



ATLANTIC COUNTY, NEW JERSEY

**Major Projects Proposed, Under
Construction & Permitted**

Summary of Primary Document

Up to May 2026 | Integrated Development and Business Report

May 15, 2026

ATLANTIC COUNTY – ISLAND COMMUNITIES

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

**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

**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

VENTNOR CITY-Island Community/Tourism

**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

ATLANTIC COUNTY – COUNTY AND PINELANDS GROWTH REGION

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 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.

**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

**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

**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)

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

**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

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

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

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Sources: Shore Local News; prior thread inventory

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

ATLANTIC COUNTY – BACKBAY COMMUNITIES

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

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

**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

ATLANTIC COUNTY - WESTERN EDGE

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

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 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	\$782.9M 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	\$595.7M 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	\$500.8M 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	\$257.4M 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	\$285.7M 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	\$289.8M 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	\$158.5M 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	\$159.2M 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	\$199.6M 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, Hammon ton, NJ 08037; ACY operations at Atlantic City International Airport	Close to 400 full- and part-time employees	\$156.2M 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	\$249.8M 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 / Oldcastle 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 — Hamonton	322 S. Egg Harbor Rd., Hamonton, 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 / Hamonton, 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 Township, NJ 08234	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 be verified directly.

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
A.S.T. Construction Inc.	5 Canale Dr., Egg Harbor Township, NJ 08234	50	\$8.7M–\$12.3M estimates	332420 / tanks & tank components manufacturing	Local lead/email NPP; 609-277-7101	Manufacturing/construction 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 estimates	313210 / broadwoven fabric mills	Customer service contacts: khirn@absecon.com / nhenry@absecon.com; 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 / fabricated wire products	Greg Carnesale, President; email NPP; 609-965-6400	Smaller but clearly identified fabricated-products employer.
Master Wire Manufacturing Co. / Master Wire Fence	1019 Black Horse Pike, Hammon ton, NJ 08037	25	\$2.4M estimate	238990 / fence construction; manufacturing activity noted	Brian Hefferon, President; mwmfginc@msn.com; 609-561-2900 / 609-567-1616	Manufacturer-contractor hybrid; NJ data source provides email, Buzzfile provides employment/revenue.
Precision-Tech LLC	931 8th St., Hammon ton, 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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