever is greater be adopted.
 - Lot width. On lots with curved street frontage, lot width shall be measured at the setback line.
 - Lot depth. Delete reference to lot depth. Lot area and minimum width will effectively determine lot depth.
- Decks and Patios
 - Decks and Patio shall be permitted in rear yard areas provided that they do not exceed 10 inches above grade. All decks and patios should allow penetration of water. Macadam and concrete patios should be prohibited. Decks with spacing between boards and no impervious surface below or brick pavers laid in sand and stone dust with no impervious layer below should be permitted.
- Corner Lots
 - Corner Lots shall maintain the prevailing front yards setbacks on both streets.
- Accessory Structures
 - Additional standards should be added which limit the size, height and location of accessory structures.

Multi-Family Residential Development

The standards governing multi-family residential development should be revised to delete the bedroom density provisions and be replaced with a floor area ratio. It is recommended that a single Multi-Family

District be created for the overlay area within the City. The zone would permit single-family housing subject to the S-25 standards and allow for a variety of 2 or more unit buildings subject to bulk, dimensional, density and floor area ratio standards. Initially, the standards are recommended to be as follows:

- Maximum density: 2,200 square feet per dwelling unit.
- Maximum Floor Area Ratio: 1.0 including all floor space including garages.
- Buildings height would be limited to the same standards as the single-family zone, with the following addition. Multi-family housing may consist of 2 habitable floors over parking or 2-1/2 habitable floors where the parking is not located beneath the building. The minimum roof pitch shall be five on twelve.

Grandfathering

The City should consider the grandfathering of pre-existing lots of 40 feet or more in width provided that no adjacent property is vacant or held in common ownership. The provision could read “any isolated undersized lot of 40 feet or more in width may be developed with a single-family home without the need for a variance provided that the building coverage, building height, and all yard requirements are met.”

MARGATE SINGLE FAMILY RESIDENTIAL ZONES PROPOSED BULK SCHEDULE			
Zone	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Maximum Principal Building Coverage (%)
S-60	6,000	50	30
S-50	5,000	50	30
S-40	4,000	50	35
S-30	3,000	40	35
S-25	2,500	40	40
Standards For All Single Family Zones			
Maximum Height:	2-1/2 stories and 34 feet above curb or 30 feet above finished first floor, whichever is greater.		
Minimum Front Yard	Prevailing setback within 200 feet in the same block face or 10 feet minimum.		
Minimum Side Yard	Combined, 37 percent of lot width – 5 foot minimum		
Minimum Rear Yard	20 percent of lot depth or 10 feet, whichever is greater		

Commercial Revisions

- Central Business District (CBD)
 - Within the new CBD zone, ground floor residential uses should be prohibited.
 - Mixed use buildings in the CBD should permit office and live/work space above the first floor.
- Commercial Parking
 - Within the CBD zones, no on site parking shall be required for existing non-residential floor area. However, parking for residential conversions and all building additions shall be provided on site.

Non-conforming Structures

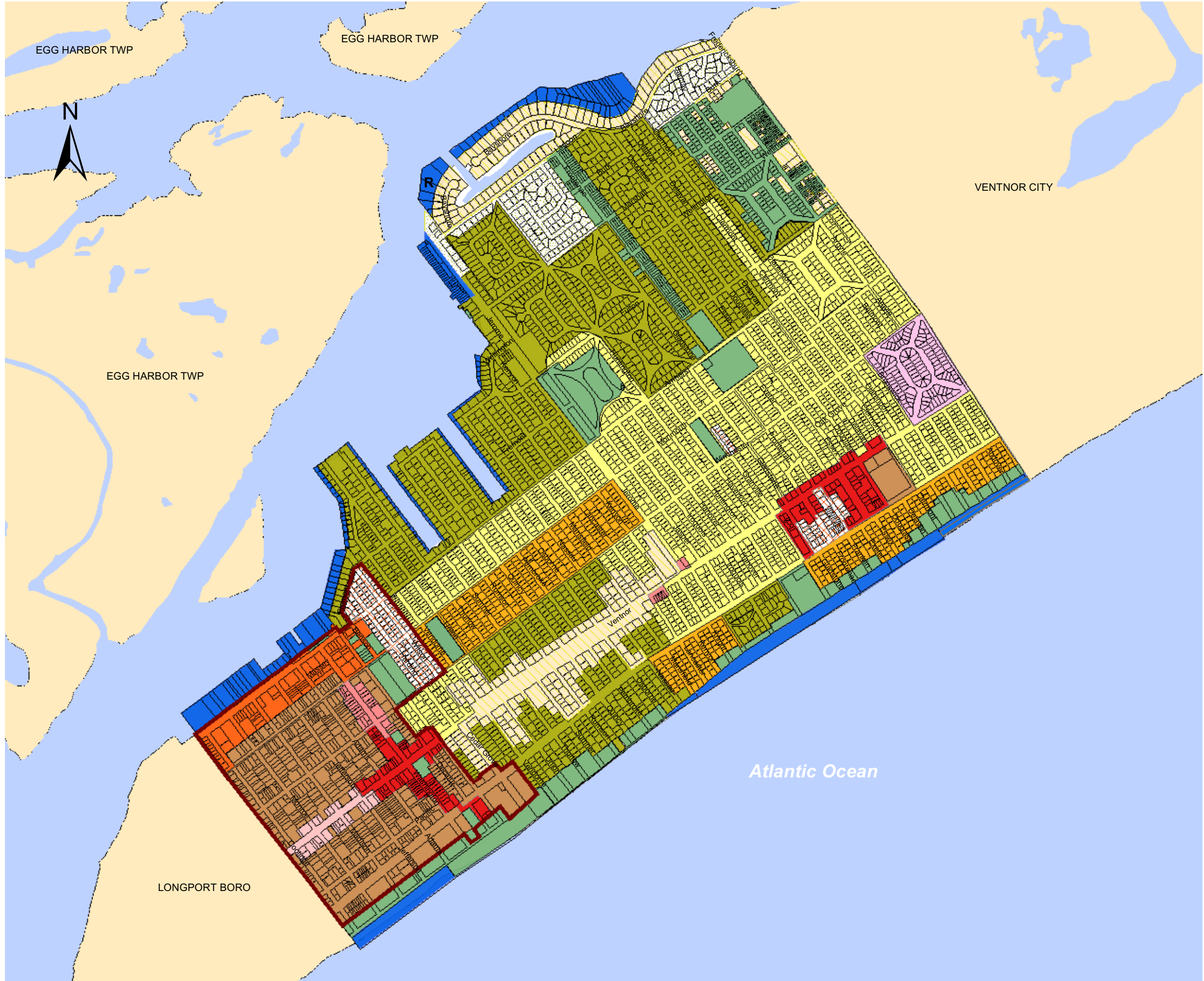
Any encroachment into a required yard shall require variance approval.
Yards are defined as three dimensional spaces.

Existing Zoning	Acres	%
S-25	322.2	37.7%
S-40	239.7	28.1%
S-50	97.3	11.4%
S-60	30.8	3.6%
C-1	26.0	3.0%
C-2	4.7	0.6%
M-1	3.7	0.4%
M-2	12.8	1.5%
M-3	37.0	4.3%
M-4L	0.0	0.0%
M-4U	4.2	0.5%
M-5	47.6	5.6%
M-6	25.6	3.0%
M-6R	2.6	0.3%
Total	*854.3	100.0%

Proposed Zoning	Acres	%
S-25	229.5	24.5%
S-30	58.4	6.2%
S-40	238.2	25.4%
S-50	27.0	2.9%
S-60	72.0	7.7%
TF	12.8	1.4%
MF	85.8	9.1%
C-1	18.8	2.0%
C-2	6.3	0.7%
CBD	11.7	1.2%
GO	98.1	10.5%
HD	15.8	1.7%
R	45.2	4.8%
WSD	18.8	2.0%
Total	*938.1	100.0%

* Note: Acreages vary because of exclusion of beachfront and riparian areas in existing zoning.






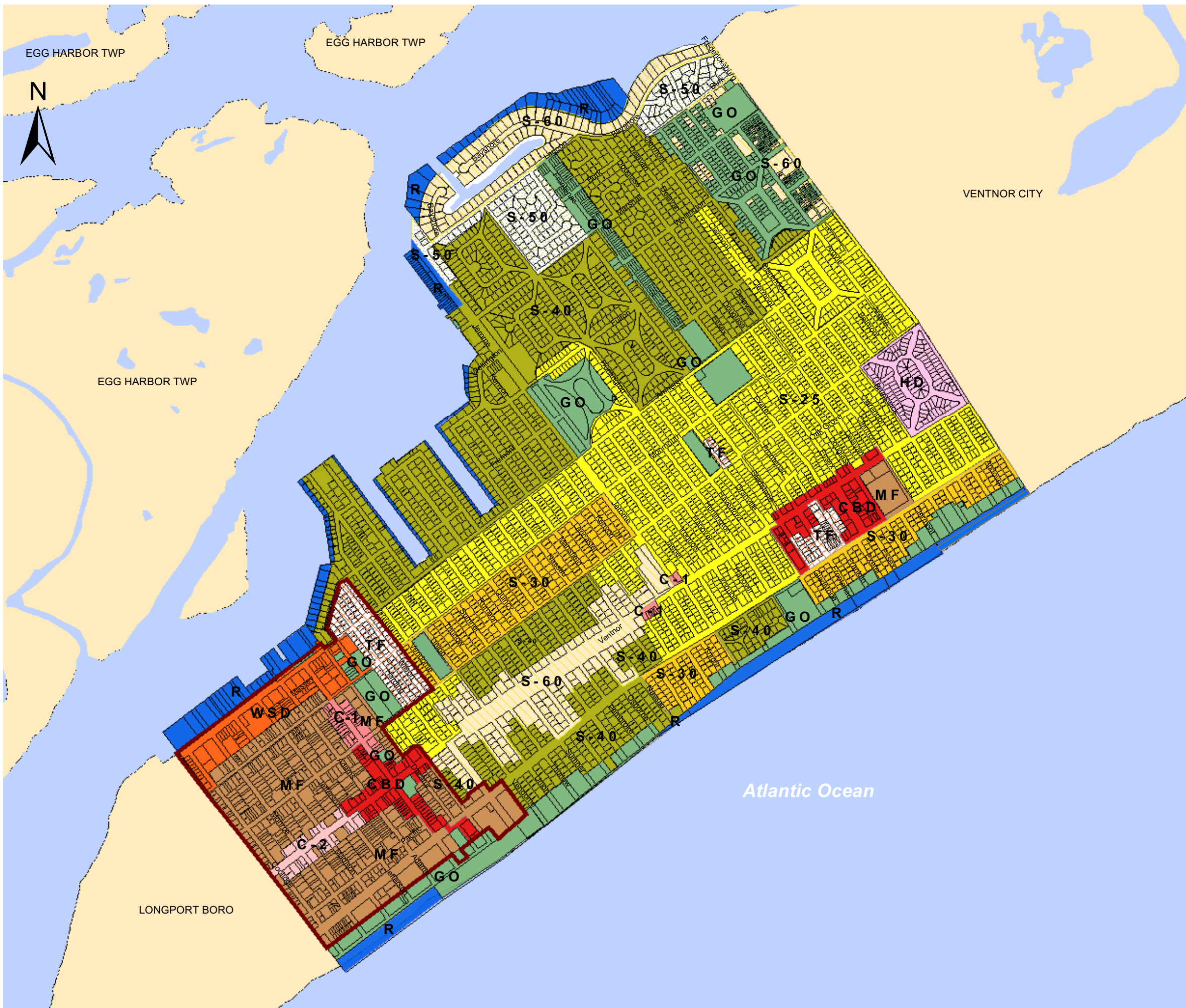
Legend

- Low Density Residential(S-60)
- Moderate Density Residential(S-50)
- Medium Density Residential(S-40)
- High Density Residential(S-30)
- High Density Residential(S-25)
- Historic District
- CBD
- Commercial
- Commercial/Business
- Two Family Residential
- Multi Family Residential
- Waterfront Special District
- Government & Open Space
- Riparian District
- Overlay District

Proposed Land Use

City of Margate
ATLANTIC COUNTY NEW JERSEY

1:12,000  HEYER, GRUEL
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Legend

	S-60	Single Family Residential
	S-50	Single Family Residential
	S-40	Single Family Residential
	S-30	Single Family Residential
	S-25	Single Family Residential
	HD	Historic District(S-25)
	CBD	Central Business District
	C-1	Commercial
	C-2	Commercial
	TF	Two Family Residential
	MF	Multi Family Residential
	WSD	Waterfront Special District
	GO	Government & Open Space
	R	Riparian District
		Overlay District

Proposed Zoning

City of Margate

ATLANTIC COUNTYNEW JERSEY

1:12,000

HEYER, GRUEL
& ASSOCIATES
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January 2004

IV. HOUSING

INTRODUCTION

In response to the Mt. Laurel II decision, the Fair Housing Act was adopted by the New Jersey Legislature in 1985 (Chapter 222, Laws of New Jersey, 1985). The Act established a Council on Affordable Housing (COAH) to ensure that the mandate of Mt. Laurel II would be implemented by all New Jersey municipalities. Each municipality is required to address its fair share affordable housing obligation. The extent of that obligation depends upon a number of factors including non-residential ratables, income of residents, vacant land, the extent of substandard housing and a municipality's designation in the New Jersey State Development and Redevelopment Plan (SDRP).

The Fair Housing Act also required municipalities in the State to include a housing element and fair share plan in all master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality's present and prospective low and moderate income housing needs according to COAH.

Under COAH regulations, low-income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located. Moderate-income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located. For Margate City, the housing plan region is defined by COAH as Region Six that includes Atlantic, Cape May, Cumberland and Salem counties.

According to the requirements of the Municipal Land Use Law, the Housing Element/Fair Share Plan is required to include the following:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the six years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household residential development of lands;
- d. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- e. An analysis of the existing and probable future employment characteristics of the municipality;
- f. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- g. A consideration of the land that is most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.





DETERMINATION OF MARGATE CITY'S FAIR SHARE OBLIGATION

The City of Margate is located within Housing Region No. 6. This region consists of Atlantic, Cape May, Salem, and Cumberland counties. The Council on Affordable Housing has determined that Margate City has a pre-credited need of 155 low and moderate-income units. The 155 pre-credited fair share consists of two components:

1. A rehabilitation component of 58 units and
2. An inclusionary component of 97.

Pre-credited need is the cumulative 1987 through 1999 affordable housing obligation of the City. Pre-credited need is the affordable housing obligation of the City prior to the application of any credits, reductions or adjustments that the City is eligible to receive pursuant to COAH's regulations.

Indigenous Need

Indigenous need is the total number of existing deficient housing units occupied by low and moderate income households within a community. The indigenous need is determined by the presence of a number of statistical surrogates.

The surrogates used by the Council on Affordable Housing in its methodology are:

1. The year the structure is built. Units built before 1940 are considered "old housing," and are subject to greater deterioration than newer homes.
2. Persons per room. 1.01 or more persons per room is an index of overcrowding.
3. Plumbing facilities. Lack of the exclusive use of complete plumbing facilities is considered an inadequate facility.
4. Kitchen facilities. Adequate kitchen facilities include exclusive use of a sink with piped water, a stove and a refrigerator.
5. Heating facilities. Inadequate heating is the use of coal, coke, wood or no fuel for heating.
6. Sewer. Inadequate sewer services are lack of public sewer, septic tank or cesspool.
7. Water. Inadequate water supply is lack of either City water, drilled well or dug well.

A unit with at least two of the above characteristics and occupied by a low or moderate-income family is a deficient unit.

Because Census data are only available by sub region, it is necessary to "step down" the sub regional indigenous need to the municipal level. Six indices of deficiency are available at both the municipal and sub regional levels. These indices are used to distribute the sub regional indigenous need among the sub region's municipalities. The indices of deficiency are (1) water or sewer deficiency, whichever is greater; (2) non-standard heating facilities or no fuel; (3) overcrowding, i.e. 1.01 or more persons per room; (4) inadequate plumbing facilities; (5) housing built before 1940; (6) absence of telephone in unit. Margate has an indigenous need of 64 units.

Reallocated Present Need

Reallocated present need is a share of the excess deteriorated units in a region transferred to all communities which are within the growth area except selected urban aid municipalities. Excess deficient units are allocated and redistributed to all of the other municipalities within a growth area in the region. Low and moderate-income housing is distributed to each community using both economic and land use factors. The factors were selected as measures of both municipal responsibility and capacity.

The factors used in apportioning reallocated present need include:

1. Equalized nonresidential valuation (commercial and industrial).
2. Undeveloped land.
3. Aggregate income difference.

Using the allocation formula, Margate has a reallocated present need of 9 units.

Prospective Need

According to COAH, prospective need is a projection of low and moderate income housing needs based on development and growth, which is likely to occur in a region or municipality. Prospective low and moderate income housing need is derived by projecting the population by age cohort from 1993 to 1999 and converting this to households.

The following factors are used to distribute regional prospective need to each municipality:

1. Change in equalized nonresidential valuation from 1980 to 1990.
2. Undeveloped land.
3. Aggregate income difference.

Margate's 1993-1999 prospective need is 54 units.

Prior Cycle Prospective Need

Prior cycle prospective need addresses unmet needs from the prior cycle (1987 - 1993). The formula recalculates the prior cycle prospective need to reflect the best estimate of the growth in low and moderate income prior cycle households that actually occurred in the period.

Margate has a prior cycle prospective need of 58 units.

Modifications

1. Demolitions. The fair share formula identifies demolition as a factor, which eliminates housing opportunities for low and moderate-income households. Therefore, the number of demolitions is added to the total need number.

The number of municipal demolitions that occurred during 1988, 1989 and 1990 are averaged and multiplied by six to obtain the projected 1993 to 1999 demolition estimate. Total demolitions are tallied by municipality and the share affecting low and moderate-income housing is estimated by a multiple of the sub regional low and moderate income housing deficiency percentage.

In Margate City, this represents 31 additional units added to the previously calculated total need.

2. Filtering. Filtering is a factor, which causes a reduction in the total need number, based upon the recognition that housing needs of low and moderate-income households are partially met by sound housing units formerly occupied by higher income sectors of the housing market. That is, as higher income households vacate certain units, they become available to households of lower income. Filtering is strongly correlated with the presence of multi-family housing units. Filtering is measured by using the American Housing survey over the 4-year period 1985 to 1989.
In Margate City, filtering reduces the total housing obligation by 41 units.

3. Residential Conversions. Residential conversion is the creation of dwelling units from already existing residential structures. Residential conversion causes a reduction in total municipal need because it provides housing for low and moderate-income households. Residential conversion is positively correlated with the presence of two- to four-family housing units.

Converted units are measured using the 1980 and 1990 Housing Census. Conversions are calculated as the difference between the increase in total housing units and housing units constructed less the demolitions over the period.

Residential conversions in Margate City will reduce the total affordable housing obligation by 14 dwelling units.

4. Spontaneous Rehabilitations. Spontaneous rehabilitation measures the private market's ability to rehabilitate deficient low and moderate-income units to code standard. It causes a reduction to the indigenous municipal need. Spontaneous rehabilitation is positively correlated with income.

In Margate City, spontaneous rehabilitation reduces the obligation by 6 units.

CREDITS

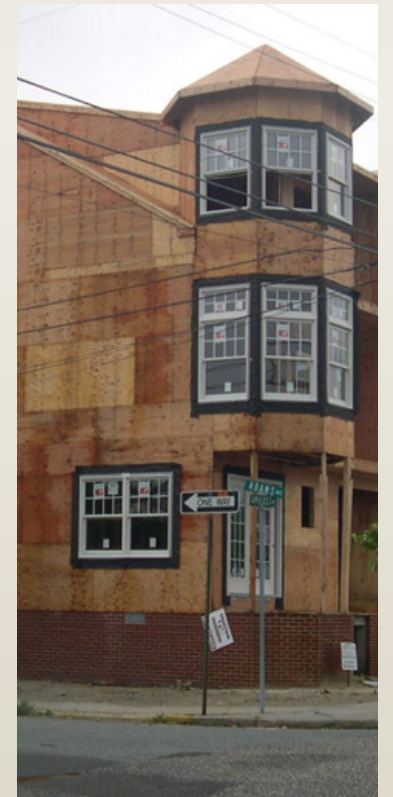
Rehabilitation Credits

The Atlantic County Improvement Authority, Office of Community Development, administers several grants for Atlantic County and various municipalities for housing rehabilitation for very low and low income homeowners. The Housing Rehabilitation program can address all basic rehabilitation needs of a home. The Office of Community Development has rehabilitated 4 substandard units in Margate occupied by very low or low households since 1999 in accordance with COAH criteria. Rehabilitation funding has totaled \$51,815

Credits for HUD Project

COAH recognizes the prior efforts made by many municipalities to house low and moderate income households over the years. Credits are awarded on a per unit basis for affordable housing activities.

The City is entitled to "prior cycle credits" for a 75 unit senior citizen rental housing project, known as Margate Terrace. Margate Terrace was constructed as a part of Section 202/Section 8 federal programs for low and moderate income seniors.





ADJUSTMENTS

COAH criteria and guidelines provide for municipal adjustments in the fair share number based upon available land capacity, public facilities and infrastructure. Adjustments may only be applied to reallocated present and prospective need. Specific vacant and developable parcels may be excluded as potential sites for low and moderate income housing based on the following: (1) historic and architecturally important sites; (2) agricultural land when development rights have been purchased or restricted by covenant; (3) lack of access and (4) environmentally sensitive lands.

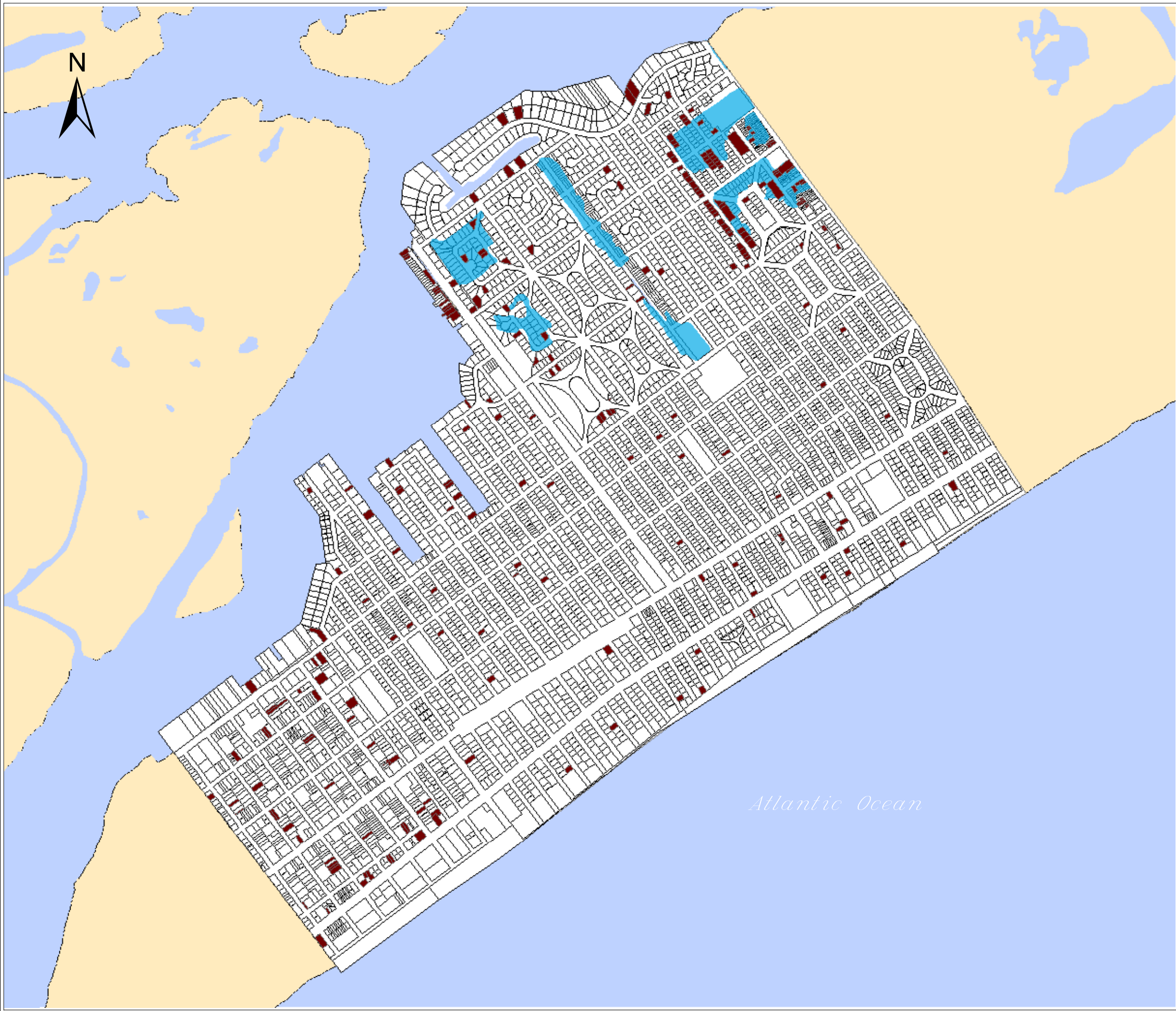
The City's inventory of vacant sites is shown on the Vacant Parcels map. There are no unconstrained vacant parcels that are one-half acre or more in size. The realistic development potential is therefore zero.

Since the City has no new construction obligation, the City is entitled to a vacant land adjustment. The City's Fair Share Plan includes the continued participation in the Atlantic County rehabilitation program in order to address Margate's net rehabilitation component of 54 units.



ATLANTIC COUNTY REHABILITATION PROGRAM

The Atlantic County Housing Rehabilitation Program is administered through the Atlantic County Improvement Authority. In order to qualify for partial grants and/or deferred loans under the Program, applicants must be the property owner and occupant, meet the income criteria, have the home property insured and have the municipal property taxes paid, up to the current quarter. A grant is forgiven after 6 years and a deferred loan has one payment at time of sale of the home, or transfer of title.

COAH has recently released draft regulations and municipal allocations for the next round of affordable housing needs. It is recommended that the City reevaluate its affordable housing obligation once the new methodology and regulations are adopted.





Legend


	Vacant Parcels
	Wetlands

Vacant Parcels

City of Margate
ATLANTIC COUNTY NEW JERSEY


1:12,000


HEYER, GRUEL
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January 2004

V. CIRCULATION

INTRODUCTION

Margate's transportation system should recognize the character of the City of Margate as an established, well maintained residential community with a supporting commercial base that serves residents. Regional growth is putting pressure on Margate's transportation system as increased traffic uses local roads. The transportation system must balance the needs of increased regional traffic with the need to protect the character of Margate as a quiet residential community.

The transportation facilities in the City of Margate are a function of the regional transportation and circulation systems. The City has only one principal arterial that also serves as regional transportation corridor: Ventnor Avenue, also known as County Route 629. Atlantic Avenue and Jerome Avenue, also known as Route 563, are two minor arterials. Jerome Avenue is the principal road connection to the mainland by way of Margate Bridge.

FUNCTIONAL CLASSIFICATION OF STREETS

Each street in Margate can be classified according to the function it performs. Once classified, roads can be analyzed to determine whether they are fulfilling their intended purposes, and recommendations can be made for each level of classification. The functional roadway classification system is maintained by the State Department of Transportation. Any changes to roadways must go to the State level.

The street classification is based on a hierarchy of use and a reverse hierarchy of access that identifies function by the amount and type of traffic expected and the type of access allowed. The classifications are: Freeways/Expressways, Principal arterials, Minor arterials, Collector streets, and Local streets.

- Freeways/Expressways are designed to handle regional travel and receive the most traffic each day. Pedestrian and bicycle access is not provided to these "the most limited" roads. There are no freeways/expressways located in Margate.
- Principal arterials, while allowing pedestrian access, are designed primarily to handle the main automobile traffic and they contain less direct access to local uses.
- Minor arterials handle a larger share of access to local uses and are more pedestrian-friendly.
- Collector streets provide access between local destinations and larger arterials. They tend to be pedestrian-oriented with lower speed limits.
- Local streets, the opposite end of the hierarchy, provide direct access to specific land uses and receive less traffic than other roadway classes.

This hierarchy serves to create a network that can be systematically and methodically studied for possible improvements. The following section contains the various roadway classifications and their locations in the City. A brief description of the function and present traffic conditions for each major roadway is included.

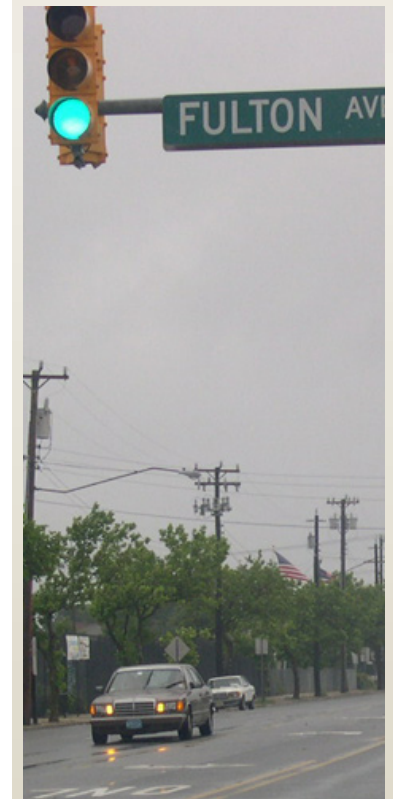
Principal Arterials

The only principal arterial street in the City is Ventnor Avenue (Route 629), a County road. Principal arterial streets serve as feeder roads to the regional transportation system and often provide access to higher level roads: freeways/expressways. Principal arterial roads usually have a limited number of curb cuts to facilitate the efficient movement of traffic and are intended to carry more than 10,000 vehicles per day. As the primary means of circulation within and through the City, Ventnor Avenue will remain the most important roadway in the City. The Margate Parkway District, a wide section of Ventnor Avenue, is located between Mansfield Avenue on the east and Wilson Avenue on the west. The Parkway is characterized by landscaped medians that include trees, flower gardens and fountains. The existing street pattern is expected to continue in order to maintain the character of the City and the Parkway District.

Secondary Arterials

Secondary arterial streets connect lower level streets with primary arterial roads and freeways. They also act as alternate routes for principal arterial roads. They usually have fewer than four lanes, and they are designed to serve smaller commercial and residential districts. They also usually have lower speed limits than primary arterials, and they often serve more residential land uses and have narrower rights of way and shallower building setbacks.

They are typically maintained by counties and carry 3,000 to 10,000 vehicles per day. There are two secondary arterials in the City: Atlantic Avenue and Jerome Avenue, also known as Route 563. Jerome Avenue is a county road while Atlantic Avenue is a municipal road.





Collector Streets

Collector streets are usually maintained by municipalities, though some are under county jurisdiction. They provide access between local streets and arterial roads and typically carry 1,500 to 3,000 vehicles per day. They are often more pleasant to drive than arterial roads due to the pedestrian scale and lower speed limits. The preservation of these streets in a local setting is key to maintaining the character and the identity of the City. Winchester Avenue, the section of Amherst Avenue between Coolidge Avenue and Claridon Avenue, the section of Monmouth Avenue between Claridon Avenue and Fredericksburg Avenue and some sections of Fredericksburg Avenue are identified as collector streets.

Local Streets

The rest of Margate's streets are classified as local streets. These are typically shorter in length than the other classifications and usually provide access to individual residential properties. They carry low levels of traffic, have very low speed limits, and are often narrower than collector streets. They can have shallower setbacks and narrower rights of way than the other classifications because there is less need to separate buildings from traffic. Local streets are almost always maintained by municipalities. In single-family residential areas, local streets serve 150 lots or less and carry 500 to 1,000 vehicles per day.

It is recommended that Margate undertake an evaluation of the functional classification of streets within the City. The function of many of the streets and the associated volumes have changed over the years.

PLANNED ROADWAY IMPROVEMENTS

No transportation projects by New Jersey Department of Transportation or Atlantic County are contemplated in Margate in the immediate future.

MARGATE BRIDGE

Margate Bridge was built in 1929 by Ole Hansen and his crew while in the employ of F. W. Schwiers & Company. The owner maintained the bridge for many years. In 1963, the Hansen family, together with another local family, formed the Margate Bridge Company and purchased the 2 mile causeway and four bridges from the U.S. Bankruptcy Court. The causeway, consisting of three fixed spans and one double-leaf operable span, was constructed to allow automobile traffic to travel across Beach Thoroughfare.

The Margate Bridge Company is managed by Ole Hansen & Sons (OHS) with a full-time crew employed by OHS to handle all maintenance and repairs. The operable span, a toll bridge known as the Margate Bridge, is part of the Intracoastal Waterway System which offers boaters ocean free travel between Florida and New York. This multi span bridge system, which connects the City to the mainland, is one of only three privately owned toll bridges in the State of New Jersey.

TRAFFIC COUNTS

The Atlantic County Division of Engineering periodically conducts traffic studies to determine the traffic volumes of individual roads compared to their intended capacity. The most recent traffic counts were conducted during 1998 along Ventnor Avenue (Route 629) and during 1995 along Jerome Avenue (Route 563)

Average daily traffic (ADT) on Ventnor Avenue in the vicinity of Gladstone Avenue was 8,976 vehicles per day in 1998. On Jerome Avenue, north of Marshall Avenue the average daily traffic was 17,045 vehicles on March 16, 1995.

MASS TRANSPORTATION

Local Service

Margate is served by only one NJ TRANSIT bus route running between Atlantic City and Longport Borough. Route 505 travels the length of Ventnor Avenue and provides relatively frequent service during rush hour and all along the day. At peak rush hour, busses run every 12 minutes, while during the evening busses run every hour.

Interstate Service

The local bus routes provide the City of Margate with access to regional transportation hubs in Atlantic City, where bus service to New York City and rail service to Philadelphia are available. NJ Transit's Atlantic City Line provides service from Atlantic City to Philadelphia, where SEPTA and Amtrak connections can be made to major cities on the Northeast Corridor as well as to the Philadelphia and Newark international airports.

Air Travel

The Atlantic City International Airport, located approximately 5 miles from Margate, is served by regional carriers such as Spirit Airlines, US Airways Express, Pan Am Clipper Connection, and Delta Connection. The nearest major hub airport is the Philadelphia International Airport, located approximately 60 miles from Margate.

PROPOSED CIRCULATION PLAN

The City of Margate has a well developed street network with the majority of the City laid out in a grid street pattern. Historically, the City maintained a one-way street circulation pattern due to the narrowness of the streets and the need to provide on-street parking. Primary two-way streets include Ventnor Avenue, Atlantic Avenue, Jerome Avenue, Amherst Avenue, portions of Washington Avenue and portions of Monmouth Avenue. The City's Engineer, Remington Vernick has been retained by the City to evaluate the existing street circulation pattern and recommend modifications to the existing circulation system to address traffic flow, on-street parking and the existing residential neighborhood pattern.

It is recommended that the City meet with the municipal officials and staff of Ventnor and Longport in order to establish a circulation pattern that has a positive impact on all three communities. It should also be noted that the proposed circulation pattern will improve the circulation around the schools since there is virtually no busing within the City and most students are dropped off and picked up by car.

BIKEWAY NETWORK

There are currently two five-foot wide bike lanes along Atlantic Avenue that were established approximately six years ago. The bike lanes are striped and within the cartway. The existing bike lanes "unofficially" connect to the boardwalk in Ventnor along Fredericksburg Avenue. While Atlantic County is proposing to develop an extensive bike route on the mainland, the County's bike route does not propose to extend onto the barrier islands. It is recommended that Margate work with both Ventnor City and Longport Borough to create a regional bike network. Efforts should also be made to cooperate with Atlantic County to create this regional bike network on the barrier islands and connect to the County's existing bike route on the mainland.





VI. COMMUNITY FACILITIES

INTRODUCTION

Community facilities, which include schools, municipal and emergency services, are critical to the quality of life of any community. An analysis of existing community facilities is important in determining current adequacy of facilities as well as future needs. The City of Margate provides its residents with a wide variety of community facilities.

CITY HALL

Margate City Hall is located on a .6 acre site at the intersection of South Washington and Ventnor Avenues. City offices include the Mayor and Commissioners, City Clerk, Municipal Court, Land Use Administrator, Planning Board, Tax Assessor, City water and sewer Department. The Fire Department is also located in the building. There was a major renovation of City Hall in the mid 1970's. Last year cosmetic upgrades were completed. The City also leases space in an office building at 101 North Washington Avenue, which houses the building Department.

POLICE DEPARTMENT

Margate City Police Department is located on North Decatur Avenue on a 1.5 acre site. The Department has 37 police officers, 7 communication operators, 1 clerk, 13 crossing guards, 5 seasonal parking violation officers, 2 building division/traffic officers and 1 secretary. There was major renovation of the Police Department building in the 1980's. Minor interior renovations are planned.

FIRE DEPARTMENT/ EMERGENCY MEDICAL SERVICES

Margate City has two fire stations; the main station is located in City Hall at South Washington Avenue and the second station is located on Brunswick Drive. The Department currently has a mutual aid agreement with Longport. The Fire Department has 34 active full paid members, who are also EMT certified. Two fire fighters and one of the pumpers are located in the fire station on Brunswick Drive. Staffing has remained relatively static over the past ten years. Both Fire Prevention and Emergency Medical Services are provided by the Margate City Fire Department. The Department responded to approximately 1,100 emergency calls for each year for the last 5 years. The Department is in the process of completing a study to evaluate the feasibility of consolidating the Margate Fire Department with the Ventnor City Fire Department. If the consolidation does not occur, there will be a need for an expansion of the second station on Brunswick Drive.

PUBLIC WORKS

The public works facility is located on Benson Avenue on a 1.5 acre site. The City expects to go out to bid within the next several months to construct a 30 x 70 addition to the existing repair garage. The addition will be located between the tow lot and the existing repair garage.

LIBRARY

The Margate Public Library is located at 8100 Atlantic Avenue on a .3 acre site. The library is open 7 days per week including 3 evenings. The Margate City Public Library is operated by the City and has 44,786 volumes as of December 2002. The Public Library's internet access serves 415 individuals every week. Currently, there are 6 full-time staff including the director, 5 part-time employees and 3 volunteers.

SENIOR CITIZEN PAVILION

The Martin Bloom Senior Citizen Pavilion is located at Granville and Atlantic Avenues adjacent to the Margate public library. The two story center provides a wide variety of services specifically targeted to the City's senior citizens.

SCHOOLS

The City of Margate has three public schools within its borders: Union Avenue Elementary School, William H. Ross, III Intermediate School and Eugene A. Tighe Middle School. The City of Margate had only two public schools from the 1950's through the year 2000. During those years, Union Avenue Elementary School served grades K to 4 while Eugene A. Tighe Middle School served grades 5 to 8. With the construction of William H. Ross, III Intermediate School in 2000, grade levels that were housed in these schools changed. Currently, Union Avenue Elementary School serves grade levels Pre K to 2, William H. Ross, III Intermediate School serves grade levels 3 to 5 and Eugene A. Tighe Middle School serves grade levels 6 to 8. The overall school enrollment in the Margate public school system is relatively stable.

Union Avenue Elementary School

The Pre-K-2 grades are housed in Union Avenue Elementary School, located at 9001 Union Avenue. The original two-story building is constructed in 1956 and expanded in 1982 and 2000. The table below shows the enrollments for the Union Avenue Elementary School from 1997 to 2002.

With the opening of the William H. Ross, III Intermediate School in the year 2000, the student enrollment of the Union Avenue Elementary School declined from 362 to 198 students between the school years 1999-00 and 2000-01. Enrollment at the elementary school was 222 students for the 2002-03 school year or an increase of over 18 percent from the previous year.

UNION AVENUE ELEMENTARY SCHOOL					
Total Enrollment 1997-2002					
	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002
K	72	74	62	65	53
1	63	67	75	58	62
2	75	76	63	68	63
3	74	77	70	-	-
4	77	74	80	-	-
5	-	-	-	-	-
6	-	-	-	-	-
7	-	-	-	-	-
8	-	-	-	-	-
SE	13	15	12	7	9
TOTAL	374	383	362	198*	187*

*Grades 3 and 4 are housed at William H. Ross, III Intermediate School.

William H. Ross, III Intermediate School

Grades 3 to 5 are housed at the William H. Ross, III Intermediate School, located at 101 North Haverford Avenue. The three-story building was constructed in 2000 and includes administrative offices, the child study team office and recreation department offices. The table below shows the enrollments at the William H. Ross Intermediate School. Enrollment at the Intermediate School was 205 students for the 2002-03 school year or an increase of 4 percent from the previous school year.

WILLIAM H. ROSS III INTERMEDIATE SCHOOL					
Total Enrollment 1997-2002					
	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002
K	-	-	-	-	-
1	-	-	-	-	-
2	-	-	-	-	-
3	-	-	-	61	69
4	-	-	-	61	61
5	-	-	-	80	63
6	-	-	-	-	-
7	-	-	-	-	-
8	-	-	-	-	-
SE	-	-	-	-	-
TOTAL	-	-	-	208	197





Eugene A. Tighe Middle School

Grades 6 to 8 are housed at Eugene A. Tighe Middle School, located at 7804 Amherst Avenue. The original one-story building was constructed in 1956 and expanded in 1982 and 2000. Eugene E. Tighe School Performing Arts Center is part of the school complex and includes an auditorium which is used for a variety of community events. The table below shows the grades 5 to 8 enrollment at the Eugene A. Tighe Middle School. Since grade 5 students have been housed at the William H. Ross, III Intermediate School since the year 2000 – 2001 school year, the student enrollment at Eugene A. Tighe Middle School dropped from 272 to 206 students between the school years 1999-00 and 2000-01. Enrollment at the Middle School was 201 students for the 2002-03 school year or a decrease of over 8 percent.

EUGENE A. TIGHE MIDDLE SCHOOL					
Total Enrollment 1997-2002					
	1997-1998	1998-1999	1999-2000	2000-2001*	2001-2002*
K	-	-	-	-	-
1	-	-	-	-	-
2	-	-	-	-	-
3	-	-	-	-	-
4	-	-	-	-	-
5	61	74	72	-	-
6	71	57	72	78	80
7	64	66	58	69	72
8	59	65	70	59	68
SE	-	-	-	-	-
TOTAL	255	262	272	206*	220*

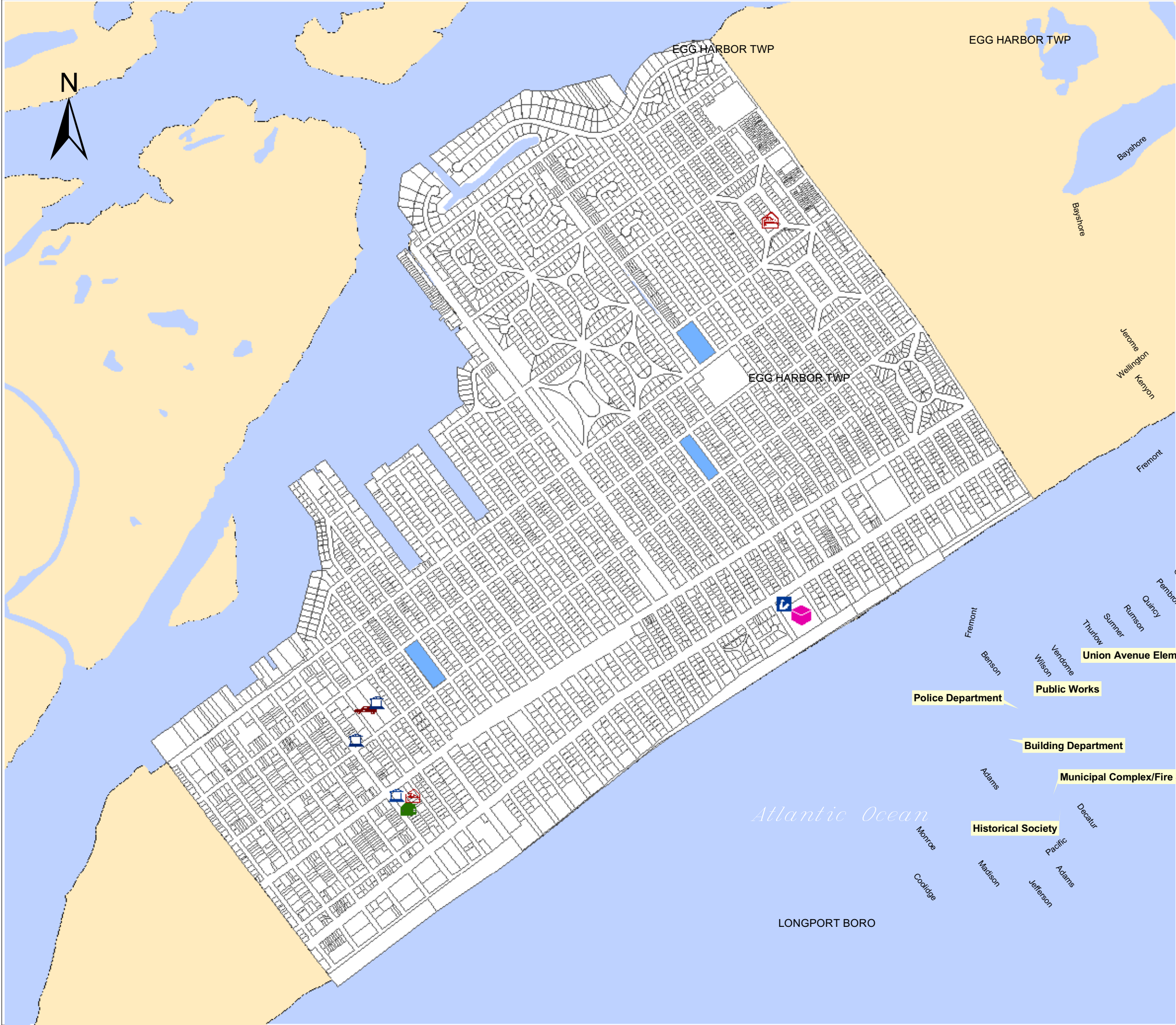
* Grade 5 students are housed at William H. Ross, III Intermediate School.

The following table shows the number of students that are residents of Margate City including high school level students that attend Atlantic City High School as well as Longport Borough resident students that attend Margate schools. Resident students are those students who live in Margate and attend the Margate public schools or Atlantic City High School. As shown in the following table, there is a decrease of 13 students of the total number of resident students in Margate City from the school year 1999-00 to 2003-04.

TOTAL RESIDENT STUDENTS ENROLLMENT CITY OF MARGATE					
	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Total Enrollment in Margate Public Schools	572	560	532	531	524
Sent to Atlantic City High School	111	130	141	143	148
Received from Longport	39	37	40	39	41
Resident Students	644	653	633	635	631
Source: Margate City Board of Education					

The following table shows the number of Longport Borough students by grade level that attend Margate City schools. The City of Margate received around 40 students each year from the Borough of Longport between 1999-00 and 2003-04 school years. This represents 6.5 percent of the overall student population of the City of Margate public school enrollment.

LONGPORT STUDENTS ATTENDING MARGATE SCHOOLS					
	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
K	3	2	5	3	5
Grade 1	3	3	1	5	2
Grade 2	8	3	4	3	4
Grade 3	5	7	3	4	4
Grade 4	10	5	7	4	4
Grade 5	2	8	5	7	4
Grade 6	2	3	9	4	8
Grade 7	4	4	2	7	4
Grade 8	2	2	4	2	6
Total	39	37	40	39	41
Source: Margate City Board of Education					



Legend

- Public Buildings
- Fire Station
- Historical Society
- Library
- Police Department
- Senior Citizen Housing
- Martin Bloom Senior Citizen Pavilion

Community Facilities

City of Margate
ATLANTIC COUNTY NEW JERSEY

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High School

Since there is no high school in the City of Margate, the high school level students are sent to Atlantic City High School. The following table shows the number of Margate students by grade, who attend Atlantic City High School. As shown in the table, the total number of high school students has increased from 111 students in1999-2000 school year to 148 students in 2000 - 2004 school year. This represents an increase of 37 students, or 33%.

MARGATE RESIDENT STUDENTS WHO ATTEND ATLANTIC CITY HIGH SCHOOL					
	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Grade 9	36	45	42	37	42
Grade 10	28	35	40	43	37
Grade 11	22	30	28	34	38
Grade 12	25	20	31	29	31
Total	111	130	141	143	148
Source:Margate City Board of Education					

Private Schools

There are also numerous private schools in Margate City and the surrounding region that serve Margate students. In addition to schools within the City, students attend such schools as Lawrenceville School, Holy Spirit High School in Absecon and Hebrew Academy.

SENIOR CITIZEN HOUSING

The Margate Terrace, Senior Citizen Building, is located on Granville Avenue in the northeastern section of the City. The mid-rise building was constructed in 1992 for low and moderate income seniors as a part of the federal Sections 202/8 housing programs. Consisting of 75 units, Margate Terrace currently has 87 residents and 8 employees.





VII. PARKS AND RECREATION

INTRODUCTION

Recreation and open space are vital elements in a community’s overall quality of life. As such, it is an important component of the Master Plan. The City of Margate is committed to continuing to provide its residents with quality open space, recreational facilities and programs. The City’s goal is to ensure that adequate facilities and programs will continue to be sufficient for current and future residents. Where possible, parcels should be considered for acquisition in order to expand active and/or passive recreational opportunities and to provide for additional open space.

EXISTING RECREATIONAL AND OPEN SPACE INVENTORY

The City of Margate currently owns, operates and maintains 7 parks and recreational facilities that contain approximately 60 acres. The following table and Open Space and Recreation Plan map details the facilities that are currently listed on the City’s Recreation and Open Space Inventory (ROSI). This inventory is on file with the New Jersey Department of Environmental Protection, Green Acres Office.

It is not surprising that over one half of the acreage listed is associated with the ocean beachfront. Further, both the Public Library Park and Lucy Park are also adjacent to the beachfront. Lucy Park contains Lucy the Elephant, a National Historic Landmark, and associated tourist amenities.

The City’s major recreational complex is located along Jerome Avenue in the central portion of the City. The 9.5 acre complex includes sports fields, tennis courts, basketball courts and playground equipment.

Minnie Creek wetlands along Frontenac Avenue is a natural linear area that is traversed by a tidal stream known as Minnie Creek. The area is preserved as a natural habitat.

The Waterfront Park located on the bay at the end of Amherst Avenue, recently received Green Acres funds for the development of Phase II of the Park. The passive park includes amenities such as lighting, benches and landscaping that enhances public access to the bay.

EXISTING OPEN SPACE AND RECREATIONALFACILITIES MARGATE			
	Name	Location	Acres
1	Lucy Park	Atlantic Avenue	0.75
2	Public Library Park	Atlantic Avenue	2.59
3	Playground	Decatur Avenue	0.37
4	Sports Complex	Edgmar Circle	9.61
5	Minnie Creek Wetlands	Frontenac	9.58
6	Atlantic Coast Public Beach		35.78
7	Waterfront Park	On bay at end of Amherst	1.78
TOTAL			60.46

Source: ROSI, NJDEP Green Acres Program

Although Union Park and Tighe Park are owned by the Board of Education, the City maintains a cooperative relationship with the Board of Education. The City and the Board of Education jointly provide a variety of recreation activities and facilities for use by City residents.

The Margate Community Education and Recreation, Board of Education and the City provide the following programs and activities to the community:

- Senior citizen activities
- Community education
- Adult golf clinics
- Baseball and softball clinics
- Soccer camp and league
- Field hockey camp
- Summer camps
- Tennis clinics and camp
- Marine environmental science workshops (in conjunction with the Institute of Coastal Education)
- Surfing clinics
- Performing arts camp
- Health and fitness classes
- Special events

ATLANTIC COUNTY OPEN SPACE AND RECREATION PLAN

The Atlantic County Open Space and Recreation Plan was adopted in 2000 and contains a strategy for addressing the open space and recreation needs in Atlantic County. The County implemented an Open Space Preservation Fund Tax in 1991. In April 2000, the County Freeholders established a \$.02 open space tax rate, the maximum permitted under current regulations. The focus of the County’s program of potential park acquisition sites are those areas that are presently under development pressure. The primary communities targeted for County open space acquisition include Buena Vista Township, Egg Harbor Township, Galloway Township, Hammonton and Mullica Township. The Plan notes that “the bay communities are unique in that they are predominantly developed residential communities oriented to the waterfront environment with little remaining open space opportunities.”

NEEDS ANALYSIS

Two measurements are typically used in New Jersey to determine the adequacy of the park system in a municipality. It should be noted that these two standards are used as guidelines only and may be adjusted based upon the City’s unique needs and characteristics. The first measurement is a standard based on population. For each 1,000 residents, 8 acres of neighborhood and community parks, playgrounds, and play fields are considered adequate. By this standard, Margate’s total park area of 60.46 acres is deficient by approximately 5 acres.

The second standard used to determine the adequacy of park facilities is the Balanced Land Use standard. By this standard, Margate should set aside 3 % of the community land, or 97.3 acres, for parks and open space. By the Balanced Land Use standard, the City shows an “undersupply” of approximately 30 acres of parkland and open space. The following table shows Margate’s park deficiencies based on the two standards.

Standard	Measurement	Acres Required	Total Existing Acres	Existing Deficiency
Population	8 acres per 1,000 population	65.5 (based on total population of 8,193)	60.4	5.1 acres
Balanced Land Use	3% of municipal land area	97.3 (based on total acreage of 3,242)	60.4	29.9 acres

RECOMMENDATIONS

In addition to the existing open space/recreation parcels, 2 sites are identified on the Open Space and Recreation Plan map as future open space. By placing these sites on the Open Space and Recreation Plan map, the City is given the option of purchasing or leasing these parcels in accordance with the Municipal Land Use Law. The final decision as to whether to acquire or lease back any of these sites lies with the City Commissioners. Designation of these properties on the map does not eliminate the underlying zoning and does not restrict the approval of a development application. It does, however, provide the City with the option of purchasing the property at fair market value for up to 12 months after any development approval. The City should consider the use of County open space funds and/or Green Acres funds for the future acquisition of these sites.

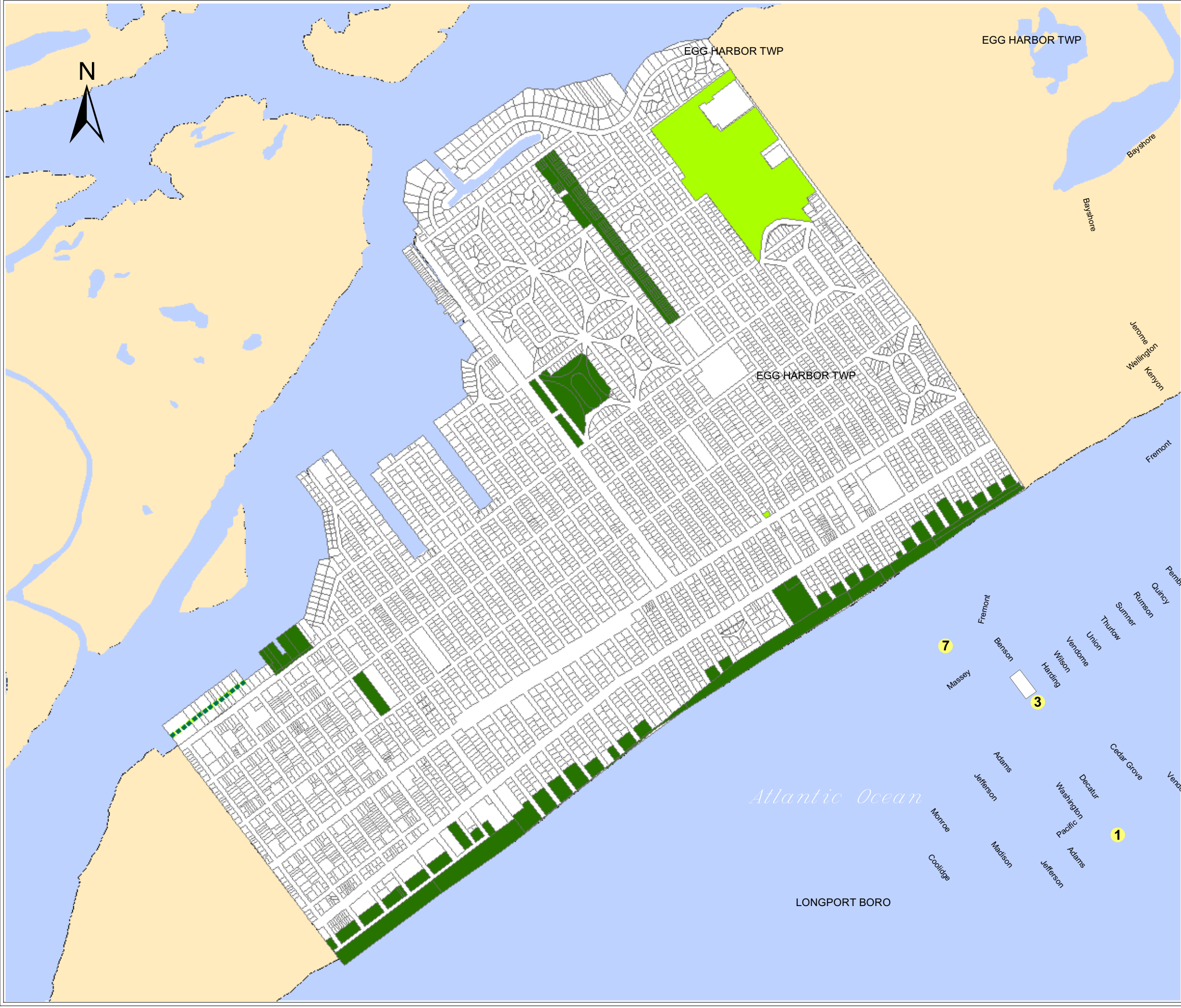
The following two sites are identified on the Open Space and Recreation Plan map:

- The 20 acre area between Burk Street, Clermont Street, Fremont Avenue and Fredericksburg Street on the Ventnor border is proposed for acquisition (See proposed Open Space maps). Approximately 13 acres of the area is wetlands. The entire area is vacant and 16 acres is publicly owned. Approximately seven parcels are privately owned and unconstrained by wetlands. There are a number of paper streets in the area that should be vacated. The area is adjacent to several residential neighborhoods, Margate Terrace and an area in Ventnor that is identified as a sensitive habitat area.

It is recommended that the majority of the area be maintained as a nature preserve with the potential establishment of a “boardwalk” network. The preservation of this area enhances the adjacent habitat area in Ventnor. It is recommended that a community design charrette occur that provides the opportunity for the public to have input into the concept plan for the area including the type and location of recreation facilities and the extent of passive recreation.

- The vacant parcel at the corner of Granville Avenue and Ventnor Avenue (portion of Block 208, Lot 116) is proposed as open space. The site is adjacent to the commercial district and can serve as a “gateway” into the commercial district. This site can be designed as a passive park with benches, landscaping and possible public art.





Legend

Existing Open Space

Proposed Open Space

Walkway

NO	NAME
1	Lucy Park
2	Public Library Park
3	Playground
4	Sports Complex
5	Minnie Creek Wetlands
6	Public Beach
7	Waterfront Park

Open Space and Recreation

City of Margate
ATLANTIC COUNTY NEW JERSEY



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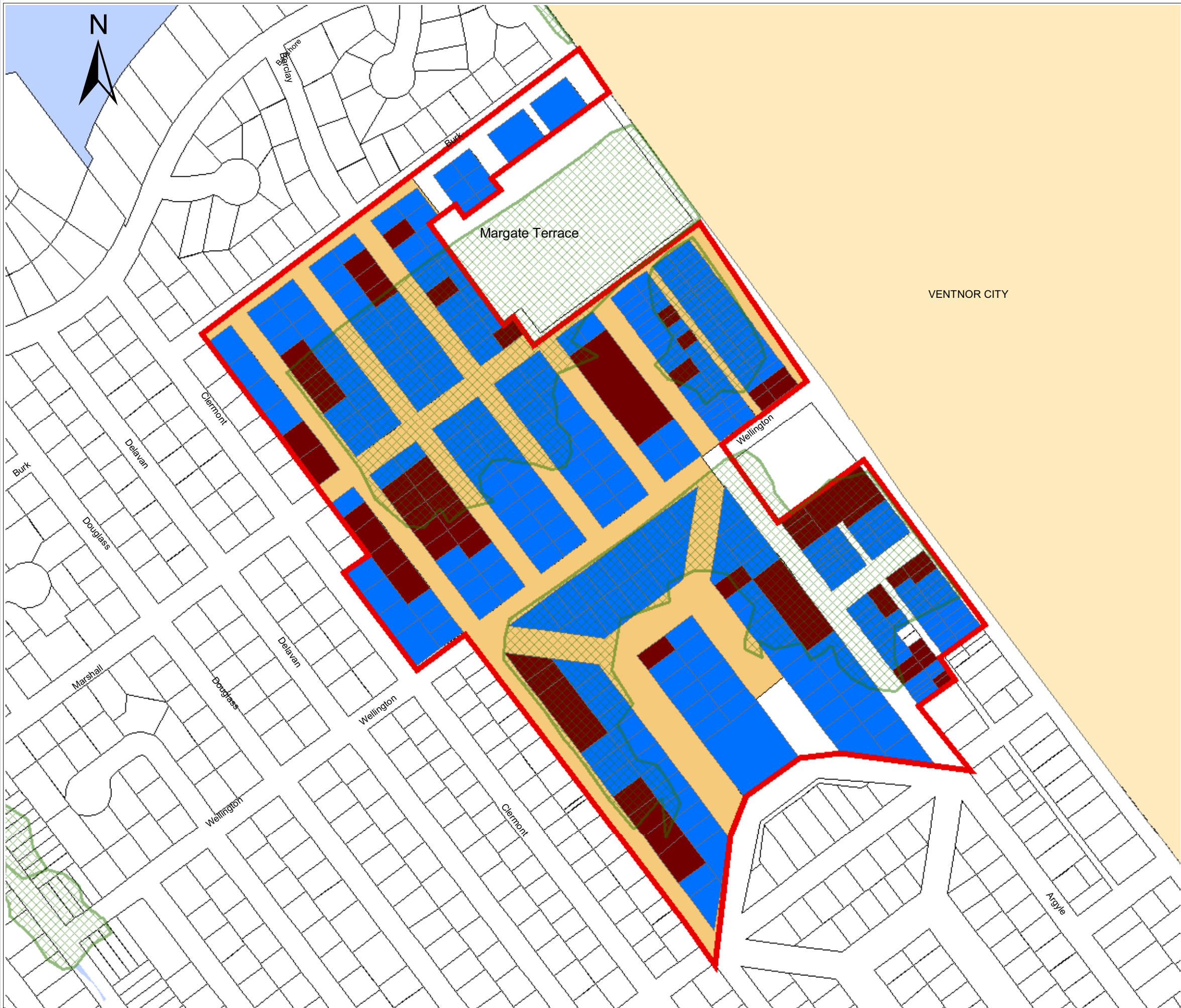
Legend

-  Wetlands
-  Proposed Open Space Area

Source: Wetlands boundary is based on Wetlands Delineation Map by Aqua Terra Inc.

Proposed Open Space Area

City of Margate
ATLANTIC COUNTY NEW JERSEY




Legend

-  Unconstrained Private Vacant Areas
-  Unconstrained Public Areas
-  Wetlands
-  Proposed Open Space Boundary
-  Paper Streets

Source: Wetlands boundary is based on Wetlands Delineation Map by Aqua Terra Inc.

Proposed Open Space

City of Margate
ATLANTIC COUNTY NEW JERSEY



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VIII. HISTORIC PRESERVATION

INTRODUCTION

The Historic Preservation Element identifies Margate’s existing historic sites and resources and new initiatives for the continued preservation and protection of the City’s history. It is intended to add value to the City through the conservation of historic resources. Margate’s historic resources help to understand where the community has been, what they are now, and what it may accomplish.

City of Margate has two historic resources that are listed by the State and federal governments worth preserving because they provide a physical link to the past, contribute to the sense of community in the present and offer a degree of continuity as the City advances into the future. Historic preservation contributes to attractive streetscape, stable neighborhoods, economic development and increased property values.

EARLY DAYS OF MARGATE

Once known as a part of Gloucester County, Atlantic County was formed in 1837. At that time, Absecon Islands was comprised of three little islands. One was Cedar Beach, which consisted of the upper half of Margate from Mansfield Avenue and to the north. The lower island was Sand Hills Beach Island. The third one was Inside Beach Island. This is the land over the Margate Bridge.

In early years Margate was covered by meadows and bayberries. In 1884 the Camden and Atlantic Railroad turned south from Atlantic City and ran the length of the Island. The railroad ran special excursion trains from Philadelphia to the elephant at Cedar Grove Avenue. The railroad helped to build up the area and supported the growth.

In 1869, Absecon Island became individual governments of Ventnor, Margate and Longport by the State Legislature.

In 1881, James V. Lafferty, a real estate entrepreneur, came to Margate and built Lucy the Elephant to lure potential lot buyers from Philadelphia and Atlantic City.

When the railroad started down to Margate in 1884, the streets of Margate were laid out. The first street was Vicksburg Avenue, which is now Fredericksburg Avenue. The streets from the ocean were Railroad Avenue, which is now Atlantic Avenue and Atlantic Avenue, which is now Ventnor Avenue.

In August 1885, Margate set itself off from Egg Harbor Township and incorporated as the city of South Atlantic City. South Atlantic City became Margate City in 1909. The new name was fashioned after the famous English resort of Margate, England.

HISTORIC RESOURCES

There is one historic site and one historic landmark in the City that are worthy of preservation on the National and State Registers of Historic Places as shown in the following table and detailed on the Historic map. Marven Gardens was designated as a Historic District in 1990 while Lucy the Elephant was designated as a Historic Landmark in 1971.

MARGATE CITY HISTORIC RESOURCES			
Resource Name	Address	National Listing date	State Listing Date
Marven Gardens	Ventnor, Fredericksburg, Winchester, Brunswick Avenues	09/13/1990	08/09/1990
Lucy the Elephant	Decatur and Atlantic Avenues	08/12/1971	04/07/1971

Marven Gardens Historic District

Marven Gardens, whose name is derived from “Mar”-gate and “Ven”-tnor, is located on the municipal boundary line, with Ventnor City. Marven Gardens is bounded by Ventnor, Fredericksburg, Winchester and Brunswick Avenues and was listed as a historic district in 1990. The district is a district residential neighborhood that was developed during the 1990’s. The street network, the “tight” neighborhood pattern and the eclectic mix of architectural styles are characteristics that should be preserved.

Lucy the Elephant

Lucy is a designated National Historic Landmark. She is located between Atlantic Avenue and the beach. Built in 1881 by James V. Lafferty, a real estate developer, “Lucy” stands six stories tall, weighs 90 tons and is covered with 12,000 square feet of sheet tin. Lucy was a functioning building, serving as a real estate office, as a summer home and even briefly as a tavern. By the late 1960’s, Lucy was an abandoned wreck on the verge of collapse. Today, thousands of visitors each summer tour Lucy’s innards.





MARGATE CITY HISTORICAL SOCIETY MUSEUM

One of the main goals of the Society, established in October 1996, was to create a museum dedicated to the preservation, documentation and presentation of historical records and artifacts of City of Margate. In May 1997, with the donation of the building at 7 South Washington Avenue, the Margate City Historical Society had permission to lease this building. Since then, the Margate City Historical Society Museum has become a significant resource whereby old photographs, books, letters, advertising, political documents, antique fire fighting equipment and other items illustrative of life, conditions and events in Margate's past can be showcased for public access and education.

SAVE LUCY COMMITTEE


When Lucy was facing imminent demolition, the elephant was rescued through donation to the City of Margate by the Gertzen family at the request of the Margate Civic Association. The Margate Civic Association formed the "Save Lucy Committee," a group of volunteer citizens incorporated to save the historic building. Lucy's relocation, preservation and restoration today are the result of years of effort by the Committee, funded by donations from around the world and Federal and State historic preservation grants.

RECOMMENDATIONS

- It is recommended that a historic preservation commission should be established in accordance with the provisions of the Municipal Land Use Law. As part of its responsibilities, the Commission should review and render advisory comments on all planning and zoning board applications within the designated area. Voluntary compliance is encouraged.
- The Commission in consultation with appropriate Board and City agencies should develop standards, procedures and design guidelines.
- Any financial incentives through grants and loan programs should be identified and promoted through the public education process.




Legend

 Historic District/Landmark

Historic District/Landmark

City of Margate
ATLANTIC COUNTY NEW JERSEY

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IX. RECYCLING

INTRODUCTION

The New Jersey Statewide Mandatory Source Separation and Recycling Act of 1987 requires that municipal master plans include a recycling plan element that incorporates State Recycling Plan goals for the collection, disposition and recycling of materials designated in the City's Ordinance. This legislation recognizes that the disposition of solid waste has become an increasing problem and one of the most serious problems facing each municipality in the State.

The statute stipulates the following municipal obligations:

- Designate a recycling coordinator,
- Provide for a collection system of recyclable materials,
- Adopt a municipal recycling ordinance,
- Revise the municipal Master Plan which shall include provisions for the collection, disposition and recycling of recyclable materials,
- Revise the Land Use Ordinance requiring site plans and subdivisions to conform to the recycling ordinance.

Municipal recycling plans must also be consistent with and be coordinated with the County District Plan (DRP). Each DRP is required to include designation of recovery targets in each municipality to achieve the maximum feasible recovery of recyclable materials from the municipal solid waste stream that shall include following schedule:

- The recycling of at least 15% of the prior year's total municipal solid waste stream by the end of the first full year succeeding the adoption and approval by the department of the district recycling plan; and
- The recycling of at least 25% of the second preceding year's total municipal solid waste stream by the end of the second full year succeeding the adoption and approval by the department of the district recycling plan.

The State of New Jersey and the Department of Environmental Protection (DEP) regulate recycling and solid waste through many statutes. The Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq., the New Jersey Statewide Mandatory Source Separation and Recycling Act, N.J.S.A. 13:1E-99.11 et seq., and recycling regulations as per N.J.A.C. 7:26A-1 et seq., govern the management, collection and disposal of solid waste and recyclable materials. These efforts ensure the preservation of natural resources, savings of various energy types and the reduction in pollution.

The New Jersey Solid Waste Management Act designated all 21 counties and the Hackensack Meadowlands District as Solid Waste Management Districts and mandated the Board of Chosen Freeholders in each of the Counties to develop comprehensive plans for waste management in their district. Pursuant to the Solid Waste Management Act, Atlantic County is required to formulate and adopt a Solid Waste Management Plan. The Plan addresses issues surrounding the generation, collection, transportation, disposal and recycling of solid waste for the County of Atlantic.

The Atlantic County Solid Waste Advisory Council (SWAC) was created within the department to assist the County in the development and formulation of the Solid Waste Management Plan. The SWAC meets regularly to discuss any and all matters related to solid waste management. As an advisory board, SWAC makes recommendations to the Board of Chosen Freeholders concerning proposed amendments to the Solid Waste Management Plan.

In June, 1981 the Board of Freeholders designated the ACUA—Atlantic County Utilities Authority, as the implementing agency for the Atlantic County Solid Waste Management Plan. Starting in 1990, the ACUA established a nationally recognized system to recycle, compost, and dispose of solid waste. A double-lined landfill, Recycling Center, composting site, transfer station, and ancillary facilities have been built on a 360 acre site.



Recycling



RECYCLING IN MARGATE CITY

The City recognizes that separating recyclable materials from the solid waste will extend the life of existing landfill facilities, conserve energy and valuable natural resources, and increase the supply of reusable raw materials for industry. The City also recognizes that recycling will reduce demands on resource recovery facilities, which will, in turn, result in significant cost-savings in the planning, construction and operation of these facilities.

The Atlantic County Municipal Utilities Authority recycling collection schedule for Margate is every other Thursday and includes the following materials:

- Paper/Corrugated Cardboard – Newspapers, magazines, junk mail, computer paper, envelopes, telephone books, paperback books, brown grocery bags and catalogues.
- Glass Bottles, Aluminum, Steel, Aerosol Cans & Paint Cans
- Plastics – Milk, water, juice, soda, dish or laundry detergent bottles, or any plastic containers with recyclable symbols.
- Household batteries – Toy, watch, radio, camera, hearing aid and flashlight batteries.
- Food boxes, cardboard soda/beer carriers, paper plates, cups, napkins, aluminum pie plates, mirrors, window glass and plastic storage containers are not recyclable items.

Paint, used motor oil, Antifreeze, Car/boat batteries are collected the first Saturday of each month at Atlantic County Utilities Authority in Egg Harbor Township.

RECOMMENDATIONS

- The zoning ordinance should be amended to establish and implement standards for the location, design and maintenance of on site trash/recyclable enclosures.
- The site plan and subdivision review checklists should be amended to require plan. Submittals to include provisions for recyclable facilities.

X. RELATIONSHIP TO OTHER PLANS

INTRODUCTION

The Municipal Land Use Law requires that all municipal master plans consider the relationship of their Master Plan to Plans of contiguous municipalities, County Plans and the New Jersey State Development and Redevelopment Plan (SDRP). This section reviews the plans and zoning ordinances of the municipalities bordering Margate City, the Atlantic County Master Plan and the State Development and Redevelopment Plan.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Margate City Master Plan is consistent with the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The State Plan has eight goals:

- Revitalize the State's cities and towns.
- Conserve the state's natural resources and systems.
- Promote beneficial economic growth, development, and renewal for all residents of New Jersey.
- Protect the environment, prevent and clean up pollution.
- Provide adequate public services and facilities at a reasonable cost.
- Provide adequate housing at a reasonable cost.
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
- Ensure sound and integrated planning and implementation statewide.

The Margate City Master Plan is consistent with the State Plan goals by promoting the preservation and enhancement of an existing, long-established residential community; protecting Margate's natural resources, particularly its wetlands and water bodies; promoting the fiscally sound expansion of municipal services; and promoting the preservation of Margate's historic, scenic, and recreational assets. As called for in the SDRP, the Margate City Master Plan is also consistent with regional planning efforts, including the Atlantic County Master Plan and the Atlantic County Parks and Open Space Plan.

The State Plan Policy Map of the SDRP divides the State into five Planning Areas, each of which has specific policy recommendations associated with it. Margate City lies in only one planning area: the Metropolitan Planning Area (PA1).

The State Planning Areas have been incorporated into NJDEP's Coastal Zone Management Rules (7: 7E-5B.1 et. seq.) For coastal regulatory purposes, Margate falls into the Coastal Metropolitan Planning Area. The boundaries are the same as the SDRP Policy Map boundaries for PA1.

The State Plan designates PA1 as the Planning Area into which most of the State's future growth is to be directed. Throughout PA1, efficient and beneficial utilization of scarce land resources is to be encouraged. Open space in PA1 is to be used to preserve linear natural systems, to reinforce community identity, and to link to other planning areas. Margate City is almost fully built out. This Master Plan encourages more efficient utilization of land by preserving the existing pattern of development in the City. New parks that are proposed will reinforce community identity by preserving open spaces and historic resources.

ATLANTIC COUNTY MASTER PLAN

The Margate City Master Plan is generally in conformance with the Atlantic County Master Plan, adopted in 2000. The plan has 11 goals:

- Enhance the quality of life for County residents by expanding active recreation opportunities through the acquisition and development of an extensive County Park System.
- Ensure quality growth and development by planning and developing County infrastructure to complement land use goals established by State and local plans.
- Encourage a diversity of economic opportunities for job creation to compliment the new convention facilities and expected casino growth.
- Promote the location of research and development businesses for mutual benefit of industry, job searchers and the colleges in Atlantic County.
- Coordinate the planning and development of adequate potable water supply and wastewater treatment capacity to accommodate future growth.
- Preserve and enhance the quality of the natural resources of the County.
- Preserve selected critical natural areas supporting endangered species and wildlife habitat.
- Promote safe and efficient transportation systems for access to the County and within the County, including air, rail and motor vehicle systems.
- Preserve and make more efficient use of existing roadway capacities by encouraging sound land use planning and highway access control.
- Preserve and protect the farmland and occupation of farming within the County.
- Preserve the historic and cultural resources in the County.

The Margate Master Plan will contribute to the achievement of the goals adopted in the County Master Plan in several ways. Margate Master Plan calls for the expansion of recreation opportunities through development of additional parks and open space in the wetlands area of the City. Margate's Master Plan will also encourage quality growth and development by recommending the adoption of land use





regulations that ensure high quality development. In transportation, the Circulation Element suggests changes that will result in more safe and efficient use of Margate’s residential access streets and major arterial streets. Also, by maintaining its Historic District, the City will continue to protect its heritage as a historic community

THE COASTAL AREA FACILITY REVIEW ACT (CAFRA) (N.J.S.A. 13:19)

CAFRA applies to projects near coastal waters in the southern part of the State of New Jersey. The CAFRA area begins where the Cheesequake Creek enters Raritan Bay in Old Bridge, Middlesex County. It extends south along the coast around Cape May, and then north along the Delaware Bay ending at the Kilcohook National Wildlife Refuge in Salem County. The inland limit of the CAFRA area follows an irregular line drawn along public roads, railroad tracks, and other features. The CAFRA area varies in width from a few thousand feet to 24 miles, measured straight inland from the shoreline.

The law divides the CAFRA area into zones, and regulates different types of development in each zone. Generally, the closer you are to the water, the more likely it is that development will be regulated. There seven zones of CAFRA are as follows:

- Coastal Metropolitan Planning Area
- Coastal Suburban Planning Area
- Coastal Fringe Planning Area
- Coastal Rural Planning Area
- Coastal Environmental Sensitive Planning Area
- Park
- Water

The CAFRA law regulates almost all development activities involved in residential, commercial, or industrial development, including construction, relocation, and enlargement of buildings or structures; and all related work, such as excavation, grading, shore protection structures, and site preparation.

SURROUNDING COMMUNITIES

Margate City is bordered on its east by Ventnor City, on its west and north by the Township of Egg Harbor, a large, diverse municipality characterized both by a significant amount of new development and by large areas of environmentally constrained marshland, and on its southwest by the Borough of Longport. The Atlantic Ocean defines the southern boundary of the City.

Ventnor City

Ventnor lands adjacent to the City are located in four zones. These zones consist of low and moderate density residential, mixed density residential, medium density residential and Ventnor West high density residential. This is consistent with the single-family residential zones in Margate.

Township of Egg Harbor


The Township of Egg Harbor is located north of the City of Margate. The lands in Egg Harbor along this section of Margate are located in two zones: MC Commercial and CRW Conservation Recreation Wetlands. Egg Harbor is physically separated from Margate by the bay.

Borough of Longport

The Borough of Longport is located southwest of Margate. Longport lands along this section are located in three zones. RSF-2, Residential Single-Family District (min lot area 4,030 sq ft.), RSF-3 Residential Single-Family District (min lot area 3,000 sq ft.) and RMF, Residential Multifamily District. These zones are compatible with the multi-family overlay and Waterfront Special District zones in Margate.




Legend

 CAFRA Boundary

CAFRA Boundary

City of Margate
ATLANTIC COUNTY NEW JERSEY

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January 2004

IMPLEMENTATION STRATEGIES

The following action strategies should be considered in order to implement the recommendations and policies detailed in this Master Plan.

- Initial ordinance amendments to implement plan, followed by a comprehensive rewrite of the entire land development code.
- Comprehensive parking analysis for the overlay area with a focus on the CBD/oceanfront/bayfront
- Downtown design plan including signage, streetscape, way finding
- Detailed park charette for proposed new park
- Detailed pedestrian/bike circulation element
- Assessment of next cycle of COAH requirements
- Possible Land Development Ordinance rewrite rather than revisions
- Participate in Cross Acceptance of State Development and Redevelopment Plan
- Review of Margate’s grant eligibility for various programs



City of Margate



Atlantic County New Jersey