



ATLANTIC COUNTY, NEW JERSEY
Economic Development & Construction Project Inventory

**Recently Opened, Under Construction, Permitted/Approved,
Funding Awarded, Proposed & Policy/Planning Changes**

May 2025 – May 2026 | Integrated Developers' and Business Report
May 15, 2026

EXECUTIVE SUMMARY

Atlantic City leads all municipalities in development volume and complexity. CRDA approved more than 330 new housing units in a January 2026 hearing cycle. Hard Rock committed \$50 million to North Tower renovations. The Renaissance at Bader Field, a reported \$2.7 billion multi-use redevelopment of the 143-acre former airport, advanced through CRDA and municipal consistency review in 2025. Most significantly, AtlantiCare and Temple University's Lewis Katz School of Medicine formalized a \$50 million agreement on April 30, 2026 to open Atlantic City's first medical school campus, connected to AtlantiCare Regional Medical Center on the 900 block of Pacific Avenue, with a target opening of fall 2029.

Egg Harbor Township carries the largest mainland project count: NARTP Building 2 (40,000 sq ft / \$18.5M) opened January 2026; D.R. Horton's 657-unit Ocean Club community is under active construction and sales; the ACUA RNG (natural gas) facility at the landfill is now injecting greater than 650,000 MMBtu/year into the South Jersey Gas pipeline; and Allegiant Travel expanded Atlantic City International Airport's Florida service routes.

Hamilton Township hosts the county's largest single employment project: Amazon/SunCap's revised single-story fulfillment center (~652,060 sq ft on ~145 acres of the former Atlantic City Race Course) presented to the Township Committee in April 2026, expected to generate approximately 750 jobs. The Mays Landing Country Club redevelopment (212 townhomes + 12-hole golf course) received variance approval from the Zoning Board in January 2026.

Galloway Township shows the most balanced pipeline: Cornerstone at Galloway (198 affordable units, phased 2025–2026), ShopRite on Jimmie Leeds Road (~86,000 sq ft), the AtlantiCare rehabilitation hospital (60-bed), the Seaview Hotel rebrand to Destination by Hyatt (296 rooms / 34,500 sq ft event space), and Stockton University's \$19.5 million Bjork Library Learning Commons (100,000 sq ft) targeting fall 2026 opening.

Ventnor City completed a \$7.1 million boardwalk rebuild (Phase 1) on April 29, 2026, ahead of Memorial Day, as part of a broader \$26 million multi-phase reconstruction. Somers Point continued its waterfront momentum with the Paddle Club (520 Bay Ave) and Ocean State Job Lot at Somers Point Commons. Northfield adopted two formal redevelopment plans, Dolphin Avenue (Ordinance 7-2026) and Wabash Avenue (Ordinance 6-2026). Pleasantville broke ground on a \$65.8 million Decatur Avenue Elementary School, with a \$55.765 million design-build contract awarded to Ernest Bock & Sons in January 2026.

Organizational note:

Projects are organized alphabetically by municipality; within each municipality, the most recent and consequential items appear first. Status color blocks identify each project's current phase.

ABSECON-Backbay Community/Retail	
Absecon Crossing — Multi-Tenant Commercial Node (430 White Horse Pike)	RECENTLY OPENED

Absecon's most active commercial corridor saw continued expansion at the Absecon Crossing node along the White Horse Pike / Route 30. Wendy's opened at 430 White Horse Pike in January 2026, joining a growing lineup that includes White Horse Wine & Spirits, Chipotle, Firestone Complete Auto Care, Papa John's, WingStop, Red Oak Dispensary, Off the Charts cannabis, Public Cannabis, and Jersey Cow. The multi-tenant program converted previously approved office space into active food, beverage, automotive, and convenience retail, generating new ratables along one of the county's primary commercial arteries.

Sources: Absecon Planning Board materials; local business reporting 2025–2026

Train Station Area Overlay District — Redevelopment Opportunity (Policy Stage)	POLICY / PLANNING
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Absecon's Fourth Round Housing Element and Fair Share Plan identifies the area surrounding the NJ Transit rail station as a candidate for a mixed-use overlay district enabling transit-oriented residential and commercial development. No site-plan application had been filed as of the report date. If the overlay is formally adopted, it would position Absecon to capture regional housing demand tied to rail commuting patterns and address Fourth Round affordable housing obligations through infill development.

Sources: Absecon HEFSP; NJ Courts Affordable Housing Library 2025

ATLANTIC CITY-Island Community/Tourism

**AtlantiCare / Temple University
Medical School Campus — 900 Block
Pacific Avenue (\$50M)**

PROPOSED

In what local officials described as among the most significant investments in Atlantic City and South Jersey in decades, AtlantiCare and Temple University's Lewis Katz School of Medicine formalized a partnership agreement on April 30, 2026 to establish a new medical school campus in Atlantic City. The campus will be physically connected to AtlantiCare Regional Medical Center at 900 Pacific Avenue. AtlantiCare's board of trustees approved \$50 million to subsidize construction and ongoing operations. The inaugural class of approximately 40 students is expected to begin in fall 2029, with the first graduates in May 2033. The Atlantic City campus will be the first new medical education site in South Jersey since Cooper Medical School of Rowan University opened in Camden in 2012. AtlantiCare President and CEO Michael Charlton described the partnership as 'one of the most significant investments in the future of Atlantic City and South Jersey in decades.'

Sources: NJBiz (Apr. 29, 2026); Temple University News (Apr. 30, 2026); Philadelphia Inquirer (Apr. 30, 2026); AtlantiCare press release Apr. 30, 2026

**Renaissance at Bader Field — DEEM
Enterprises (~\$2.7B Mixed-Use
Redevelopment, 143 Acres)**

PROPOSED

The proposed redevelopment of the former Bader Field municipal airport — 143 acres of city-owned bayfront land situated between the marina and residential neighborhoods — is the largest single economic development concept in Atlantic County history. Developer DEEM Enterprises has described a multi-billion-dollar program (city officials cited a total program commitment of ~\$2.7 billion) that incorporates 2,000+ residential units, hotel accommodations, retail, a motorsports racing track, entertainment venues, and substantial public open space and parkland. CRDA voted 12-1 on July 15, 2025, that the plan is consistent with the Tourism District Master Plan; Atlantic City Council took additional steps to ensure consistency in July 2025. DEEM reaffirmed its long-term commitment in a January 2025 statement, acknowledging a 15-year multi-phase horizon with a 'meaningful groundbreaking' described as an ambitious ~2-year target. The site remains in the entitlement phase; site-plan applications and construction permits have not yet been filed.

Sources: CRDA Board Meeting Roundup (Jul. 15, 2025); ROI-NJ (Jan. 28, 2025); PR Newswire (Jan. 27, 2025); SNJDC Afternoon Break (Jul. 21, 2025)

**Hard Rock Hotel & Casino — \$50
Million North Tower Capital Renovation**

UNDER CONSTRUCTION

Hard Rock Hotel & Casino Atlantic City announced a \$50 million capital renovation program in February 2026 covering its North Tower. The renovation encompasses more than 700 guest rooms, 60 suites, and 8 penthouse suites — one of the largest single-property lodging reinvestment commitments in Atlantic City in years. Work is targeted for completion by year-end 2026, representing sustained private-sector confidence in the Atlantic City resort market.

Sources: NJBiz (Feb. 8, 2026); Hard Rock press release via Yahoo Finance (Feb. 10, 2026)

**Caspian Point Apartments — 180 Units,
Absecon Inlet Waterfront (\$52M)**

PERMITTED / APPROVED

CRDA gave final approval to the \$52 million Caspian Point apartment project in January–February 2026, authorizing 180 market-rate apartments across four residential buildings and a clubhouse on a long-vacant waterfront parcel in the South Inlet neighborhood. Construction is estimated at 2 to 2.5 years once commenced. The project directly addresses Atlantic City's persistent shortage of market-rate rental housing and was framed by CRDA as part of an encouraging trend of mid-range residential projects advancing across the city.

Sources: Press of Atlantic City / CRDA press release Jan.–Feb. 2026; SNJDC file

**South Inlet Townhouses — 152 Units +
Colosseo 74 Townhouses (226 Combined
Units)**

PERMITTED / APPROVED

CRDA approved 152 townhouse units on largely vacant South Inlet land in an application linked to developer Sebastiani, who also owns the former Atlantic Club Casino Hotel site. Sebastiani is negotiating with K. Hovnanian about involvement in the adjacent parcel. Separately, CRDA approved an application by Colosseo Atlantic City Inc. for 74 townhouse units on nearby parking lots; each Colosseo unit includes four levels, four bedrooms, four bathrooms, three parking spaces, and a rooftop deck, plus 28 visitor parking spaces. Combined, the two tracks total up to 226 new townhouse units in the Inlet — the most concentrated residential activity in that neighborhood in decades.

Sources: Press of Atlantic City; CRDA hearing records Jan.–Feb. 2026

**155–161 S. Tennessee Avenue — Five-
Story Mixed-Use Development
(Authentic City Partners)**

UNDER CONSTRUCTION

One of the most closely watched infill projects on the Orange Loop, Authentic City Partners' five-story mixed-use building at 155–161 South Tennessee Avenue completed demolition of existing structures in late September 2025, with foundation work commencing immediately thereafter. The project earned a 30-year PILOT tax exemption and a \$2 million NJEDA state grant reflecting strong public interest in reactivating this long-stalled block. The building will include market-rate residential units and street-level retail. Completion is targeted for year-end 2026.

Sources: Jersey Digs (Oct. 19, 2025); NJEDA grant records

**180-Unit Residential — Garwood Mills
Midrise Residential District (CRDA Jan.
2026 Hearing)**

PERMITTED / APPROVED

At the January 15, 2026 CRDA Land Use Hearing, a preliminary and final site-plan application was reopened for a 180-unit residential project in the Garwood Mills Midrise Residential Zoning District. No construction timeline was announced at the hearing. If built, the project would materially expand Atlantic City's downtown residential base.

Sources: CRDA Hearing Agenda, January 15, 2026

**Renaissance Plaza Grocery — Moran
Foods Long-Term Lease (~\$20M
NJEDA-Backed)**

PERMITTED / APPROVED

CRDA approved a long-term lease for Moran Foods to operate a full-service grocery store at Renaissance Plaza, supported by approximately \$20 million in NJEDA infrastructure funding for physical plaza upgrades and retail-space revitalization. The absence of a full-service grocery store in Atlantic City's residential neighborhoods has been repeatedly cited as a quality-of-life gap; this lease agreement directly addresses that need while anchoring sustained commercial foot traffic at the plaza.

Sources: VisitAtlanticCity.com (Jan. 4, 2026); NJEDA program records; CRDA board action 2025

**535 Atlantic Avenue — Former
Firehouse Adaptive Reuse (RMS Capital
LLC, Block 305, Lot 19)**

PERMITTED / APPROVED

RMS Capital LLC appeared before the January 2026 CRDA Land Use Hearing seeking Major Site Plan approval to convert the historic former firehouse at 535 Atlantic Avenue (Block 305, Lot 19) into mixed office and retail space under the Lighthouse 1 Redevelopment Plan. The project exemplifies CRDA's strategy of converting underutilized civic landmarks into income-generating commercial properties as part of neighborhood revitalization.

Sources: CRDA Hearing Agenda, January 15, 2026

**K. Hovnanian Southeast Inlet Housing
— ~300 Units (Consistency
Determination Jan. 2026)**

PROPOSED

K. Hovnanian is planning approximately 300 housing units in Atlantic City's Southeast Inlet, building on the Southeast Inlet Redevelopment Plan for which the Atlantic City Planning Board adopted a Consistency Determination at its January 6, 2026 meeting (Resolution #23 of 2025). The project is tied to a broader infill housing push surrounding the former Atlantic Club Casino Hotel site. If constructed, this would be the largest residential development in the Inlet in decades.

Sources: Mayor Small 2026 State of the City; ACNJ Planning Board Agenda, January 6, 2026

**Former Atlantic Club Casino Hotel —
Colosseo AC 'Mega-Resort' Condo-Hotel
(Shuttered Since 2014)**

PROPOSED

Developer Colosseo Atlantic City Inc. announced in early 2025 plans to reopen the former Atlantic Club Casino Hotel, closed in January 2014, as a condo-hotel mega-resort. A 2026 opening target was reported. As of the report date no formal site-plan approval had been publicly documented through CRDA. This project should be tracked as an active watch-list item requiring direct verification of current ownership, approvals, financing, and permitting status.

Sources: BreakingAC (Mar. 2, 2025); CRDA application database

**Orange Loop Container Park —
Tennessee Avenue Small Business Hub
(NJEDA-Backed)**

PERMITTED / APPROVED

The planned Container Park uses repurposed shipping containers to house small vendors, food and beverage, arts programming, hydroponic farming, rooftop seating, and public events along the Orange Loop on Tennessee Avenue. Supported by an NJEDA Atlantic City Revitalization Program grant, the project was reported to have secured building permits by March 2026 and is positioned as a visitor draw and small-business incubation platform.

Sources: NJEDA Atlantic City Revitalization Program; CRDA approval record; press reporting 2026

**Island Waterpark at Showboat —
\$45.5M C-PACE Recapitalization
(120,000 Sq Ft)**

FUNDING AWARDED

The 120,000-square-foot Island Waterpark at Showboat Hotel closed a \$45.5 million C-PACE (Commercial Property Assessed Clean Energy) financing — one of the largest C-PACE transactions in New Jersey history. The recapitalization provides long-term financing at favorable terms tied to energy and resiliency improvements, securing the waterpark's continued operation as an indoor family entertainment anchor for Atlantic City's year-round visitor economy.

Sources: Commercial Observer; NJBiz; SNJDC Afternoon Break 2025

**Showboat Family Entertainment Center
Expansion — \$4.2M NJEDA Atlantic
City Revitalization Grant**

FUNDING AWARDED

The Showboat Hotel received a \$4.2 million NJEDA Atlantic City Revitalization Program grant to expand its Family Entertainment Center. The Showboat's non-gaming model — anchored by the Island Waterpark, bowling, and family amenities- is a key diversification story for Atlantic City's year-round visitor economy.

Sources: NJEDA Atlantic City Revitalization Program records; SNJDC Afternoon Break 2025

**Tropicana Atlantic City — Solana
Tower Redesign (598 Rooms/Suites)**

RECENTLY OPENED

Tropicana Atlantic City completed a comprehensive redesign of its Solana Tower, transforming 598 guest rooms and suites. The renovation was targeted for completion in January 2026 and represents continued reinvestment in lodging products within the Caesars Entertainment portfolio. A separate CRDA seasonal beach bar application for Caesars/Boardwalk Regency also advanced through the land-use docket.

Sources: VisitAtlanticCity.com; CRDA land-use application log 2026

**Atlantic City Aquarium — Reopened
After Five-Year Closure (Gardner's
Basin)**

RECENTLY OPENED

The Atlantic City Aquarium reopened in 2025 after a five-year closure, returning a family-friendly cultural and tourism anchor to the Gardner's Basin waterfront. City capital funds supported the renovation and relaunch. The aquarium is an important non-gaming asset for year-round visitor programming.

Sources: Atlantic City municipal release; SNJDC project file 2025

**Pacific Avenue Streetscape & Repaving
— \$6.8M Combined NJDOT / TA Set-
Aside Package**

FUNDING AWARDED

State transportation funding includes a \$1.5 million TA Set-Aside (SJTPO) allocation for Pacific Avenue streetscape improvements and a \$5.3 million NJDOT grant package covering multiple segments of Pacific Avenue paving and signal upgrades. Together these funds support pedestrian safety, commercial corridor aesthetics, and traffic circulation along Atlantic City's most prominent north-south commercial spine.

Sources: SJTPO TA Set-Aside program list; NJDOT grant announcements 2025

**Small Business Grants — \$900K to 65
Businesses; \$4M CDC NRTC Funding**

FUNDING AWARDED

In 2025, Atlantic City awarded approximately \$900,000 in grants to 65 local small businesses, diversifying the local economic base beyond gaming. Four Atlantic City CDCs each received \$1 million in New Redevelopment Timetable Certification (NRTC) funds — \$4 million in total neighborhood reinvestment capital targeted at the city's underserved commercial corridors.

Sources: Mayor Small 2026 State of the City address; AtlanticCape.edu (Feb. 3, 2026)

**CRDA Microloan Program — \$2M
Pool (Loans up to \$500K; 50% Cost
Coverage)**

FUNDING AWARDED

CRDA launched a \$2 million microloan program in July 2025, offering loans of up to \$500,000 to cover up to 50% of eligible project costs. The program targets small-to-mid-sized Atlantic City operators who lack access to conventional bank financing and complements NJEDA revitalization grants already deployed in the market.

Sources: CRDA Board Meeting Roundup (Jul. 15, 2025); SNJDC Afternoon Break (Jul. 2, 2025)

State Oversight Extended Through December 1, 2031 — MSRA Governance & DCA Authority	POLICY / PLANNING
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Governor Murphy signed legislation in January 2026 extending MSRA state oversight of Atlantic City through December 1, 2031. The law empowers the DCA Director to reorganize the Zoning and Planning Boards and to designate a master redeveloper, tools designed to accelerate stalled projects and align land-use approvals with the city's revival strategy. Legislation was introduced in December 2025 to restore the city's sole planning and zoning authority by ending CRDA's Tourism District regulatory role. The balance between state oversight and municipal control remains an active legislative question.

Sources: CooperLevenson client alert (Jan. 21, 2026); NJ Senate CivicAlert (Dec. 16, 2025)

CRDA Tourism District Land-Use Regulation Amendments (Proposed November 2025)	POLICY / PLANNING
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In November 2025 CRDA proposed comprehensive updates to its Tourism District Land Use Regulations, effective early 2026. Key provisions simplify the development review process, modernize zoning standards, and update residential and mixed-use standards for roughly half of Atlantic City's land area under CRDA's land-use jurisdiction. The amendments are intended to reduce regulatory friction for private developers.

Sources: CooperLevenson client alert (Nov. 19, 2025); njcrda.com

Brigantine City-Island Community/Tourism	
City Council Rejects Commercial-to- Residential Rezoning — Policy Stance 2025	POLICY / PLANNING

City Council Rejects Commercial-to-Residential Rezoning — Policy Stance 2025

In 2025, the Brigantine City Council publicly declared that it 'does not support and will not support' the elimination of commercial zoning on the island. The Council expressed openness to thoughtfully designed mixed-use development. Still, it drew a firm line against wholesale conversion of commercial districts to residential use — a stance that significantly constrains developer options on this barrier island.

Sources: Mayor Vince Sera's public statement, Facebook 2025

Brigantine Golf Links — Return to Direct Municipal Management (ACIA Contract Expired Jan. 2026)

POLICY / PLANNING

Brigantine did not renew its management agreement with the Atlantic County Improvement Authority for Brigantine Golf Links; the ACIA contract expired in January 2026. The city resumed direct management in 2026, an institutional shift affecting staffing, programming, and revenue strategy for this municipal recreation and tourism asset.

Sources: Mayor Vince Sera's public statement, Facebook 2025

New Businesses Opened 2025 — Summer Sage Coffee, Coast Atelier, Tony Beef, Mission Café, Sandy Jack's Deli

RECENTLY OPENED

Five new small businesses opened in Brigantine during 2025, reflecting sustained commercial demand and consumer vitality on the barrier island: Summer Sage Coffee, Coast Atelier (retail boutique), Tony Beef (food service), Mission Café, and Sandy Jack's Deli.

Sources: Shore Local News (Jan. 2, 2026)

James S. Brown Place — 6-Unit Affordable Housing (VOADV / DCA AHTF)

PERMITTED / APPROVED

Volunteers of America Delaware Valley is advancing the James S. Brown Place affordable housing project in Brigantine — a municipally sponsored development of 6 affordable units supported by a NJ Department of Community Affairs Affordable Housing Trust Fund award. Contract amendments and 'best efforts' completion target language have been documented in state housing records.

Sources: NJ DCA AHTF award records; Brigantine HEFSP 2025

BUENA BOROUGH-Pinelands Town/Retail & Industrial

Land Use Board — Routine Administration; No Major Private Development Identified

LOW ACTIVITY

Buena Borough's combined Land Use Board (616 Central Ave, Minotola) processes subdivisions, site plans, bulk and use variances, and administrative appeals. Zoning districts include B-2 Highway Business and Pinelands-designated residential and agricultural zones. Land-use code amendments under Chapter 150 were adopted in March 2026 and Tier A stormwater obligations continue to shape development reviews. No major private commercial or residential development project was identified in the May 2025–May 2026 record.

Sources: buenaboro.gov; eCode360 Chapter 150; NJ Pinelands application list 2026

BUENA VISTA TOWNSHIP-Pinelands Town/Agriculture & Industrial

DEM Global Steel Fabrication Facility — 31.9-Acre Former Concrete-Pipe Plant (Buena Vista/Folsom Border)

PROPOSED

The most significant western-edge industrial lead in Atlantic County involves a proposed steel fabrication facility on a 31.9-acre former concrete-pipe plant site straddling the Buena Vista–Folsom municipal boundary. Pre-application meetings with the Pinelands Commission occurred in September and November 2025. The proposed program includes approximately 100,000 square feet of industrial buildings, a 3,000-square-foot office building, and a railroad spur to receive raw steel for in-plant fabrication — making productive use of existing Pinelands Regional Growth Area designation, brownfield conditions, and existing rail infrastructure.

Sources: NJ Pinelands Commission Management Reports, Sept.–Nov. 2025 pre-application record

Wilmad Glass Site Remediation — Block 5201, Lot 14

PROPOSED

Pinelands Commission records identify an active site remediation filing associated with the former Wilmad Glass property (Block 5201, Lot 14) in Buena Vista. Environmental cleanup is a prerequisite for productive reuse; the outcome of the remediation process will determine future land-use options for this industrial legacy property.

Sources: NJ Pinelands Commission development-application list, April 2026

2025 Comprehensive Plan Adopted (‘My BV — Our Future’) + Fourth Round HEFSP Filed June 4, 2025

POLICY / PLANNING

Buena Vista's Joint Planning and Zoning Board adopted the township's first Comprehensive Plan update in July 2025 through the ‘My BV — Our Future’ public engagement process, guiding land use and development through 2035. The Draft Fourth Round HEFSP was filed on June 4, 2025. A surplus municipal real property auction was held on April 8, 2025, at 11:00 AM at the Municipal Building, 890 Harding Highway. Board Secretary: Lisa A. Tilton (856-697-2100 ext. 11).

Sources: my-bv.com (July 2025); NJ Courts Affordable Housing Library — Buena Vista HEFSP (June 3, 2025); public notices

Corbin City-Country/Restricted Development

**Stable and Low-Volume Activity —
Pinelands Character Limits Growth**

LOW ACTIVITY

Corbin City is a very small, rural municipality at the southern edge of Atlantic County, subject to extensive Pinelands and farmland-preservation overlays. Development activity consists primarily of residential additions and agricultural permits. No major commercial, industrial, or multi-family development was identified in the May 2025–May 2026 public record. Pinelands regulations and environmental features, including the Great Egg Harbor River and the Tuckahoe watershed, constrain the township's long-term development outlook.

EGG HARBOR CITY-Pinelands City/Retail & Industrial

**Former Municipal Landfill
Redevelopment Plan — Block 1001, Lot
11, Antwerp Avenue**

POLICY / PLANNING

Egg Harbor City adopted a formal redevelopment plan for the former municipal landfill site at Block 1001, Lot 11 on Antwerp Avenue. The ordinance and plan have been routed through the Pinelands review processes. The plan establishes the land-use framework for future productive reuse, though end-use specifics were not finalized in the available materials.

Sources: Egg Harbor City Council ordinance materials; NJ Pinelands Commission review record 2025

**Weisbecker Building Demolition — 135
Philadelphia Avenue / 801 Philadelphia
Avenue Rehab Area**

PERMITTED / APPROVED

City Council authorized demolition procurement for the Weisbecker Building at 135 Philadelphia Avenue, a blight-clearance step on a key downtown commercial block. Concurrently, Council designated 801 Philadelphia Avenue and the surrounding area as a rehabilitation area under the Local Redevelopment and Housing Law, enabling targeted public investment, tax incentives, and developer recruitment in that corridor. The City also adopted Ordinance 17-2025 to opt into the Garden State C-PACE program, enabling private C-PACE energy financing transactions.

Sources: Egg Harbor City Council agenda materials 2025; NJ C-PACE program records

**Bungalow Park Bridge Replacement —
Pinelands App. No. 2019-0060.001**

PERMITTED / APPROVED

The Atlantic County Department of Regional Planning holds an active Pinelands Commission application to replace the Bungalow Park Bridge in Egg Harbor City, which provides critical road access to the Bungalow Park neighborhood within the Pinelands Area.
Sources: NJ Pinelands Commission Active Public Applications (Feb. 2026)

**Philadelphia Avenue Bike/Pedestrian
Path (App. No. 2018-0190.001) & EHC
Lake ADA Improvements (App. No.
1994-0336.006)**

PERMITTED / APPROVED

Two active Pinelands applications address public access near Egg Harbor City Lake. App. No. 2018-0190.001 covers a bike and pedestrian path along Philadelphia Avenue from Diesterweg Street to the lake. App. No. 1994-0336.006 tracks ongoing ADA walkway and parking improvements at Egg Harbor City Lake (Block 954, Lot 1), enhancing accessibility for residents with disabilities. Together, these projects improve non-motorized connectivity and ADA compliance at the community's principal waterfront recreation area.
Sources: NJ Pinelands Commission Active Public Applications (Feb. 2026)

EGG HARBOR TOWNSHIP-Pinelands Growth Region

**NARTP Aerospace Innovation Center
— Building 2 (40,000 Sq Ft / \$18.5M)
Opened January 2026**

RECENTLY OPENED

The topping-off ceremony for Building 2 at the National Aerospace Research and Technology Park (NARTP) took place on May 29, 2025 — a watershed moment for Atlantic County's aviation and aerospace economy. The 40,000-square-foot, \$18.5 million structure is the second of a planned seven-building, 400,000-square-foot campus at 600 Aviation Research Boulevard, adjacent to the FAA William J. Hughes Technical Center and Atlantic City International Airport. NJEDA approved \$8.6 million in Strategic Innovation Center support in December 2024. Construction was completed in October 2025, and the facility opened in January 2026, offering co-working space, studio environments, and research laboratories for aerospace and aviation tenants. The campus is managed by the Atlantic County Improvement Authority (ACIA). A separate \$1 million federal award was announced for an NARTP/ACEA/Embry-Riddle aviation maintenance training academy at the airport.

Sources: NJBiz (May 29, 2025); NJEDA (Jan. 9, 2025); BreakingAC (Jan. 12, 2025); Shore Local News (Mar. 4, 2026); Lab Design News (Jul. 2025)

**D.R. Horton Ocean Club — 657 Units /
Tides (Townhomes), Winds (Single-
Family), Coves (55+)**

UNDER CONSTRUCTION

National homebuilder D.R. Horton is actively constructing and selling in three Ocean Club communities in Egg Harbor Township. The master-planned development was authorized by redeeming 20.75 Pinelands Development Credits for 657 total dwelling units: Tides (attached townhomes), Winds (single-family detached), and Coves (55+ active adult). A Pinelands No-Callup notification was sent in April 2026 for the broader resubdivision (666 lots total; 517 detached single-family and 140 attached single-family dwellings), along with two clubhouses totaling approximately 10,700 square feet and a shared 7,500-square-foot clubhouse with a pool. This is one of the largest active residential projects in the county.

Sources: Homes.com Ocean Club listings 2025–2026; NJ Pinelands Annual Report 2025; NJ Pinelands No-Callup April 2026

**ACUA Renewable Natural Gas Facility
— Operational; >650,000 MMBtu/Year
Pipeline Injection**

RECENTLY OPENED

Atlantic County Utilities Authority, OPAL Fuels, and South Jersey Industries placed the ACUA landfill RNG facility into service, processing landfill gas at 2,500 SCFM and injecting more than 650,000 MMBtu per year of renewable natural gas directly into the South Jersey Gas pipeline. The project is a landmark public-private energy infrastructure achievement and a meaningful step toward ACUA's long-term environmental and energy transition goals.

Sources: OPAL Fuels/ACUA/SJI press materials; SNJDC project file 2025

**ACUA Landfill Capacity Modification
— 5.74-Acre Expansion, Height 145 ft →
185 ft (2029→2040 Life Extension)**

PERMITTED / APPROVED

ACUA is pursuing a landfill modification to extend the facility's useful life from approximately 2029 to 2040. The project involves filling a 5.74-acre area and raising the permitted maximum height from 145 to 185 feet. Phase 3 of the mechanically stabilized earth (MSE) berm was completed in 2025 at a reported cost of \$18.1 million, supporting the capacity management program. Landfill life extension has direct fiscal significance for the county's solid waste management system.

Sources: ACUA project materials; Atlantic County public notices 2025–2026

**Stafford Avenue — 75-Unit Family
Affordable Rental Housing (16 Stafford
Avenue)**

PERMITTED / APPROVED

Fourth Round housing compliance documents identify a 75-unit family-affordable rental project at 16 Stafford Avenue, Egg Harbor Township, with block/lot details and development agreement language on file. The project is described as a family-affordable rental development with a superintendent's unit.

Sources: NJ Courts Affordable Housing Library — Egg Harbor Township HEFSP 2025

**Kiejdan Family LLC — 256
Apartments + 8 Single-Family + 2 Office
Buildings (Pre-Application April 2026)**

PROPOSED

Pinelands Commission records identify a pre-application filed in April 2026 for a major mixed-use development: 54-lot resubdivision, 256 apartments, 8 single-family dwellings, two office buildings, and water/sewer main extensions. This is one of the larger development proposals in the township's recent Pinelands record and requires reconciliation with local planning board records.

Sources: NJ Pinelands Commission development-application list, April 2026

**ShopRite Shopping Center Expansion
— 14,112 Sq Ft Addition (3003 English
Creek Avenue)**

PERMITTED / APPROVED

Village Super Market filed an amended site-plan application with the EHT Planning Board for a 14,112-square-foot addition to the ShopRite Shopping Center at 3003 English Creek Avenue, with added parking. The expansion strengthens the English Creek retail node and addresses growing consumer demand in the township's rapidly expanding residential population.

Sources: EHT Planning Board reporting 2026

**Spark Car Wash — 6-Acre Site at 6024
Black Horse Pike (Construction Fall
2025 / Opening Spring 2026)**

RECENTLY OPENED

Spark Car Wash settled on a six-acre site on the Black Horse Pike and began construction in fall 2025, targeting a spring 2026 opening. This is a highway-service commercial project adding a new high-capacity car wash concept to the Black Horse Pike commercial corridor.

Sources: Shore Local News; prior thread inventory

**Allegiant Travel / ACY Florida Route
Expansion — 4 New Routes**

RECENTLY OPENED

Atlantic City International Airport expanded its service with Allegiant Travel Company, adding four new Florida-destination routes, with inaugural operations beginning during the report period. The route expansion broadens ACY's catchment area, supports local hospitality and tourism demand, and strengthens the airport's value proposition as a regional aviation asset.

Sources: SNJDC project file 2025; Allegiant/ACY press materials

**Ocean Heights Avenue (CR 559A)
Widening — 1,200 Linear Feet, Culvert
& Guide Rail (Pinelands App. No. 2021-
0253.001)**

PERMITTED / APPROVED

Atlantic County holds an active Pinelands Commission application for widening approximately 1,200 linear feet of Ocean Heights Avenue with guide-rail installation and culvert extension. The widening supports traffic capacity as the corridor's growing residential population and development activity increase.

Sources: NJ Pinelands Commission Active Public Applications (Feb. 2026)

**Special Planning Board Meeting — 20
Homes off Ocean Heights Avenue (April
2026)**

PERMITTED / APPROVED

The EHT Planning Board convened a special session in late April 2026 to hear an application for 20 single-family homes off Ocean Heights Avenue. The special-meeting format suggests the application raised traffic, environmental, or Pinelands boundary issues requiring focused board attention.

Sources: Press of Atlantic City (Apr. 29, 2026)

ESTELL MANOR-Country/Restricted Development

**16th Street Paving — 1,875 Linear Feet
(Pinelands Approval April 22, 2026)**

PERMITTED / APPROVED

The NJ Pinelands Commission approved the Estell Manor 16th Street paving project on April 22, 2026. The 1,875-linear-foot paving project improves a currently gravel road running west from Route 50 to Walkers Forge Road. The Pinelands approval included a condition that future development along the roadway will still require separate Pinelands approvals.

Sources: NJ Pinelands Commission approval record; CitizenPortal.ai (Apr. 22, 2026)

FOLSOM BOROUGH-Country/Restricted Development

**DEM Global Steel Fabrication —
Folsom Component (31.9-Acre Former
Concrete-Pipe Plant, Shared with Buena
Vista)**

PROPOSED

The DEM Global steel fabrication facility pre-application straddles the Buena Vista–Folsom municipal boundary. See Buena Vista Township entry for full project description. Folsom's share of the project includes a portion of the 31.9-acre industrial site and potential rail-spur improvements. The project involves pre-application meetings at the Pinelands Commission in September and November 2025.

Sources: NJ Pinelands Commission Management Reports, Sept.–Nov. 2025

**IBEW Local 351 Training Yard &
Storage Building Expansion — Two
Buildings Totaling 17,200 Sq Ft**

PERMITTED / APPROVED

Pinelands records identify an approved or pending application for the IBEW Local 351 electrical trade apprenticeship training campus in Folsom: a two-lot resubdivision, two storage buildings totaling 17,200 square feet, and a dedicated electrical training yard accessory to the existing trade-training building. The threatened and endangered species review was part of the Pinelands record.

Sources: NJ Pinelands Commission reports; prior thread inventory

Sources: NJ Courts Affordable Housing Library — Folsom 2025 Spending Plan (filed Mar. 2026)

GALLOWAY TOWNSHIP- Pinelands Growth Region

**Stockton University — Bjork Library
Learning Commons Renovation (\$19.5M
/ 100,000 Sq Ft / Fall 2026 Opening)**

UNDER CONSTRUCTION

Stockton University is transforming its 100,000-square-foot, three-story Richard E. Bjork Library into a modern Library Learning Commons for \$19.5 million, funded entirely by New Jersey state bond appropriations. Designed by DIGroup Architecture, the renovation expands collaborative learning space from 6,950 to approximately 26,000 square feet, increases individual and group study rooms from 11 to 34, and incorporates a new Digital Commons, makerspace, and enhanced reference services. The project is targeted for completion in June 2026 with a grand opening planned for fall 2026, when it will become a signature academic hub for the university's 1,600-acre Galloway campus.

Sources: Jersey Digs (Feb. 3, 2026); Stockton University News (Apr. 2024); RE-NJ / DIGroup Architecture (Nov. 2025)

**Cornerstone at Galloway — 198-Unit
Affordable Housing (Walters
Apartments, 110 S. Wrangleboro Rd.)**

UNDER CONSTRUCTION

Galloway Township's most significant residential project broke ground in May 2025. Walters Apartments is constructing 198 income-restricted rental apartments in nine buildings across three phases on a 9.33-acre site at 110 South Wrangleboro Road. Phase I (66 units) was reported complete in Q1 2026. The Phase III affordable-housing lottery launched in February 2026, targeting households at or below 60% of Area Median Income. Amenities include a multipurpose clubhouse, fitness center, basketball court, tot lot, and computer workstations. Full build-out is projected by July 2026.

Sources: RE-NJ (Apr. 17, 2025); Jersey Digs (Feb. 16, 2026); Press of Atlantic City

**Seaview Hotel & Golf Club — Rebrand
to Destination by Hyatt (296 Rooms /
34,500 Sq Ft Event Space / 670 Acres)**

RECENTLY OPENED

The historic Seaview Hotel & Golf Club in Galloway Township has been added to the Destination by Hyatt brand portfolio. Set on 670 acres along Reed's Bay, the resort features 296 guest rooms and 16 suites, 34,500 square feet of flexible meeting and event space, and a celebrated culinary program led by Executive Chef Rodolfo Correa. The rebrand further strengthens Hyatt's Mid-Atlantic portfolio while preserving the resort's legacy as one of the Jersey Shore's most iconic destinations. No physical construction was associated with the rebrand.

Sources: SNJDC Afternoon Break; Hyatt press release 2025

**New ShopRite — 501 East Jimmie
Leeds Road (~86,000 Sq Ft / 15-Acre
Site)**

PERMITTED / APPROVED

A new ShopRite supermarket is planned at 501 East Jimmie Leeds Road on a 15-acre parcel, with a reported building size of approximately 86,000 square feet and two smaller retail pad sites. The project anchors the Jimmie Leeds Road commercial node and significantly strengthens the grocery and local-serving retail base for Galloway's rapidly growing residential population.

Sources: Shore Local News; developer materials; prior thread inventory 2025–2026

AtlantiCare — 60-Bed Inpatient Rehabilitation Hospital (23 E. Jimmie Leeds Road) + Pinelands 40,000 Sq Ft Building

UNDER CONSTRUCTION

AtlantiCare and Select Medical are co-developing a 60-bed inpatient rehabilitation hospital at 23 East Jimmie Leeds Road, with a mid-2026 opening targeted. Separately, a Pinelands Commission application (No. 1985-0794.003, Block 787, Lot 1) identifies demolition of an older AtlantiCare structure and construction of a 40,000-square-foot two-story AtlantiCare building in Galloway. These may be related phases of the same AtlantiCare campus build-out and should be reconciled by address and block/lot before finalization.

Sources: AtlantiCare materials; NJ Pinelands Commission application No. 1985-0794.003; prior thread inventory

Vineyard Golf at Renault Winery — 18-Hole Course, 4,250 Sq Ft Cart Barn, 9,000 Sq Ft Clubhouse Additions

PERMITTED / APPROVED

An active Pinelands Commission application covers a major expansion of the Vineyard Golf complex at Renault Winery (Block 268, Lot 4): a full 18-hole golf course, a 4,250-square-foot cart barn, and 9,000 square feet of clubhouse additions. Renault Winery is a premier regional hospitality and tourism destination, and this expansion significantly strengthens its amenity portfolio for weddings, corporate events, and leisure guests.

Sources: NJ Pinelands Commission Active Development Applications, April 2026

Imaje LLC — 95-Home Resubdivision (Block 2504, Lot 10 / 109-Lot Plat)

PERMITTED / APPROVED

Imaje LLC holds an active Pinelands Commission application for a 109-lot resubdivision of Block 2504, Lot 10, producing 95 new single-family dwellings plus 2 retained existing residences — 97 total units. The project reflects continued single-family demand in Galloway's designated growth areas.

Sources: NJ Pinelands Commission Active Development Applications, April 2026

Smithville Wawa Redevelopment Plan — Planning Board Resolution 2026

PERMITTED / APPROVED

Galloway public notices identified a Planning Board decision/resolution for Smithville Wawa tied to a formal redevelopment plan. The project scope, circulation analysis, and conditions of approval require the board packet and resolution for full verification.

Sources: Galloway Township public notices 2026

**Wellspring Church Addition — 18,500
Sq Ft + Parking Improvements**

PERMITTED / APPROVED

Pinelands Commission records identify an 18,500-square-foot church addition with parking improvements for Wellspring Church in Galloway Township.

Sources: NJ Pinelands Commission development-application list 2026

**Randy Homes LLC — 17-Lot
Subdivision; Galloway Roofing
Warehouse & Fabrication Shop (9,800
Sq Ft); CVS Route 30 Expansion**

PERMITTED / APPROVED

Three additional development items are active in Galloway: Randy Homes LLC has a Pinelands application for a 17-lot subdivision with 17 single-family dwellings; the Planning Board unanimously approved a 9,800-square-foot roofing warehouse and fabrication shop; and Edgewood Properties received prior approval for a CVS Pharmacy expansion on Route 30.

Sources: NJ Pinelands Commission application list; GatherGov Galloway development pipeline (Feb. 2026); ACEA project report 2023

HAMILTON TOWNSHIP-Pinelands Growth Region

**Amazon / SunCap — Former Atlantic
City Race Course Fulfillment Center
(~652,060 Sq Ft / ~145 Acres / ~750 Jobs)**

PERMITTED / APPROVED

The most consequential employment and land-use project in Atlantic County involves the redevelopment of the shuttered former Atlantic City Race Course by Amazon and SunCap Property Group. In April 2026, Amazon revised its original multi-level concept to a single-story fulfillment center design and presented the revised plans to the Hamilton Township Committee on April 20, 2026. A Pinelands Commission application filed on January 14, 2025, identifies a 652,060-square-foot warehouse and roadway improvements across approximately 145 of the 250-acre site. Amazon fulfillment center operations of this scale typically employ approximately 750 workers.

Sources: Shore Local News (Apr. 29, 2026); NJ.com (Jul. 16, 2025); WFPG News (Apr. 22, 2026); NJ Pinelands Commission application, Jan. 14, 2025

**Mays Landing Country Club
Redevelopment — 212 Townhomes + 12-
Hole Golf Course (Variance Approved
Jan. 2026)**

PERMITTED / APPROVED

The Hamilton Township Zoning Board reportedly approved a variance in January 2026 for a redevelopment plan at the Mays Landing Country Club: approximately 212 attached single-family townhomes, a reduced 12-hole golf course, and a clubhouse renovation. Residents raised concerns during hearings regarding traffic impacts, flooding, school capacity, environmental effects, and infrastructure adequacy. Site-plan and construction-permit filings will follow the variance.

Sources: Shore Local News; prior thread inventory

**Former Zaberer's Site — 110 Age-
Restricted Units / 22 Affordable (4119
Black Horse Pike)**

PROPOSED

Hamilton Township's Fourth Round housing compliance documents identify the former Zaberer's restaurant site at 4119 Black Horse Pike as a planned redevelopment pathway with 110 age-restricted residential units, including 22 affordable units. This iconic roadside property has long been discussed as a redevelopment site along the Black Horse Pike commercial corridor.

Sources: NJ Courts Affordable Housing Library — Hamilton Township HEFSP 2025

**Oakcrest Estates — 42 Units / 4
Affordable**

PROPOSED

Hamilton Township's Fourth Round housing compliance documents also identify Oakcrest Estates as a housing development pathway with 42 residential units including 4 affordable units.

Sources: NJ Courts Affordable Housing Library — Hamilton Township HEFSP 2025

**Gurwicz Gold Hamilton LLC — 73
Single-Family Dwellings (77-Lot
Resubdivision)**

PERMITTED / APPROVED

Pinelands Commission records identify a 77-lot resubdivision application for 73 new single-family dwellings in Hamilton Township. This is a significant residential growth filing that requires confirmation of township planning board status.

Sources: NJ Pinelands Commission development-application list 2026

**Bear's Head Road Partners — 54
Single-Family Dwellings (57-Lot
Resubdivision); NVR/Ryan Homes — 58
Dwellings (68 Lots)**

PERMITTED / APPROVED

Two additional Pinelands residential filings reflect continued housing growth in Hamilton Township: Bear's Head Road Partners (57-lot resubdivision, 54 single-family dwellings) and NVR/Ryan Homes (68-lot resubdivision, 58 dwelling units). Combined, these three Pinelands filings represent up to 185 new single-family units in the township.

Sources: NJ Pinelands Commission development-application list 2026

**Ocean State Job Lot — Hamilton
Commons (Former Big Lots Space,
~34,000+ Sq Ft)**

RECENTLY OPENED

Ocean State Job Lot opened in the former Big Lots space at Hamilton Commons in November 2025, bringing a 34,000-plus-square-foot big-box space back into active retail use. The opening is a productive tenant-reuse story for a major commercial corridor that experienced an anchor vacancy during the mid-pandemic.

Sources: NJBiz; prior thread inventory

**Circadia Group Northeast Regional
Headquarters — Grand Opening
November 7, 2025**

RECENTLY OPENED

The grand opening of Circadia Group Inc.'s Northeast Regional Headquarters in Hamilton Township was held on November 7, 2025. This is an office/business-location win for the township; location, square footage, and employment figures should be confirmed directly from the company or township.

Sources: SNJDC project inventory; attached source file

**El Toro Del Fuego Mexican Restaurant
— 628 Arena Drive, Opened November
13, 2025**

RECENTLY OPENED

El Toro Del Fuego opened its Mexican restaurant at 628 Arena Drive in Hamilton Township on November 13, 2025, adding a full-service dining option to the township's Arena Drive commercial corridor.

Sources: Attached source inventory; local business reporting

HAMMONTON-Pinelands Town

84-Unit Residential Development — Block 1201, Lots 5 & 5.01 (Approved)

PERMITTED / APPROVED

Hammonton's Planning Board approved an 84-unit residential development on Block 1201, Lots 5 and 5.01. This represents a meaningful infill housing addition for the Town.

Sources: NJ Courts Affordable Housing Library — Hammonton HEFSP; town board records 2025

New Standard Senior Living at Hammonton — 100% Age-Restricted (White Horse HMT Urban Renewal LLC)

RECENTLY OPENED

New Standard Senior Living at Hammonton, operated under licensed owner White Horse HMT Urban Renewal, LLC, is documented as an operational assisted-living residence in the NJ long-term care facility database. The facility occupies a former commercial site on the White Horse Pike, continuing the conversion of underutilized highway commercial properties to age-restricted residential use along Hammonton's principal corridor.

Sources: NJ Long-Term Care Facility Database; NJ Courts Affordable Housing Library — Hammonton HEFSP 2025

Hammonton Lake Park Recreational Improvements — Pinelands Review (October 2025)

PERMITTED / APPROVED

An application for recreational improvements at Hammonton Lake Park was under Pinelands review as of October 2025. Hammonton Lake is a central community amenity and tourism asset; physical improvements to the park support quality of life and event hosting in the downtown core.

Sources: NJ Pinelands Commission review record; prior thread inventory

2026 Small Cities CDBG Application — Pending Hearing; NJ Cultural Trust FY2026 Arts Awards

FUNDING AWARDED

Hammonton filed a 2026 Small Cities Community Development Block Grant application — pending a public hearing at the time of research. Separately, NJ Cultural Trust FY2026 awards supported Hammonton arts organizations, continuing the town's investment in its cultural economy as a driver of downtown commercial vitality.

Sources: NJ DCA Small Cities CDBG program; NJ Cultural Trust FY2026 awards

**Route 30 Commercial Activity &
Planning Board Pipeline — Ongoing**

POLICY / PLANNING

Hammonton remains the strongest commercial and mixed-use center on the western edge of Business Atlantic County. The Route 30 / White Horse Pike corridor continues to show commercial activity, including restaurant openings, retail tenanting, and service-sector investment. Planning Board applications, building permits, and certificates of occupancy should be requested directly to ensure a complete inventory of 2025–2026 highway commercial activity.

Sources: Hammonton Planning Board records; local business reporting 2025–2026

LINWOOD-Backbay Community/Professional Office & Retail

**23-Unit Age-Targeted Townhouse
Complex — Route 9 (Under
Construction)**

UNDER CONSTRUCTION

A 23-unit age-targeted townhouse complex is under active construction along Route 9 in Linwood, adding high-quality residential supply to the Route 9 corridor in a mature shoreline suburb. The project reflects the regional trend of active-adult and age-targeted residential development serving the 55+ demographic in Atlantic County's barrier island and mainland communities.

Sources: Prior thread inventory; local building records 2025–2026

**Professional Office and Medical
Development — Controlled Residential
Infill**

POLICY / PLANNING

Linwood's visible development pattern is professional office, medical service, and controlled residential infill rather than major retail or industrial growth. No single large commercial project surfaced in the 2025–2026 public record beyond the Route 9 townhouse project and routine planning board activity. Pull Planning Board packets and permits for a complete picture.

Sources: Prior thread inventory; Linwood Planning Board records 2025–2026

LONGPORT-Island Community/Tourism

Longport Public Library — Capital Renovation / Expansion (Near Completion, December 2025)

RECENTLY OPENED

The Longport Public Library underwent a capital renovation and expansion project, with construction approaching completion in December 2025. The library serves as one of the borough's most important civic anchors; the improvements update the facility to meet modern programming needs while retaining its community-gathering function.

Sources: Prior thread inventory; Longport Library board materials 2025

Residential Construction & Teardown-Rebuild Activity — Continuing Pattern

POLICY / PLANNING

Longport, a dense barrier island borough, maintains a steady pattern of single-family teardown-and-rebuild and renovation activity rather than major commercial development. Planning Board and Zoning Board applications should be pulled directly from Borough Hall for detailed tracking of individual lot-by-lot residential activity.

Sources: Longport Planning Board records 2025–2026

MARGATE CITY-Island Community/Tourism

Six Washington Avenue — 6-Unit Townhomes (\$2M+ Each / Estimated \$12M+ Total Development Value)

UNDER CONSTRUCTION

A 6-unit townhouse development is under active construction at Six Washington Avenue in Margate City. Estimated sales prices exceed \$2 million per unit, placing total development value well above \$12 million. This luxury residential project reflects the continuation of Margate's high-value residential market and the premium placed on proximity to the beach in an established Downbeach community.

Sources: Downbeach Buzz; prior thread inventory; Margate ZBA/PB records 2025–2026

Downbeach Retail and Restaurant Openings — Ongoing 2025–2026

RECENTLY OPENED

Margate City's commercial corridors on Ventnor Avenue and adjacent side streets continue to see retail and restaurant openings consistent with the barrier island's year-round consumer base and strong seasonal peak demand. No large-format commercial project was identified in the 2025–2026 public record. *Sources: Downbeach Buzz; local business reporting 2025–2026*

MULLICA TOWNSHIP-Country/Restricted Development

**Ordinance 05-2026 — Code
Modernization and Pinelands CF Re-
Filing (Effective January 2026)**

POLICY / PLANNING

Mullica Township adopted Ordinance 05-2026 to modernize its municipal land-use code. Separately, new Pinelands Commission Consistency Finding (CF) re-filing requirements took effect in January 2026, requiring municipalities in the Pinelands Area to re-file Consistency Findings for code provisions previously reviewed under older standards. Mullica Township's rural and Pinelands character means most development here remains at the single-lot, residential, or agricultural-operation scale.

Sources: Mullica Township ordinance filings; NJ Pinelands CF re-filing requirements, January 2026

NORTHFIELD-Backbay Community/Retail & Professional Office

**Dolphin Avenue Redevelopment Plan
— Ordinance 7-2026, Adopted April 2,
2026**

PERMITTED / APPROVED

Northfield's City Council formally adopted the Dolphin Avenue Redevelopment Plan on April 2, 2026 (Ordinance 7-2026). The plan covers underutilized parcels along the Dolphin Avenue corridor and is designed to activate new mixed-use or commercial development in this transitional zone. A specific developer or project application had not yet been publicly filed at the time of the research; the redevelopment plan ordinance is the foundational enablement step.

Sources: Northfield City Council; prior thread inventory

**Wabash Avenue Redevelopment Plan
— Ordinance 6-2026**

PERMITTED / APPROVED

Northfield also adopted the Wabash Avenue Redevelopment Plan (Ordinance 6-2026) in early 2026. The Wabash Avenue corridor plan governs a separate underutilized zone. Both the Dolphin Avenue and Wabash Avenue plans were advanced as part of a coordinated municipal strategy to use redevelopment-law tools to attract private investment and create new ratables in targeted areas.

Sources: Northfield City Council; prior thread inventory

First Street Playground — Drainage Improvements & Recreation Upgrades

PERMITTED / APPROVED

Northfield received approval for improvements to the First Street Playground, including upgrades to drainage infrastructure alongside recreation amenities. Stormwater management integration into public parks is a best practice for resilient municipal infrastructure and supports flood mitigation in residential neighborhoods.

Sources: Northfield municipal records; prior thread inventory

PLEASANTVILLE-Backbay Community/Retail & Industrial

New Decatur Avenue Elementary School — \$65.8M / 91,400 Sq Ft / Pre-K–5 / 650 Students (Design-Build Groundbreaking)

UNDER CONSTRUCTION

The New Decatur Avenue Elementary School is the single largest K-12 construction project in Atlantic County during this period. The New Jersey Schools Development Authority (NJSDA) awarded a \$55.765 million design-build contract to Ernest Bock & Sons of Hockessin, Delaware in January 2026, with STV Inc. serving as design architect. A \$2.2 million demolition contract was awarded to USA Environmental Inc. in October 2025, and demolition of the historic school building began that fall. The replacement 91,400-square-foot facility for Pre-K through Grade 5 will serve approximately 650 students. Total project cost is approximately \$65.8 million — 100% state-funded through the SDA construction program.

Sources: NJSDA Press Release (Jan. 16, 2026); NJSDA Press Release (Oct. 30, 2025); STV Inc. project profile

AtlantiCare Physician Group — New Office at Frontline Commerce Center (NW Corner, Route 9 South & Frontline Drive)

RECENTLY OPENED

AtlantiCare Physician Group opened a new medical office at the Frontline Commerce Center, located at the northwest corner of Route 9 South and Frontline Drive in Pleasantville. Healthcare access investments in Pleasantville complement AtlantiCare's region-wide expansion strategy and are particularly significant given the city's healthcare and population service challenges.

Sources: AtlantiCare location data; prior thread inventory

PORT REPUBLIC-Country/Restricted Development

**Low Activity — Pinelands Environment
Limits Major Growth;
Administrative/Permit Activity Only**

LOW ACTIVITY

Port Republic is a small, largely residential municipality subject to the full Pinelands regulations. Planning and zoning activities primarily involve residential additions, accessory structures, and lot-level variances. No major commercial or multi-family development was identified in the May 2025–May 2026 public record. The Atlantic County portion of the Mullica River Watershed, Absegami Lake, and surrounding Pinelands forest lands limit buildable area and development scale.

Sources: NJ Pinelands Commission application list; Port Republic municipal records 2025–2026

SOMERS POINT-Backbay/Retail & Tourism

**Somers Point Paddle Club + 7
Residential Units + Boat Yard — 520
Bay Avenue (Approved / Under
Construction)**

UNDER CONSTRUCTION

The Somers Point Planning Board approved a major waterfront mixed-use project at 520 Bay Avenue: an indoor/outdoor paddle sports club (the Somers Point Paddle Club), seven residential units, a boat-yard facility, a gazebo, and a park overlooking Great Egg Harbor Bay. Construction is underway following approval in early 2025. The project is a landmark waterfront activation that combines recreational, residential, and marine uses on a strategic bayfront parcel, and is widely viewed as a catalyst for broader Bayfront District investment.

Sources: Press of Atlantic City (Feb. 11, 2025); prior thread inventory; Somers Point Planning Board records

**Ocean State Job Lot — Somers Point
Commons (~34,000 Sq Ft, Former Bed
Bath & Beyond Space), Opened 2025**

RECENTLY OPENED

Ocean State Job Lot opened in the former Bed Bath & Beyond space at Somers Point Commons, filling a prominent anchor vacancy at Route 9 / MacArthur Boulevard commercial node. The opening demonstrates the continued demand for value-oriented retail at the gateway to the barrier islands.

**210-Unit Greate Bay Golf Course
Residential (168 Townhomes) — Prior
Approval / Active**

UNDER CONSTRUCTION

A prior-approved residential development on the former Greate Bay Golf Course is proceeding with 210 total units, including 168 attached townhomes. The project represents a significant redevelopment of underutilized golf-course land in a desirable mainland waterfront location.

Sources: Somers Point ZBA / Planning Board records; prior thread inventory

**2025 Master Plan Reexamination
Adopted — Bayfront District Creation;
Goals and Objectives Updated**

POLICY / PLANNING

The Somers Point Planning Board adopted its 2025 Master Plan Reexamination, formally creating a new Bayfront District overlay. This policy-enabling step directly supports projects like the Paddle Club and future waterfront mixed-use development. The reexamination updates goals, objectives, and land-use designations to reflect the city's current development priorities and waterfront activation strategy.

Sources: Somers Point Planning Board; 2025 Master Plan Reexamination document

**Garden State Outdoor LLC v. Somers
Point ZBA — Appellate Division
Decision (February 2026)**

POLICY / PLANNING

The New Jersey Appellate Division issued a decision in February 2026 in Garden State Outdoor LLC v. Somers Point Zoning Board of Adjustment, an appeal involving a land-use or sign/outdoor-advertising variance. Appellate Division zoning decisions can set precedent affecting how the board applies its standards to future applicants; the full opinion should be reviewed before relying on the Somers Point ZBA's current variance practices.

Sources: NJ Appellate Division (Feb. 2026); NJ Courts docket

VENTNOR CITY-Island Community/Tourism

**Ventnor Boardwalk Reconstruction —
Phase 1 (\$7.1M / 1.7 Miles) Completed
April 29, 2026**

RECENTLY OPENED

Ventnor City completed the first phase of its landmark boardwalk reconstruction on April 29, 2026 — 1.7 miles of new boardwalk for \$7.1 million, delivered just before Memorial Day weekend. Phase 1 is the centerpiece of a broader \$26 million multi-phase boardwalk reconstruction program that will ultimately run from Ventnor City through Margate and toward Longport. The project used sustainable Ipe hardwood and updated drainage infrastructure beneath the deck. State and federal storm-recovery and resiliency funds contributed to the financing. The completion was widely celebrated as a quality-of-life and tourism milestone for the Downbeach community.

Sources: Downbeach Buzz (Apr. 29, 2026); NJBiz; local reporting; prior thread inventory

**Ventnor Plaza Redevelopment —
200,000 Sq Ft Mixed-Use (Demolition
Complete / Vertical Under Way)**

UNDER CONSTRUCTION

Ventnor Plaza is undergoing a comprehensive mixed-use redevelopment of approximately 200,000 square feet on the site of a long-underperforming strip mall. Demolition was completed in 2025, and vertical construction is actively underway. The project includes retail, residential, and/or service space — the precise use mix and developer should be confirmed from the Planning Board approval record and NJEDA filings. The redevelopment transforms a strategically located mixed-use parcel near the barrier island's commercial core.

Sources: Prior thread inventory; Ventnor City Planning Board records 2025–2026

**Gateway Project — Former St. James
School: 36 Townhomes (Revised
Application Under Review)**

PROPOSED

The redevelopment of the former St. James Catholic School site in Ventnor City proposes 36 townhomes. The application went through a revision cycle and, as of the research date, was under active Planning Board review. The former school sits on a residential-scale site in a dense walkable neighborhood; the townhome concept has raised concerns among neighbors regarding density, parking, and site design.

Sources: Prior thread inventory; Ventnor City Planning Board records 2025–2026

**Ventnor Downbeach Commercial
Openings — Ongoing Corridor Vitality**

RECENTLY OPENED

Ventnor Avenue and Atlantic Avenue continue to generate new restaurant, retail, and service-business openings consistent with the Downbeach seasonal economy and growing year-round residential base. Building permit and CO records should be requested from the city to complete an annual inventory. The Boardwalk completion will further reinforce pedestrian commerce activity near the beach end of cross-streets.

Sources: Downbeach Buzz; local business reporting 2025–2026

WEYMOUTH TOWNSHIP-Country/Restricted Development

**Stable and Low-Volume Activity —
Pinelands Character Limits Growth**

LOW ACTIVITY

Weymouth Township is a very small, rural municipality at the western edge of Atlantic County, subject to extensive Pinelands and farmland-preservation overlays. Development activity consists primarily of residential additions, agricultural permits, and lot-level variances. No major commercial, industrial, or multi-family development was identified in the May 2025–May 2026 public record. Pinelands regulations and environmental features including the Great Egg Harbor River watershed constrain the township's long-term development outlook.

Sources: NJ Pinelands Commission application list; Weymouth Township municipal records 2025–2026

APPENDIX: MONITORING SOURCES & ONLINE PORTALS

The following portals and agencies are the recommended ongoing sources for tracking Atlantic County development activity. Together, these sources cover the full pipeline from Pinelands pre-application through construction completion and the issuance of the Certificate of Occupancy.

State & Regional Agencies

- **CRDA Land Use:** njcrda.com/land-use/development-applications
- **NJ Pinelands Commission — Active Applications:** pinelands.nj.gov
- **NJ Schools Development Authority:** njsda.gov
- **NJEDA Atlantic City Revitalization Program:** njeda.com
- **NJ Courts Housing Library:** njcourts.gov (search municipality + HEFSP)
- **NJDOT Grants / TA Set-Aside (SJTPO):** sjtpo.org
- **NJ DLGS Building Permits:** newjersey.gov/dca/divisions/lps/
- **NJ DCA Affordable Housing Trust Fund:** newjersey.gov/dca/divisions/codes/
- **USACE NJ Back Bays Study:** nap.usace.army.mil/njbb

County & Municipal Sources

- **Atlantic County GIS / Parcel Layer:** atlas.co.atlantic.nj.us
- **NJ Property Tax Explorer:** yourmoneynjt.com
- **ACUA Environmental Projects:** acua.com
- **ACIA / NARTP:** atlanticcountyia.com
- **Atlantic County Planning Board (HEFSP filing tracker):** atlantic-county.org/planning
- **Hammonton Planning Board:** hammontonnj.gov
- **Galloway Township Planning Board:** gallowaytwpnj.com
- **Hamilton Township Planning Board:** hamiltontwpac.org
- **Egg Harbor Township Planning Board:** eht.com
- **Somers Point Planning Board:** cityofsomerspoint.com
- **Pleasantville Planning Board / Building Dept:** cityofpleasantville.org
- **Northfield City Planning Board:** northfieldnj.com
- **Ventnor City Planning Board:** ventnorcity.org

Media and Industry

- **Press of Atlantic City:** pressofatlanticcity.com
- **Jersey Digs:** jerseydigs.com
- **Shore Local News:** shorelocalnews.com
- **NJBiz:** njbiz.com
- **ROI-NJ:** roi-nj.com
- **RE-NJ:** re-nj.com
- **BreakingAC:** breakingac.com
- **Downbeach Buzz:** downbeachbuzz.com

Sources: CRDA, NJ Pinelands Commission, NJEDA, Municipal Planning Boards, NJ Courts AH Library, ACIA, Press of AC, Jersey Digs, Shore Local, NJBiz, BreakingAC, Downbeach Buzz, RE-NJ, ROI-NJ, Temple/AtlantiCare releases

ATLANTIC COUNTY LARGEST EMPLOYERS

Atlantic County business/employer	Full local address	Employment size	Est. gross sales/revenue	NAICS code/sector	Local lead contact/email/phone	Substantive comments/source basis
AtlantiCare Health System	2500 English Creek Ave., Bldg. 500, Egg Harbor Township, NJ 08234	6,500+	\$1.05B 2024 revenue	622110 / hospitals & health system	Michael J. Charlton, President & CEO; email NPP; 888-569-1000	Largest clearly identified Atlantic County-based private/nonprofit employer; systemwide employment, not all at one address.
FAA William J. Hughes Technical Center	Atlantic City International Airport, Bldg. 300, Atlantic City, NJ 08405	Approx. 4,500 people on campus	N/A — federal R&D facility	927110 / Federal Aviation Administration; 541715 R&D	Shelley Yak, Center Director; 9-WJHTC-EET@faa.gov; 609-485-6670	Not a private business, but one of the county's largest employment centers; it includes a federal employee presence and a contractor presence.
Borgata Hotel Casino & Spa	One Borgata Way, Atlantic City, NJ 08401	4,457	\$782.9 M FY2024 net revenue	713210 / casino hotels	Nik Rytterstrom, President & COO; email NPP; 609-317-1000	Largest Atlantic City casino employer as of Dec. 31, 2024.
Hard Rock Hotel & Casino Atlantic City	1000 Boardwalk, Atlantic City, NJ 08401	3,530	\$595.7 M FY2024 net revenue	713210 / casino hotels	George Goldhoff, Property President; email NPP; 609-449-1000	Second-largest casino employer by DGE year-end employment.
Ocean Casino Resort	500 Boardwalk, Atlantic City, NJ 08401	3,378	\$500.8 M FY2024 net revenue	713210 / casino hotels	William "Bill" Callahan, General Manager; email NPP; 609-783-8000	Third-largest casino employer by DGE year-end employment.
Caesars Atlantic City	2100 Pacific Ave., Atlantic City, NJ 08401	2,507	\$257.4 M FY2024 net revenue	713210 / casino hotels	Jacob Witmer, SVP & General Manager; email NPP; 609-348-4411	Major casino-hotel employer; one of three Caesars-operated AC properties.

Atlantic County business/employer	Full local address	Employment size	Est. gross sales/revenue	NAICS code/sector	Local lead contact/email/phone	Substantive comments/source basis
Harrah's Resort Atlantic City	777 Harrah's Blvd., Atlantic City, NJ 08401	2,269	\$285.7 M FY2024 net revenue	713210 / casino hotels	Gregg Klein, SVP & General Manager; email NPP; 609-441-5000	Large Marina District casino-hotel employer.
Tropicana Atlantic City	2831 Boardwalk, Atlantic City, NJ 08401	1,973	\$289.8 M FY2024 net revenue	713210 / casino hotels	Joseph Guinta, SVP & General Manager; email NPP; 609-340-4000	Casino employment declined below the larger Marina/Boardwalk leaders but remains one of the county's largest private employers.
Stockton University	101 Vera King Farris Dr., Galloway, NJ 08205	1,863 estimate; public payroll counts differ	N/A — public university revenue, not sales	611310 / colleges & universities	Joe Bertolino, President; Joe.Bertolino@stockton.edu; 609-652-4521	Important public higher-education employer; employee counts vary by method because adjuncts, student workers, and payroll definitions differ.
Resorts Casino Hotel	1133 Boardwalk, Atlantic City, NJ 08401	1,404	\$158.5 M FY2024 net revenue	713210 / casino hotels	Mark Giannantonio, President & CEO; email NPP; 609-344-6000	Oldest Atlantic City casino; still a large employer despite a smaller revenue base.
Golden Nugget Atlantic City	Huron Ave. & Brigantine Blvd., Atlantic City, NJ 08401	1,353	\$159.2 M FY2024 net revenue	713210 / casino hotels	Kevin Scull, EVP & General Manager; email NPP; 609-441-2000	DGE employment is close to Bally's; NJCCC roster identifies local leadership.
Bally's Atlantic City	1900 Pacific Ave., Atlantic City, NJ 08401	1,339	\$199.6 M FY2024 net revenue	713210 / casino hotels	Frank Policastro, VP / Interim General Manager; email NPP; 609-340-2000	Employment is almost equal to Golden Nugget; revenue is higher than Resorts/Golden

						Nugget in FY2024.
Atlantic County business/employer	Full local address	Employment size	Est. gross sales/revenue	NAICS code/sector	Local lead contact/email/phone	Substantive comments/source basis
South Jersey Industries / South Jersey Gas	1 South Jersey Plaza, Folsom, NJ 08037	1,283 estimate, companywide	\$1.8B estimate	221210 / natural gas distribution	Michael J. Renna, President & CEO; email NPP; 609-561-9000	Major Folsom-headquartered utility holding company; local headcount not separately disclosed.
Village Super Market / ShopRite Atlantic County stores	Multiple local stores, including ShopRite of Galloway, 401 S. Pitney Rd., Galloway, NJ 08205; others in Atlantic County	5,001–10,000 companywide ; local Atlantic County count NPP	\$2.32B FY2025 company revenue	445110 / supermarkets	John P. Sumas / Village leadership; local store emails NPP; store phones vary	Almost certainly a major private retail employer in Atlantic County, but the company does not publish county-only employment figures.
South Jersey Transportation Authority / Atlantic City International Airport	P.O. Box 351, Hammononton, NJ 08037; ACY operations at Atlantic City International Airport	Close to 400 full- and part-time employees	\$156.2 M 2022 operating revenue; airport revenue \$15.3M	488119 / airport operations; 926120 / transportation programs	Stephen F. Dougherty, Executive Director; email NPP; 609-965-6060	Public authority, not a private business; included because of employment scale and airport/economic role.

Atlantic City Electric	5100 Harding Hwy., Mays Landing, NJ 08330	Approx. 560–563 estimate	\$89.4M estimate ; regulated utility revenues vary by filing	221122 / electric power distribution	William Saraceno, Sr. Manager, Distribution Engineering & Design; william.saraceno@exeloncorp.com; 609-625-6661	Regulated utility; local employment and sales estimates should be verified against BPU/Exelon filings.
Atlantic County business/employer	Full local address	Employment size	Est. gross sales/revenue	NAICS code/sector	Local lead contact/email/phone	Substantive comments/source basis
J. Fletcher Creamer & Son — Folsom office	1219 Mays Landing Rd., Folsom, NJ 08037	689 companywide estimate	\$249.8 M estimate	237110 / utility system construction	Local Folsom phone 609-481-3328; local email NPP	Important construction/utility contractor presence; employment estimate is companywide, not Folsom-only.
Spencer Gifts / Spirit Halloween	6826 Black Horse Pike, Egg Harbor Township, NJ 08234	300- 400 locally. 5,465 companywide in one source; other sources report 10,000+ seasonal/companywide	\$1B–\$5B / \$4B+ estimates	459420 / gift, novelty & specialty retail	Steven Silverstein, President & CEO; email NPP; 800-762-0419	Very large headquarters employer locally, but public sources do not isolate Atlantic County HQ headcount. Seasonal Halloween employment makes comparisons difficult.
Atlantic County Utilities Authority	Environmental Park: 6700 Delilah Rd., Egg Harbor Township, NJ 08234; wastewater plant: 1801	279 in 2025 public-payroll source	\$10M estimate ; official budgets/audits should be used for precise revenue	562212 / solid waste; 221320 / sewage treatment	James Rocco, VP Centralized Maintenance & Asset Management; jrocco@acua.com; 609-272-6902	Public authority, not private business; still a significant local employer.

Barrette Outdoor Living / Oldecastle APG	545 Tilton Rd., Egg Harbor City / Galloway area, NJ 08215	Formerly about 250; 120 layoffs announced for 2025, current NPP	Local sales NPP	326199 / plastics products	Local lead/email NPP; 877-265-2220	Headcount is uncertain after the 2025 layoffs; it remains a notable manufacturing site.
Atlantic County business/employer	Full local address	Employment size	Est. gross sales/revenue	NAICS code/sector	Local lead contact/email/phone	Substantive comments/source basis
Comar / Precision Concepts International — Buena site	1 Comar Place, Buena, NJ 08310	271 companywide estimate for Precision Concepts; local count NPP	\$37.9M estimate for Precision Concepts	326199 / plastics product manufacturing	Brian Larkin, Comar President & CEO; local email NPP; 856-507-5400	Major plastics/medical packaging employer; public source gives companywide, not Buena-only, count.
North American Composites — Mays Landing branch	5450 Atlantic Ave., Mays Landing, NJ 08330	183 companywide estimate; local branch count unknown	\$35M–\$100M estimates	325211 / plastics material & resin manufacturing	Simon Bula, Manager; email NPP; 609-625-8101	Branch/site employment not public; companywide estimate likely overstates Mays Landing employment.
Kellanova / Kellogg's Eggo — Hammont on	322 S. Egg Harbor Rd., Hammont on, NJ 08037	100–249	\$20M–\$50M	311230 / breakfast cereal & food manufacturing	Jeff Kirberg, Branch Manager; email NPP; 609-567-1688	One of the larger food-manufacturing establishments is publicly identified in the county.
M. L. Ruberton Construction Co., Inc.	1512 Mays Landing Rd., Folsom / Hammont on, NJ 08037	At least 40 drivers / 66 power units in FMCSA data; total employment NPP	Local revenue NPP	237310 / highway, street & bridge construction	Felecia Davidson / prequalification contact; mlrprequel@ruberton.com; info@ruberton.com; 609-561-3800	Significant heavy-highway contractor; public source supports fleet scale more than full employment.
Penn-Jersey Building Materials Co., Inc.	2819 Fire Rd., Egg Harbor Townshi	55	\$14.3M estimate	327320 / ready-mix concrete manufacturing	Eileen L. Johnston, President; email NPP; 609-641-6994	Construction-materials employer; the directory estimate should

	p, NJ 08234					be verified directly.
Atlantic County business/e mployer	Full local address	Employment size	Est. gross sales/re venue	NAICS code/sect or	Local lead contact/email/phone	Substantive comments/sour ce basis
A.S.T. Constructi on Inc.	5 Canale Dr., Egg Harbor Townshi p, NJ 08234	50	\$8.7M– \$12.3M estimate s	332420 / tanks & tank compone nts manufact uring	Local lead/email NPP; 609-277-7101	Manufacturing/c onstruction hybrid; sources agree it is engaged in manufacturing at the site .
Absecon Mills, Inc.	Vienna & Aloe Aves., P.O. Box 672, Cologne , NJ 08213	45 estimate; broader profile ranges 51–200	\$7.5M– \$10M estimate s	313210 / broadwo ven fabric mills	Customer service contacts: khirn@absecon.com / nhenry@absecon.co m; 609-965-5373	Longstanding textile manufacturer; public sources provide stronger product/contact data than precise local employment.
Accent Fence	1450 Bremen Ave., Egg Harbor City, NJ 08215	35	\$7.16M estimate	332618 / fabricate d wire products	Greg Carnesale, President; email NPP; 609-965-6400	Smaller but clearly identified fabricated- products employer.
Master Wire Manufactu ring Co. / Master Wire Fence	1019 Black Horse Pike, Hammo nton, NJ 08037	25	\$2.4M estimate	238990 / fence construct ion; manufact uring activity noted	Brian Hefferon, President; mwmfginc@msn.co m; 609-561-2900 / 609-567-1616	Manufacturer- contractor hybrid; NJ data source provides email, Buzzfile provides employment/rev enue.

Precision-Tech LLC	931 8th St., Hammon, NJ 08037	22	\$3.55M estimate	332710 / machine shops	Michael Gazzara, Principal; email NPP; 609-481-2717	Precision machining employer; small but one of the better-documented manufacturing establishments after the larger firms.
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