

## *Developments in the Pipeline for Atlantic & Cape May counties*

(Last update 03/10/10)

**Editor's Note:** *Atlantic and Cape May counties' economic dependence on gaming, hospitality and tourism is itself dependent upon the discretionary spending of consumers. In that regard, the shock of recent economic developments still resonates with American consumers and a return to the discretionary spending patterns of the recent past is not expected anytime soon. Consequently, meaningful improvement in local labor market conditions is unlikely until late 2010 at the earliest. The crawl back from near financial collapse is not without other significant obstacles going forward, but it does appear that efforts to avert an even deeper national and global recession have been successful. However, sighs of relief at this point in time are carefully measured and few in number.*

### **Atlantic County**

- **Update: With \$13.3 million in public funds and bank financing lined up, work began during February 2010 on the roads and other infrastructure for a planned 55-acre aviation research and technology park adjacent to the Federal Aviation Administration's (FAA) William J. Hughes Technical Center in Egg Harbor Township. The park's first-phase plans call for 44,500 square feet of research and development space. Federal Economic Development Administration officials estimate that a fully realized research and technology park would include seven buildings totaling 408,000 square feet and create about 2,000 high-paying jobs.**
- **Update: Revel officials are seeking approval from state legislators for a \$300-million tax break for their \$2 billion casino resort now under construction in Atlantic City. Revel is the first project to apply for tax reimbursement under an economic stimulus act passed in 2009. Under the act, developers whose projects meet certain criteria can receive up to 75 percent of the tax revenue generated by their projects for up to 20 years. Although work on the steel superstructure and exterior of the new hotel casino is nearing completion, work on the project's interior was halted in January 2009 as Revel officials searched for financing to complete the project. Revel officials remain optimistic that permanent financing will be secured in 2010 and say it will take 18 months to complete the project once financing is in place. Revel officials also are reported in negotiations with city officials over the purchase of the Garden Pier, which stretches out into the ocean from the beach in front of the Revel site. A gambling subsidiary of Wall Street investment bank Morgan Stanley has selected Revel Entertainment to develop and operate a \$2-billion hotel casino on a 20-acre tract with boardwalk frontage in the Southeast Inlet-area of Atlantic City. The property is located just north of the Showboat hotel-casino. The project includes 1,936 hotel rooms, 169,000-sq. ft. of casino space and more than 500,000-sq. ft. of retail, entertainment and dining space. In a related development, the Casino Reinvestment Development Authority has designated a portion of land where Revel is developing their hotel casino as its ninth entertainment-retail district. The designation entitles Revel to a rebate on sales and use taxes on construction materials and hotel room luxury taxes for 20 years, or until the total rebate equals the cost of the project.**

- **Update: In February 2010, MGM Mirage officials announced they had placed their 50 percent ownership of the Borgata hotel casino in a divestiture trust in anticipation of selling their interest in the property. A New Jersey Division of Gaming Enforcement report recently found the company's partner in a Macau casino unsuitable for a state gaming license.** In January 2009, MGM Mirage officials said they were postponing plans for a \$5-billion hotel casino resort on a 72-acre tract next to the Borgata hotel casino in Atlantic City's marina district due to economic conditions. Officials also indicated they are looking to sell noncore assets to strengthen the company's finances and would consider selling the 72-acre property. Plans for **MGM Grand Atlantic City** included 3,000 rooms, 280,000-sq. ft. of casino space, 500,000-sq. ft. of upscale retail and entertainment space, a world-class spa and a convention center.
- The Cordish Company has announced plans for a **\$15 million, 45,000-sq. ft. phase three expansion of The Walk**, their collection of more than 80 outlet-style shops and restaurants located along Atlantic City's gateway corridor. The expansion is expected to create up to 400 permanent jobs. Citing sales per square foot that are well above the industry average, Cordish officials say the expansion is warranted because The Walk has become a regional shopping destination. Construction of the expansion and an adjacent **\$30 million, 1,200-space parking garage** is expected to begin in the spring of 2010. A phase four expansion also is planned that would offer live entertainment in the form of nightclubs and other venues.
- **New retail:** A **Christmas Tree Shops** store with 110 full- and part-time employees opened during February 2010 in the Consumer Square shopping center (Hamilton Township). Also, an **hhgregg** electronics and appliance store will open this spring in the Hamilton Commons shopping center.
- **Update: Airport officials have selected a developer to build a hotel and conference center near the airport. The project, which includes a 135-room hotel, 6,000 square feet of conference space and 22,000 square feet of retail space, is not expected to begin construction until 2012. However, a \$28 million expansion of the Airport's terminal aimed at attracting international flights is currently under construction.** A \$26.5 million, 1,400-space parking garage opened recently at the Atlantic City International Airport. The South Jersey Transportation Authority (SJTA) also is seeking proposals from developers interested in building a **hotel complex** at the airport. SJTA officials say the hotel complex is necessary to help increase airport business, which they estimate could grow by 60 percent over the next several years.
- **AtlantiCare Regional Medical Center** officials have announced plans for a **\$21-million, 39,000-sq.ft. ambulatory care center** in Hammonton. Scheduled for completion in 2011, the new facility will include a satellite emergency department, medical imaging facility, wound care center, physicians' offices and a helicopter landing site.
- Atlantic County officials and the Casino Reinvestment Development Authority are funding a **\$10-million, 22,500-sq.ft. expansion** of the Atlantic City campus of Atlantic Cape Community College. The new, two-story wing, which should be ready by early 2011, will house the college's Hospitality Studies Center and train an estimated 1,200 gaming and hospitality workers annually.
- **Wal-Mart** officials say they remain committed to developing **Oak Tree Plaza**, a 244,000-sq.ft. shopping center in Egg Harbor Township at the intersection of the Black Horse Pike (Route 322/40), Fire Road and Old Egg Harbor Road. Plans for the project, which will probably go before the local

Planning Board early in 2010, include a 189,000-sq.ft. Wal-Mart store, 36,000 square feet of retail space, three fast-food restaurant sites and a bank.

- **Update: A \$2-million senior housing complex with first-floor retail space is expected to break ground this spring at the corner of Philadelphia Avenue and the White Horse Pike (Route 30).** Egg Harbor City officials have begun planning a 10-year major redevelopment project they hope will result in 1,800 housing units, 3,000 new residents, dozens of new businesses and millions of dollars of new revenue. These projects will benefit from the recent awarding of \$3-million in federal grants and loans to expand the city's water system. Officials also are looking forward to the completion of a new high school and Atlantic City Expressway interchange at Route 50.
- The Casino Reinvestment Development Authority has reached an agreement that will bring a 29,000-sq.ft. **A&P Food Basics supermarket** to Atlantic City's Renaissance Plaza shopping center at the corner of Atlantic and New York avenues.
- The owners of the **Cornerstone Commerce Center** (Linwood) say they would like to expand the development with more retail and office space and high-end apartments and townhouses. The size and scope of the project will depend upon the approval of city officials.
- The **Rothman Institute** is constructing a **30,000-sq.ft. orthopedic care facility** in the AtlantiCare Health Park on English Creek Avenue in Egg Harbor Township. The project, which should be completed by the fall of this year, will include 44 examination rooms, a digital X-ray suite and a physical therapy unit.
- New Jersey Manufacturers Insurance Company is constructing a **146,000-sq.ft. office building** along Route 54 in the **Hammonton Industrial Park**. The new facility, which is scheduled for completion in 2010, will be readily expandable to 250,000 square feet and have space for 330 employees. The company now has 180 workers in leased space in the city's Atlantic Commerce Center on South Grand Street.
- **Shore Memorial Hospital** (Somers Point) broke ground late in 2008 on a new 130,000-sq.ft. surgery wing, the first phase of a **\$125-million expansion**. The surgery wing should be completed before the end of 2010. In addition, construction is expected to start later this year on a medical office building and 1,000-space parking garage. Two additional medical office buildings and 190 town homes also are planned.
- The U.S. Department of the Interior has awarded the first five offshore wind energy leases to three companies looking to build **windmills off the coast** of New Jersey. The leases allow the companies to construct meteorological towers that will help determine the best location for offshore wind farms. The state has promised each company \$4 million toward construction of the towers. New Jersey's Energy Master Plan calls for wind power to generate enough electricity to power 300,000 homes by the year 2013.
- **Update: Citing current difficulties in the credit markets and an evolving competitive environment, Pinnacle officials have formally abandoned their plans for a \$1.5-billion casino resort on the site of the former Sands hotel casino, and will sell the 19-acre site with Boardwalk frontage.** Pinnacle Entertainment Inc. purchased the **Sands** hotel casino and closed the gaming hall

in November 2006. The closing eliminated 2,100 jobs. The existing structure was razed in October 2007.

- Citing turmoil in the credit markets, an investment group has postponed construction of a **\$2-billion, 2,000-room hotel casino** on 14 acres of land near the Atlantic City Hilton hotel casino. The developers withdrew their application with the state Department of Environmental Protection for a coastal building permit in January 2009 and indicated they may downsize the project depending on future economic conditions. The property includes three blocks at the foot of Albany Avenue and the former Atlantic City High School site at Albany, Atlantic and Ventnor avenues.
- **Update: A group of lenders headed by billionaire Carl Icahn purchased the Tropicana Casino and Resort (Atlantic City's third largest casino hotel) for \$200-million in March 2010.** Columbia-Sussex Corp., the former owner of the **Tropicana** hotel casino, was denied a casino gaming license by the New Jersey Casino Control Commission in December 2007. A state-appointed conservator over saw management of the property until it is sold.
- **Update: The fight for control of Trump Entertainment Resorts appears to be nearing a conclusion. The operators of the Taj Mahal, Plaza and Marina hotel casinos in Atlantic City, filed for Chapter 11 bankruptcy protection in February 2009.**
- **Update: Believing it is the best way of recovering their investment, a group of lenders holding a \$360-million mortgage on the Resorts Atlantic City hotel casino assumed ownership of the property late in 2009. The new owners indicate they have no interest in operating the hotel casino long-term and will sell the property as soon as financial and market conditions allow.** In a regulatory filing in November 2008, the owners of the **Resorts Atlantic City** hotel casino (Colony Capital LLC) indicated they were unable to meet a monthly mortgage interest payment due to the impact of current economic conditions. Resorts has been among the worst performers of Atlantic City's eleven hotel casinos in recent years.
- The **Atlantic City Hilton** hotel casino defaulted on its mortgage in July 2009 and is currently in negotiations with its lenders.
- **Update: No bids for the development of Bader Field were received before the June 2009 deadline.** Local officials have been considering development options for **Bader Field**, the city's former municipal airport. The 140-acre tract is located along Route 322/40 adjacent to the Sandcastle baseball stadium and ceased airport operations in September 2006. Although not currently zoned for hotel casinos, the tract appears capable of accommodating several large hotel casino projects. City officials once estimated the tract's value at \$1-billion. Some local casino operators have voiced opposition to the possible rezoning of the former airport property fearing that an outside competitor may receive an unfair advantage.
- Hamilton Township officials have designated the **Atlantic City Race Course** site as an area in need of rehabilitation, a step that will start discussions on the future of the 150-acre site. Possibilities for the site, which offers easy access to the Atlantic City Expressway and the Black Horse Pike, include a corporate business park, retail center, sports venue or hotel complex.
- Egg Harbor Township officials have approved a **redevelopment plan for the "West Atlantic City" area** of the township that would transform the two-mile strip of the Black Horse Pike (Route

322/40) between Atlantic City and Pleasantville. However, efforts to attract developers have been complicated by current economic conditions.

- Pleasantville officials launched a **10-year, \$150-million effort** in November 2009 that is expected to transform the city's business district into a **"transit village"**. The first of the project's three phases includes **300 rental homes and 20,000 square feet of retail** at the southwest corner of Main Street and Washington Avenue. Groundbreaking on the 30-acre tract is not expected to begin until late-2010 at the earliest.
- **Hamilton Township** officials are considering an offer to buy the township's old landfill site from a company looking to develop a **\$50-million solar energy facility**. Solar panels on the site would generate 6 megawatts of power – enough to supply 5,000 homes for a year.
- **Education-related news:** Atlantic County officials are funding a four-year, \$36-million renovation and expansion of the main campus of **Atlantic Cape Community College** in Mays Landing. County officials also are funding a \$40-million conversion of the **Atlantic County Institute of Technology** into a full-time high school that could accommodate 1,200 students. Current enrollment totals 400 students. A \$250,000 federal grant will be used to bring a satellite campus of **Richard Stockton College of New Jersey** to downtown Hammonton.
- **Egg Harbor Township** officials have approved plans for the biggest housing development in township history – the 657-home, **Ocean Club**. The project will take about 5 years to complete and feature 260 single-family homes, 260 age-restricted homes and 140 town homes. Prices will range from \$250,000-to-\$350,000. Township officials also recently reached a settlement with a developer that would allow the construction of 168 townhouses and a 103,000-sq.ft. office building on Delilah Road.
- **Update: Hamilton Township officials have granted developers of the Magic Sports complex a three-month extension to their land-purchase agreement as they seek approvals from the New Jersey Pinelands Commission. It now appears that the project will be built in phases.** Hamilton Township officials have reached a preliminary agreement to sell 135 acres of the township business park for a **Magic Sports & Health Complex and Resort**. The project, which could eventually include sports, health and wellness facilities, dormitories for youth athletes, a conference center, an indoor water park and 1,000-unit hotel, could draw 800,000 customers annually and create 1,500 jobs. The project's total cost could reach \$300-million.
- Construction of the **Pleasantville Business Center** began in December 2008 along Route 9 near the Northfield border. Up to nine buildings will be built on the site, mostly warehouses and offices.
- A \$480,000 grant from the **New Jersey Department of Labor and Workforce Development** and \$650,000 from the **Atlantic City Casino Consortium** are being used to fund **specialized training for 2,700 casino workers** at Atlantic Cape Community College. The casino consortium includes Trump Entertainment Resorts, Harrah's Entertainment, Borgata Hotel Casino & Spa and Tropicana Casino Resort. Each casino has developed a customized training program for its workers. Courses may include culinary arts, computer skills, office supervision and management, general finance and customer service skills. Casino workers will be paid to attend the classes while on the job.

- **Update: AirTran Airways began regularly scheduled service between Atlantic City International Airport (ACIP) and Atlanta during June 2009. The two daily roundtrip flights give ACIP a long sought connection to a major hub airport.** A coalition of state agencies, gaming companies and elected officials was formed in an attempt to bring new airlines to **Atlantic City International Airport**. The group targeted Boston, Chicago, Atlanta and other major cities east of the Mississippi River by offering incentives that included waived airport fees, marketing help and access to convention and meeting planning. The airport's main carrier, **Spirit Airlines**, began daily service to Boston in May 2009.
- **Egg Harbor City** officials are reviewing plans for a \$6-million, 42,000-sq.ft. expansion of the **Rastelli Seafood** processing plant in the city's industrial park. Work is not expected to begin until the fall of 2009.
- **Absecon** officials have given preliminary approval to plans for a 48,000-sq.ft. retail/office development on a site bounded by Route 30 and Michigan and New Jersey avenues.
- Linwood officials have given preliminary approval to plans for **Linwood Office Park** on New Road. The project will include two, 20,000-sq.ft. office buildings.
- **Egg Harbor Township** officials have approved plans for a 120-room **Homewood Hilton Hotel** on English Creek Avenue near the Black Horse Pike. The upscale hotel will primarily serve corporate travelers and create 35 to 40 jobs. The same developers recently opened a **Residence Inn by Marriott** in the township at Fire and Old Egg Harbor roads.
- Egg Harbor Township officials have approved plans for a **Chick-fil-A fast food restaurant and 10,500-sq.ft. of retail space** along the Black Horse Pike (Route 322/40) near the Lowe's Home Improvement store. Future plans for the site include an additional 16,800 square feet of retail space.
- The **Casino Reinvestment Development Authority**, the agency that uses casino funds for development projects throughout the state, is overseeing legislation that establishes a \$110-million program to finance improvements to the Atlantic City Boardwalk. The first phase of the Boardwalk revitalization program began during the fall of 2006.
- Lennar Corporation (US Home) is building **173 single-family homes** on a 300-acre tract at the corner of Route 322 and Cologne Avenue in Hamilton Township. The homes will be priced in the \$350,000 range.
- **Bayport on Lake's Bay**, a development of 131 luxury townhouses, is under construction on the Black Horse Pike in Egg Harbor Township.
- Egg Harbor Township officials have approved a variance that could lead to the development of a **120-bed nursing home** on Delilah Road between Fire and Mill roads. The facility would create 100 jobs.
- Officials of Kravco Simon, operators of the **Hamilton Mall** (Hamilton Township) have held preliminary discussions with township planners over a possible expansion of the mall. The

expansion, which would include 130,000-sq.ft. of outdoor dining and retail facilities, would span the length of the mall facing the Black Horse Pike (Route 322).

- The owners of **Atlantic City's Central Pier** have announced plans to redevelop the pier and a tract of land between St. James Place and South Carolina Avenue into a retail, dining and entertainment attraction. The \$75-million project is expected to take three years.
- **Update: A developer is proposing to build a 30-story high-rise residential development in Atlantic City's South Inlet near the new Revel hotel casino now under construction. The project would include 152 residential units, retail stores, recreation areas and parking garage.** The **Southeast Inlet-area of Atlantic City** includes a large, vacant tract of oceanfront land and has been the subject of investor speculation and numerous development proposals since the area was cleared for urban renewal in 1966. Due to an increase in investor interest in Atlantic City over the past several years, and the limited number of sites that can be considered for a casino, this area of the city once again became the focus of developers. Although construction of a \$2-billion gaming mega resort by **Revel Entertainment** is the most notable, developers also have proposed building luxury housing in the area. The only catch (in addition to the current credit crisis and nationwide slowdown in luxury condominium development) may be that developers are seeking a tax abatement program for those who build or buy new luxury condominiums in the city.
- A judge has approved a settlement that could result in the construction of **326 condominium units** on three separate parcels of land along Bay Avenue in **Somers Point**. A similar lawsuit is pending over the proposed construction of **550 housing units** at the **Great Bay Country Club** in Somers Point.
- Hamilton Township officials are reviewing plans that would add almost 67,000-sq.ft. of space to the existing **Wal-Mart** store along Route 322. The expansion would result in an estimated 125 additional jobs.
- Egg Harbor Township officials are reviewing plans for a **\$10-million, 65,000-sq.ft. family entertainment** center next to the Shore Mall. The project, which would incorporate an existing 16-screen movie theater and several restaurants, will include a Superplay USA featuring a 40-lane bowling alley, laser tag, billiards and miniature golf. Also at the Shore Mall, construction has not yet begun on a **Golden Corral restaurant**. The 11,000-sq.ft. family-style buffet restaurant, originally expected to begin construction in 2008, would employ more than 100.
- Atlantic City officials have approved to plans for a 32-floor residential development at the corner of Atlantic and Maine avenues. The \$175-million project, called **Mirabella at the Inlet**, would contain 326 residential units, a spa and pool and six levels of parking.
- **Update: This housing development has been held up at least in part by a disagreement between Galloway Township officials and the developer over affordable housing requirements.** In a sign that the area's development of new golf courses may have peaked, owners of **Blue Heron Pines East** have announced plans to build **996 housing units** on the 18-hole golf course. Citing a glut of golf courses, a lack of demand and rising real estate values, the public course will be reduced to nine holes and offered as an amenity to residents of the planned 55-and-older community.

- Galloway Township officials are supporting plans for **Nantucket at Galloway**, a mix of senior housing and retail space on a 60-acre tract along the White Horse Pike (Route 30). The development, which may feature 170 housing units, needs Pinelands Commission approval.
- Atlantic City officials have approved plans for **Landings at Caspian Point**, a \$175-million, 462-unit residential project on New Hampshire Ave in the city's inlet redevelopment area. The project, which still needs state approvals, will include a restaurant and 10,000-sq.ft. of retail space.
- Hamilton Township officials have approved plans for a **103,000-sq.ft. shopping plaza** at the corner of Route 322 (Black Horse Pike) and Cologne Avenue.

### Cape May County

- **Update: The New Jersey Department of Environmental Protection have approved plans for the new convention center.** Cape May City officials have finalized plans for a **new convention center** that is expected to cost \$10-million. The new center, which will be built on the site of the city's existing convention center, may be ready in time for the 2011 summer season. The existing convention hall is currently closed due to structural problems.
- **Update: The owners of Gillian's Funland of Sea Isle City indicate that their first summer of operation was a success and they plan to add five more children's rides in time for the 2010 summer season.** Sea Isle City officials have leased space near its downtown marina to **amusement operators** to compliment a planned \$3-million project that includes a Boardwalk-like walkway along the bay at 42<sup>nd</sup> Place. A total of 12 amusement rides geared toward younger children opened in time for the 2009 summer season. The city lost its only amusement park to residential development 10 years ago.
- A \$12-million, **90-unit apartment complex** for low-income seniors, age 55 and older is under construction on Bayshore Road in North Cape May.
- Construction has begun on phase two of the **Route 52 causeway** reconstruction project. The causeway links Somers Point and Ocean City. Officials indicate that up to 500 construction workers will be employed on some aspect of the project, which is expected to take three years to complete. Seventy million dollars in federal stimulus money will help fund the \$251-million project, which will replace a 2-mile long existing causeway and two draw bridges with twin, two-lane fixed spans.
- A 26,000-sq.ft. **expansion of the North Cape May Shopping Center** is underway. The project will add 10 retail storefronts to the shopping center.
- A **CVS Pharmacy** is under construction at the former site of Villas Lumber Company along Bayshore Road in Lower Township.
- **Cape May City** officials have given preliminary approval to plans that would replace the **Beach Theater** with six housing units. The theater site also includes nine retail businesses.

- Commercial fishermen out of the **Port of Cape May** landed \$73.7-million worth of seafood in 2008 making it the fourth largest port in the nation. Scallops accounted for more than 75 percent of the total catch and fishermen credited federal government regulations with boosting the shellfish harvest. According to the National Oceanic and Atmospheric Administration, the nearly \$74-million paid to fishermen for their catch can be multiplied six times as the catch makes its way to retail markets for a total value of \$442 million.
- New Jersey Travel and Tourism officials say **travel expenditures in Cape May County declined by \$5-million in 2008**, a drop of 3.7 percent from 2007 and the first setback since 1994. Tourist spending in the categories of food, entertainment and retail all declined in 2008.
- The state Department of Environmental Protection (NJDEP) has approved a Coastal Area Facilities Review Act permit for the construction of the **Starlight Resort Hotel and Condominiums**. The Starlight is one of six high-rise projects approved by the Wildwood Planning Board whose possibility of ever being developed was cast in doubt by the NJDEP's rejection of a similar project in June 2006. Local officials have moved to address the NJDEP's concerns and have approved ordinances guiding construction on the island in keeping with the state's suggestions. The 23-story Starlight, which is planned for a site bordered by Juniper, Poplar and Ocean avenues, is expected to include 264 residential units, a 200-seat restaurant, fitness club and spa, swimming pool, meeting rooms and 650 parking spaces. The permit's conditions require a \$442,000 contribution toward the construction of a new parking garage by the city's parking authority.
- The second of six high-rise hotels already approved by Wildwood officials has received a Coastal Area Facilities Review Act (CAFRA) permit from the state Department of Environmental Protection. The **23-story hotel** would be built along the Boardwalk between Wildwood and Oak avenues and feature 289 units, a 120-seat public restaurant and a 180-seat private restaurant for hotel guests. The project's developers indicate they will seek to partner with a major hotel chain.
- Wildwood officials have approved plans for **Wildwood Beach**, another 25-story high-rise hotel/resort at 4600 Atlantic Avenue. The project, which includes about 150 hotel rooms and 190 condominium units that can be rented as hotel rooms, also will adhere to the doo-wop architectural style and employ about 300 during peak seasonal periods. The condominium units are expected sell for \$600,000.
- Wildwood officials have approved plans for a **high-rise hotel/condominium development** that will border Ocean, Spicer and Spencer avenues and stretch from Atlantic to Ocean avenues. Plans call for 380 hotel rooms/residential units, retail space, pools and health clubs.
- The **Nouveau Wave Hotel** is a \$131-million, 25-story development planned for the intersection of Rio Grande and Ocean avenues in Wildwood. The project, which includes 100 hotel rooms, 169 condominiums and 23,000-sq.ft. of retail/entertainment space, adheres to the island's doo-wop architectural style.
- Officials with Cape May County and the **South Jersey Transportation Authority (SJTA)** are discussing the feasibility of building **parking garages** in Wildwood and Cape May to ease parking problems in these resort communities. Also, SJTA officials have begun preliminary discussions over the **extension of Route 55** through Cape May County.

- The new owners of the **B.L. England power plant** (Upper Township) have announced plans for \$204-million in improvements. The 447-megawatt power plant, which burns coal and oil, employs 90.
- North Wildwood officials have named a conditional redeveloper of the city's **Seaport Pier**. The pier's redevelopment will include a 90,000-sq. ft. indoor water park and a 425-room hotel with an 850-space parking garage. An estimate 300-400 jobs will be created by the \$175-million development, which will operate year round.
- The Grand Hotel in the Diamond Beach section of Lower Township has been demolished and replaced by the **Grand Resort & Spa**, a 12-story complex with **125 condominiums** whose selling prices (originally set at \$1-million to \$4-million each) have been reduced by as much as 45 percent due to conditions in the economy. Although township officials also have given preliminary approval to plans for a second 12-story condominium building that will include 98 units, the developer says construction is now five years away.
- **Update: The existence of four rare plants in the proposed construction zone has slowed progress at the airport.** Woodbine officials' plans for a 110-acre business park at their airport have been slow to materialize even though federal and state funds financed the construction of a \$3.0-million sewer treatment plant to serve the area. The airport received another \$1.5-million in federal funds to expand the airport runway to accommodate corporate jets and other larger planes, and in June 2008 received another \$785,000 for runway improvements. Woodbine officials also are seeking a \$550,000 tourism grant from the state Department of Community Affairs for the construction of a railway station, and \$1.1 million from the state Department of Transportation for an extension of the Cape May Seashore Line to the borough. The borough also received a \$500,000 grant in June 2008 from the state Department of Transportation to create a downtown atmosphere along Washington Avenue.

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