



WELCOME

City of Atlantic City  
Atlantic Shores Offshore Wind

# Final Green Acres Public Hearing

June 25, 2024

# Introductions

- City of Atlantic City Representative(s)
- Ken Mosca, Project 1 External Affairs Lead, Atlantic Shores
- Alan Belniak, Virtual Moderator, VHB
- Matt Hogan, In-Person Moderator, VHB
- Kate Bohanan, Project Developer, Atlantic Shores



# Hearing and Public Comment Logistics

- How to provide a public comment during this public hearing
  - Online:
    - If you are participating via computer and you wish to speak or submit a comment, please indicate so by raising your hand using the webinar controls.
    - To raise your hand, simply click on the hand icon in the Zoom window.
    - If you are not comfortable speaking, you may also submit your comments through the Q&A function.
  - Phone:
    - Telephone (877) 853-5247
    - Webinar ID: 823 4121 1062
    - Passcode: 469898
  - In-Person
    - Sign-in sheet indicating interest in commenting on the record.

# Public Comment Rules

- Tonight's hearing will conclude at approximately 9pm
- Comments will be limited to 3 minutes to provide everyone an opportunity to comment.
- When it is your turn to comment, please state your name and spell your last name for the benefit of the court reporter.
- To give everyone the opportunity to be heard, please respect each person's time to provide their comments on the record.
- Please focus your comments on the Green Acres diversion.
- Public comments will not be responded to at tonight's hearing but will be summarized and responded to in a 'Response to Public Comments' document, available at <https://atlanticshoreswind.com/wp-content/uploads/2024/06/FINAL-Green-Acres-Public-Comments-Response.pdf> following the public comment period.
- While Green Acres staff is not required to attend this meeting, they will be reviewing the final application, which will include all public comments and responses.

# Meeting Overview

This public hearing is being held pursuant to the Green Acres regulations at N.J.A.C. 7:36-26.11 and will:

1. Describe the proposed diversion of parkland

- “Diversion” means to use or allow the use or control of parkland for other than recreation and conservation purposes.
- Atlantic Shores is seeking permanent underground easements across Green Acres encumbered property owned by the City of Atlantic City
- “Easement” means an interest in land owned by another person or entity

2. Atlantic Shores will explain the compelling public need the project will fulfill.

3. Atlantic Shores will explain the compensation for the diversion.

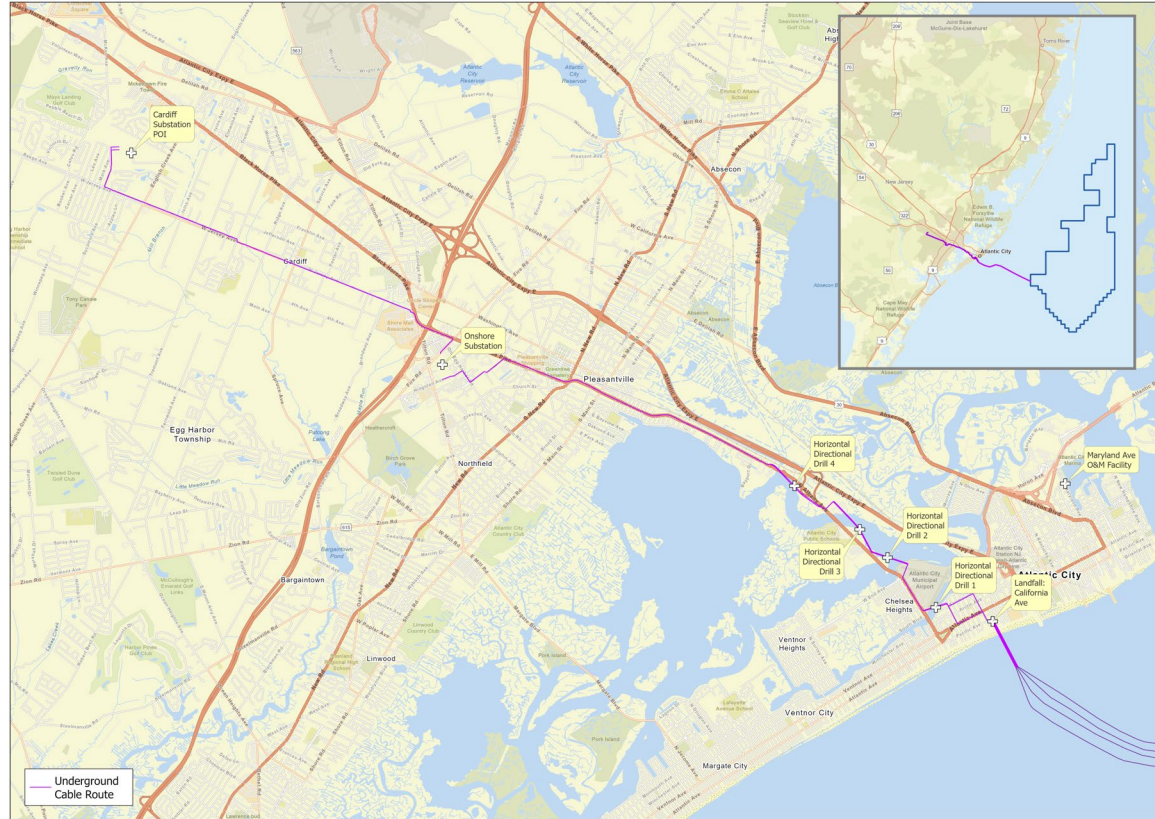
4. Accept public comments on Atlantic City’s diversion application

# Green Acres Diversion Process: Actions to Date

- A scoping hearing was held on July 27, 2023 to solicit comments on the proposed diversion.
- A comprehensive response to comments document was prepared and can be accessed at **<https://atlanticshoreswind.com/wp-content/uploads/2024/06/FINAL-Green-Acres-Public-Comments-Response.pdf>** .
- On November 7, 2023, a pre-application for the diversion of Atlantic City-owned parkland was submitted to the New Jersey Department of Environmental Protection (NJDEP), Green Acres Program. The application can be accessed at Atlantic Shores' website at **<https://atlanticshoreswind.com/project-1-njdep-green-acres-diversion-application-2024>**.
- On May 9, 2024, the Green Acres Program authorized Atlantic City to proceed with a public hearing on the diversion application.
- Atlantic City and Atlantic Shores are seeking approval from the NJDEP Commissioner and State House Commission in the third quarter of 2024.

# Atlantic Shores Project 1 Overview and Benefits

- A 50/50 Joint Venture between EDF Renewables and Shell New Energies.
- **1,510 MW** offshore wind project will generate enough energy to power over **700,000** households each year or ~20% of all NJ households.
- Located approximately 10-20 miles off the coast of NJ in BOEM Lease Area.
- Project has been under federal review since 2021; onshore construction is expected to begin in 2025.
- Atlantic Shores estimates that the Project will have an overall economic impact of \$1.9 billion for NJ and \$160 million investment in Atlantic City's economy.



ATLANTIC SHORES  
offshore wind

PROJECT 1 UNDERGROUND ONSHORE CABLE ROUTE

ATLANTIC SHORES  
offshore wind

# Compelling Public Need for the Project

- The Project will contribute to meeting the goals of Executive Order 8 (2018), which set a goal of 3,500 MW of renewable energy by 2030, Executive Order 92, which in November 2019 increased the goal to 7,500 MW by 2035, and Executive Order 307, which in September 2022 increased New Jersey's offshore wind goal by nearly 50% to 11,000 MW by 2040.
- The New Jersey Board of Public Utilities selected and approved Atlantic Shores' Project as a qualified offshore wind project to receive an OREC as defined in the Offshore Wind Economic Development Act, L. 2010, c. 57.
- Atlantic Shores' Project is also expected to result in the following:
  - Improved regional air quality through the net reduction of regional air pollution over the life of the Project;
  - Additional artificial reef habitats for a diverse community of finfish and aquatic invertebrates through the construction of Wind Turbine Generators which will provide hard substrate;
  - Reduce carbon emissions and mitigate global climate change; and
  - Protect natural resources in the State.



# Project 1 in Atlantic City

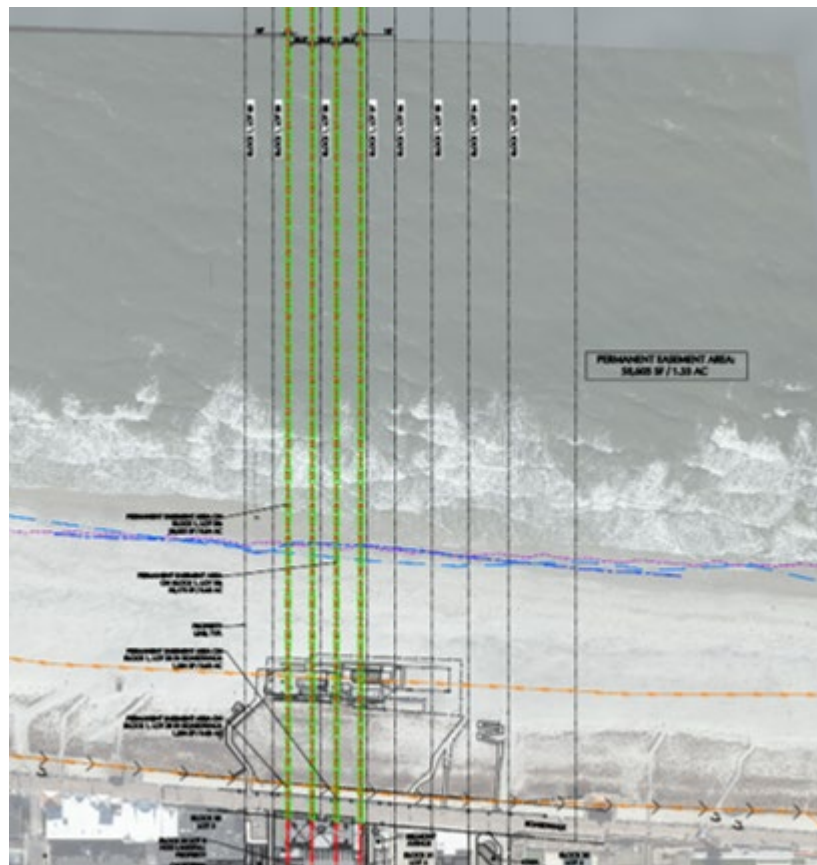


## Four Green Acres Sites

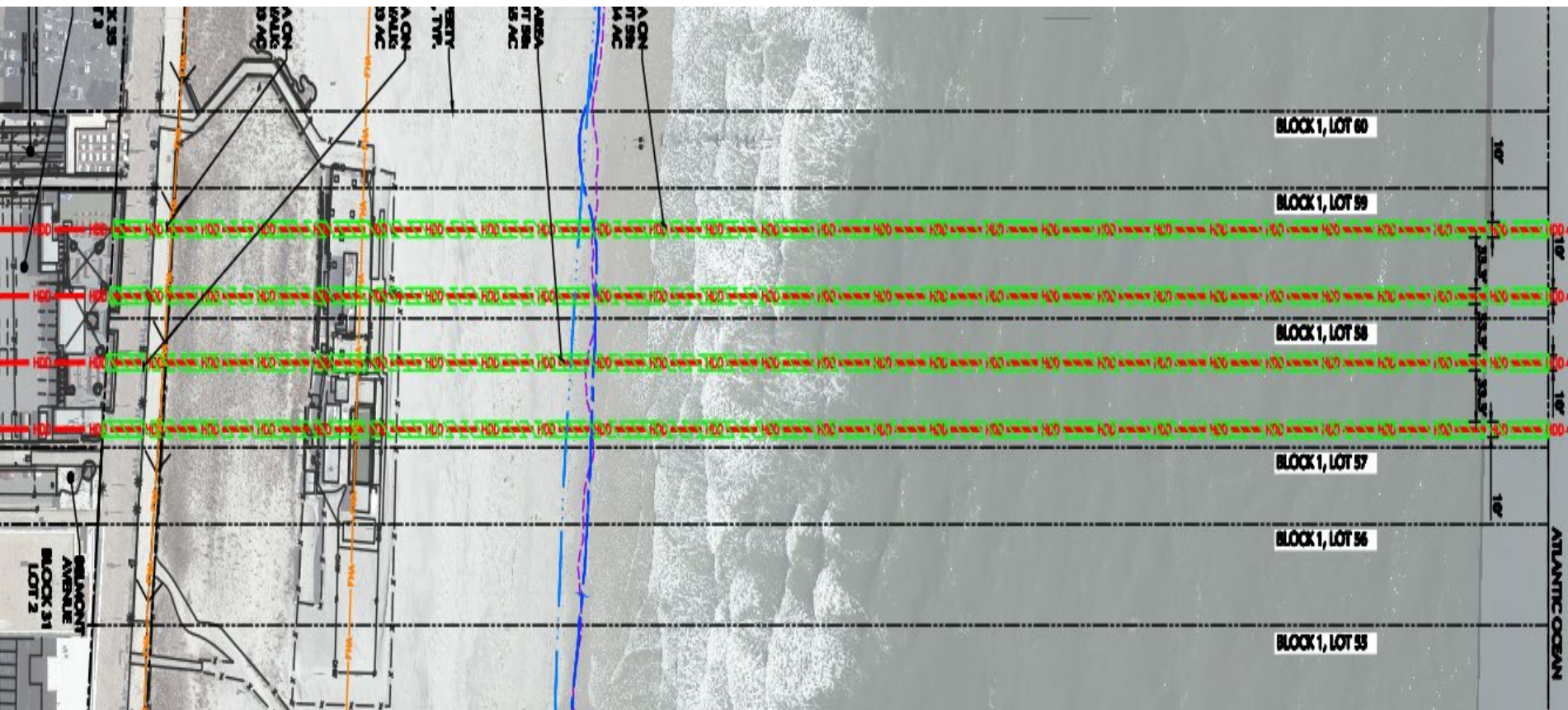
- Beach
- Pallitto Field
- In-Water Boathouse Parcel
- Bader Field

# Beach Parcels (Block 1, Lots 58 and 59) and Boardwalk

- Atlantic Shores is seeking four 10-ft wide non-exclusive subsurface easements under the beach and boardwalk.
  - Permanent easement acreage: 1.35 Acres
  - **Eliminated all temporary workspace**
  - **Eliminated impacts to Block 1, Lots 57 and 60**
- Transmission cables will be installed via Horizontal Direction Drill (HDD) under the beach and boardwalk between South Iowa and California Avenues.
  - Cables will be buried more than 40 feet below the beach and no surface impacts are proposed.
  - Public access and recreational use of the beach and boardwalk will remain the same.
  - Construction will occur off-season.



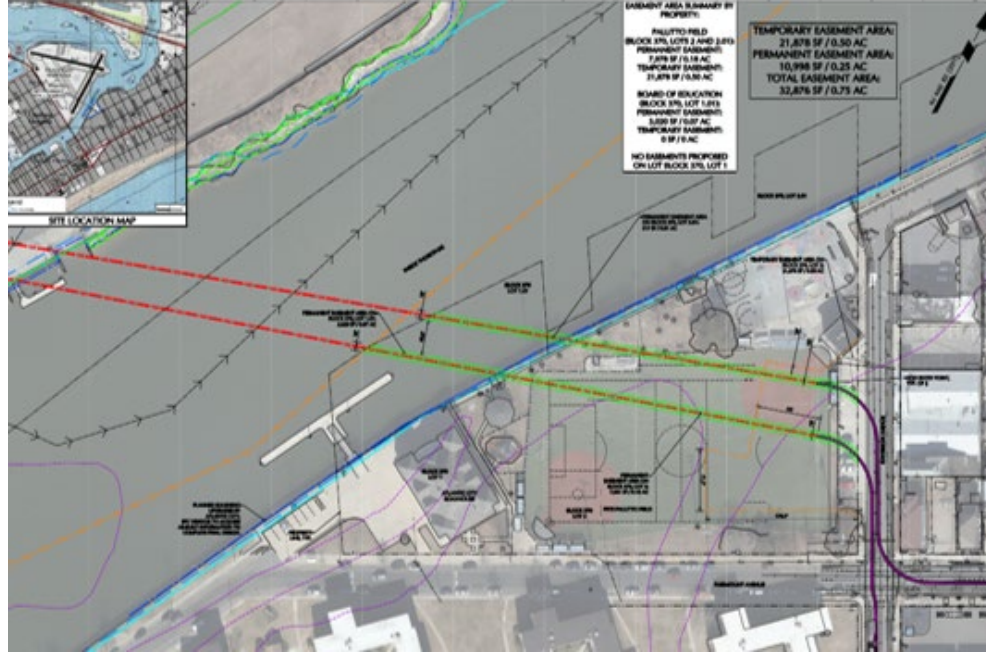
# Beach Parcels (Block 1, Lots 58 and 59) and Boardwalk



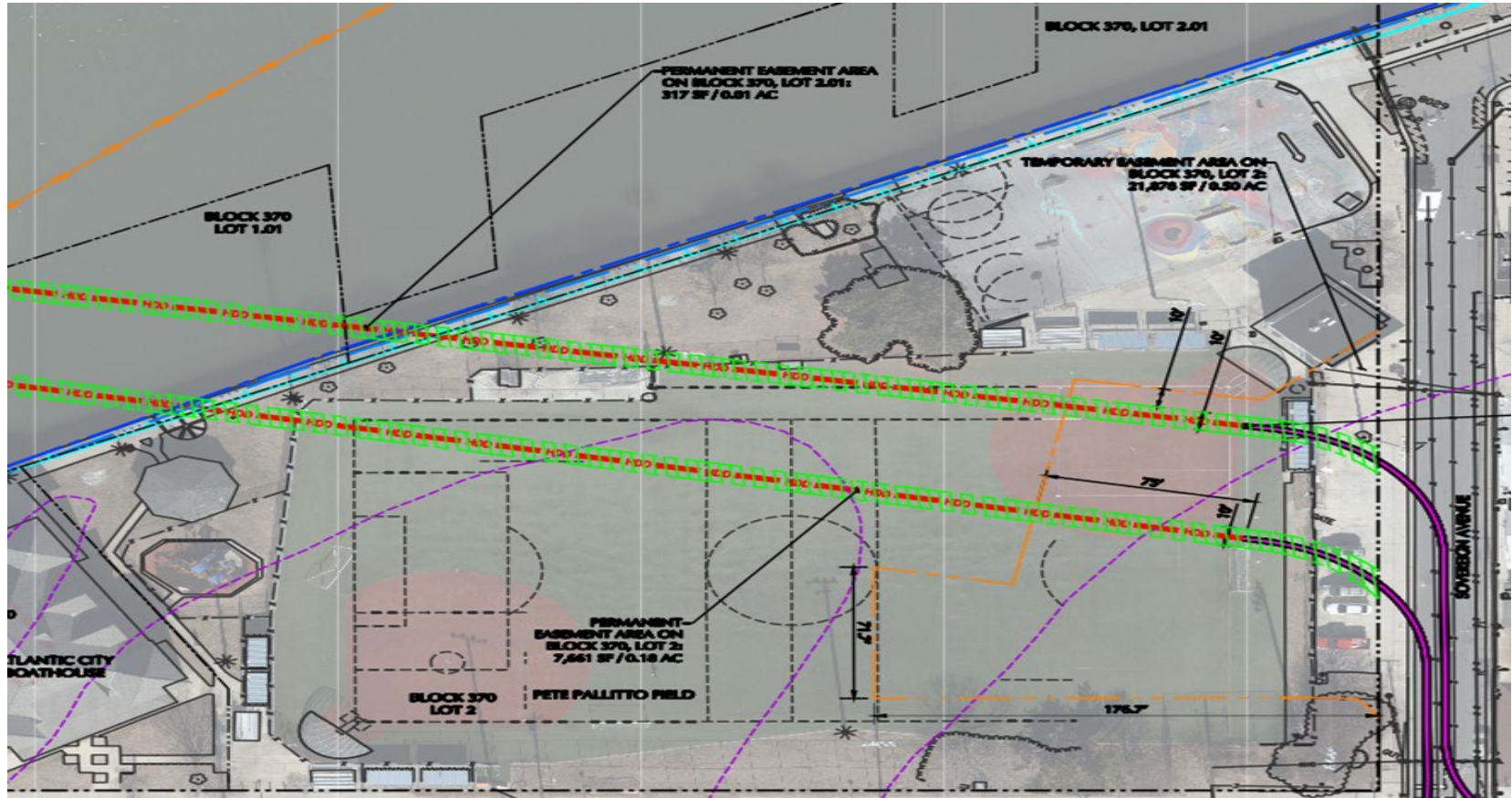


# Pallitto Field Parcels (Block 370, Lots 2 and 2.01)

- Atlantic Shores is seeking two 10-ft wide non-exclusive subsurface easements.
  - Permanent easement acreage: 0.18
  - Temporary workspace acreage: 0.5
  - Reduced impacts since scoping hearing
- Transmission cables will be installed via HDD to cross Inside Thorofare.
- A portion of the parking area will be used as a temporary staging area for the HDD.
- Atlantic Shores will coordinate with the City's Rec. Dept. to avoid/minimize disruptions to the active recreational use of the property.
- The Project will not result in a change in public access or recreational use of the properties.
- Pallitto Field will be restored to pre-construction conditions.

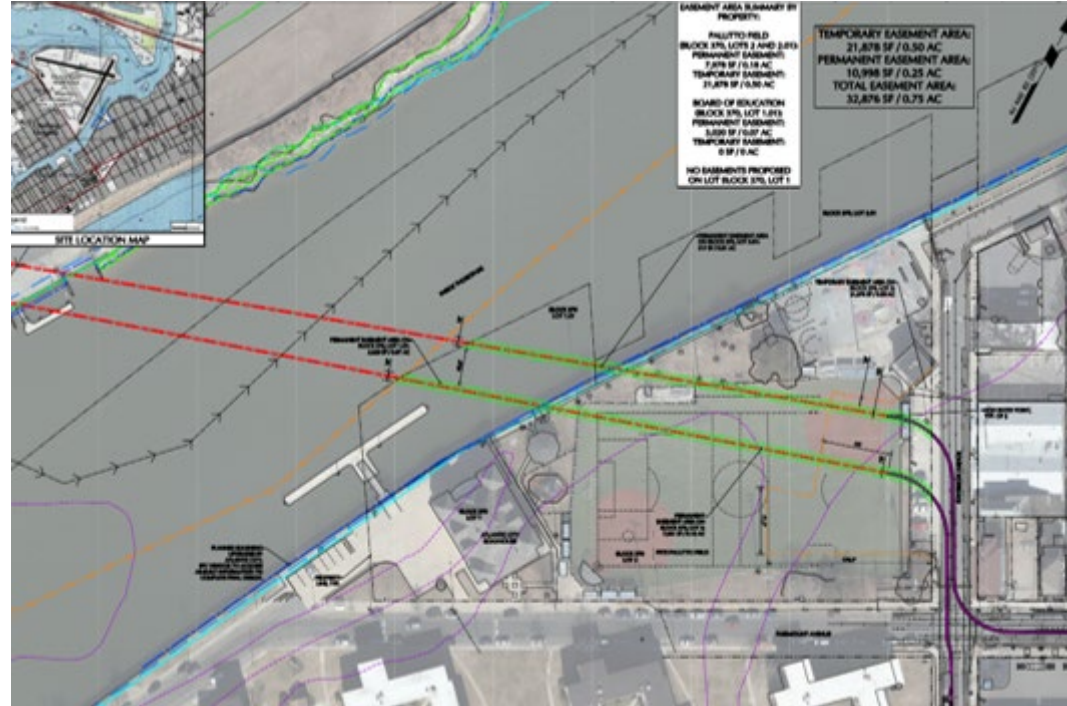


# Pallitto Field Parcels (Block 370, Lots 2 and 2.01)



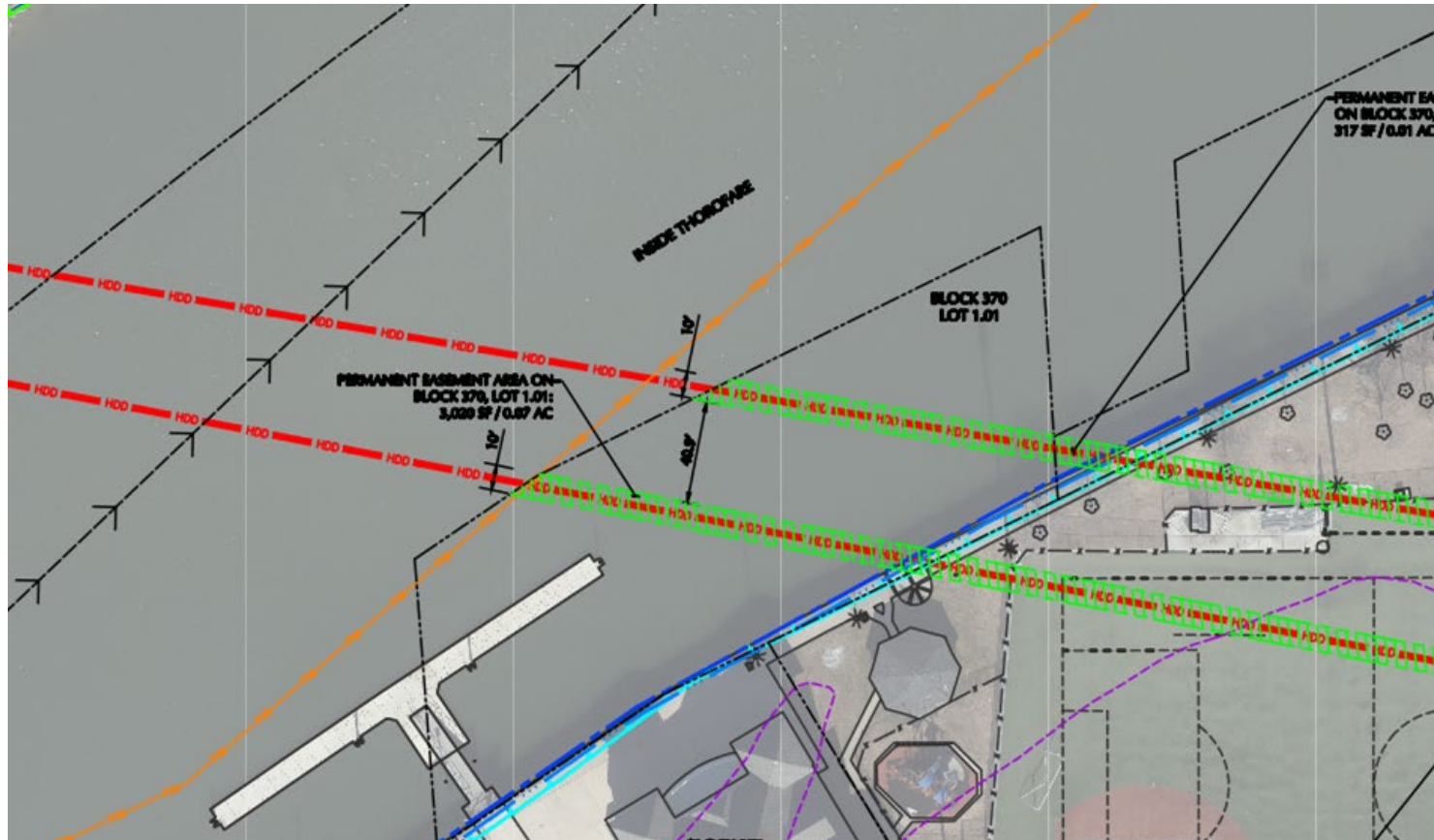
# In-Water Boathouse Parcel (Block 370, Lot 1.01)

- Atlantic Shores is seeking two 10-ft wide non-exclusive subsurface easements.
  - Permanent in water easement acreage: 0.07
  - No temporary workspace
  - Eliminated all impacts to Lot 1 (upland boathouse property)
- Transmission cables will be installed via HDD.
- The Project will not impact the existing dock or any other structures.
- The Project will not interfere with navigation.



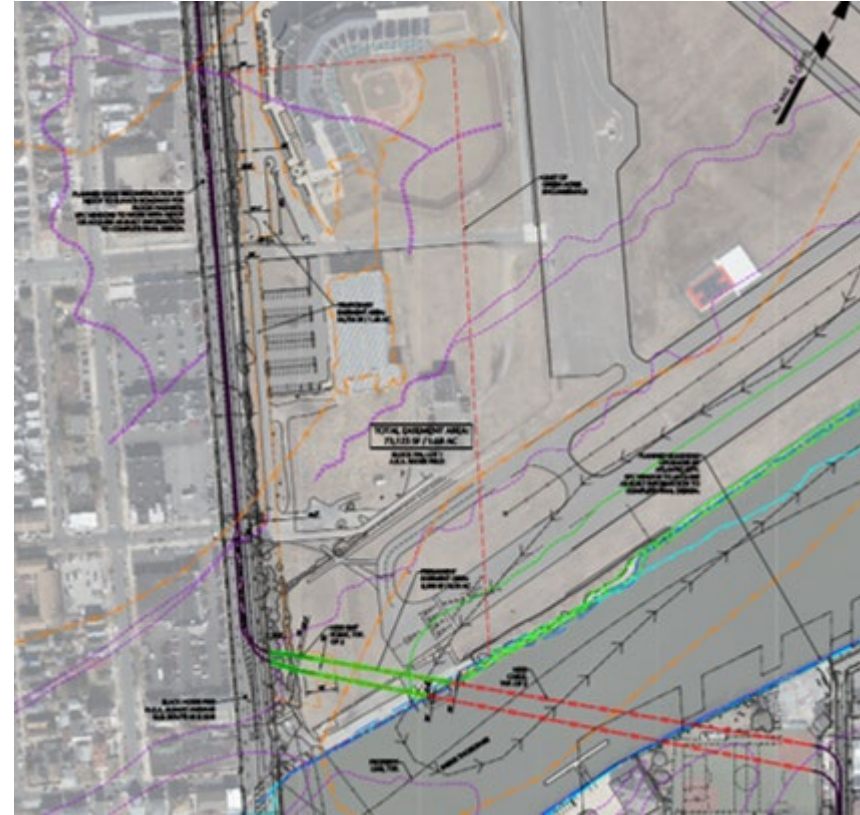


# In-Water Boathouse Parcel (Block 370, Lot 1.01)



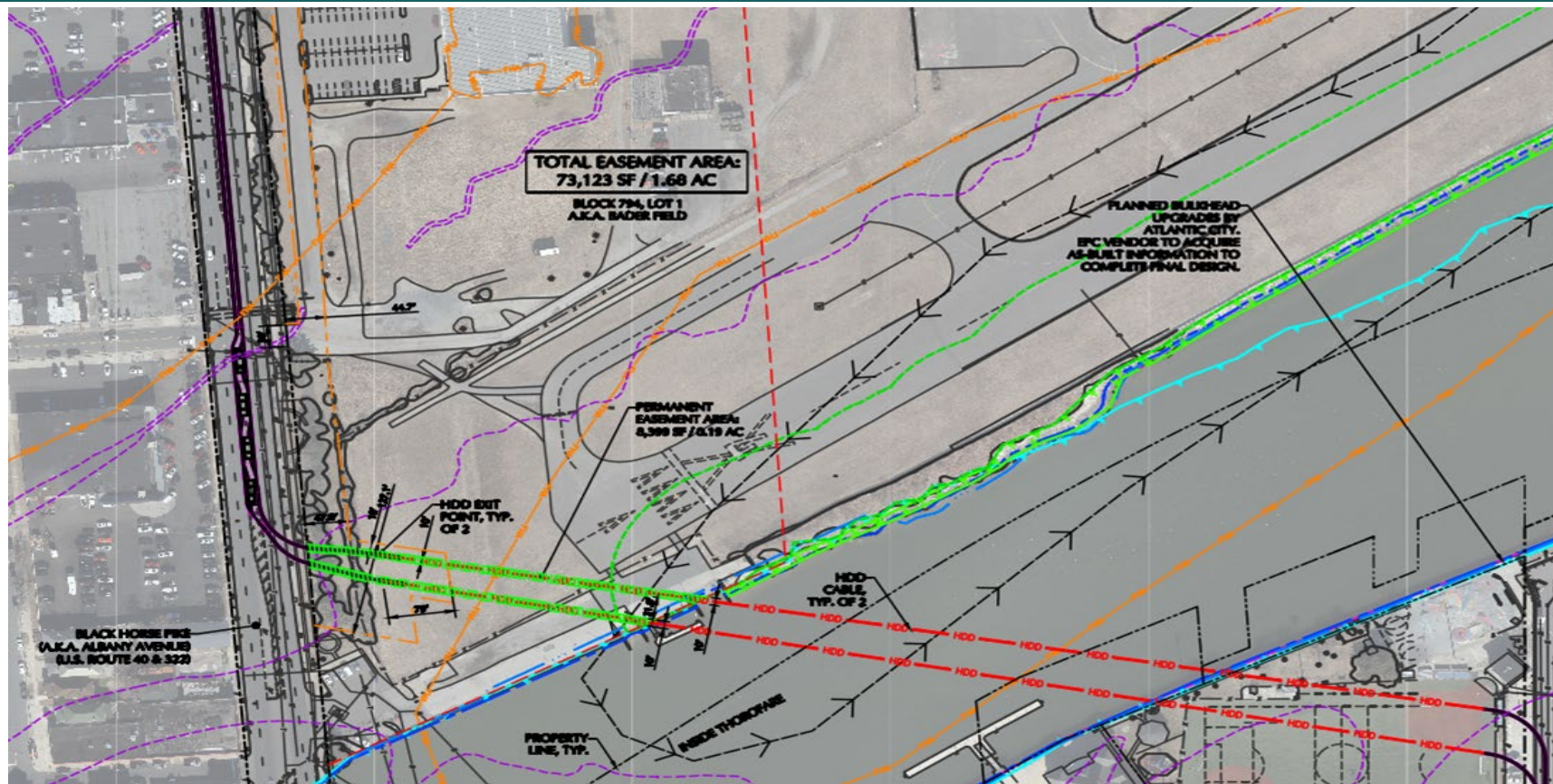
# Bader Field (Block 794, Lot 1)

- Atlantic Shores is seeking two 10-ft wide non-exclusive subsurface easements.
  - Permanent easement acreage: 0.19
  - Temporary workspace acreage: 1.49
  - Reduced impacts since scoping hearing
- Transmission cables will be installed via HDD to cross Inside Thorofare.
- During construction:
  - Temporary impacts to recreational use
  - Tree removal within the easement area
- The property will be restored to pre-construction conditions.
- The Project will not result in any permanent impacts to public access or recreational use.
- The Project will not interfere with Atlantic City's redevelopment objectives.





# Bader Field (Block 794, Lot 1)



# Alternative Analysis

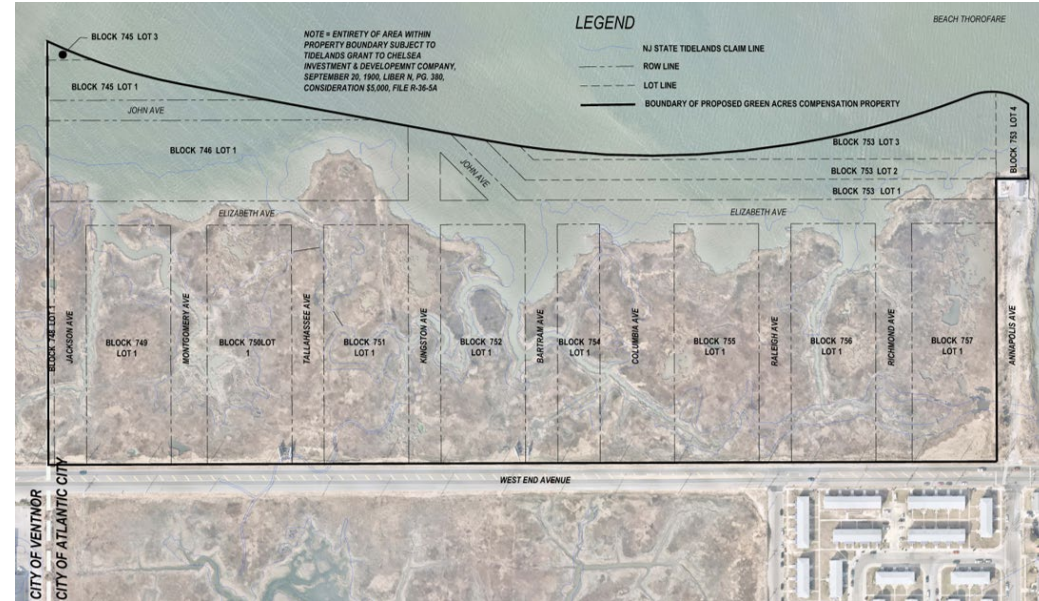
- Alternatives, including a no-action alternative, construction alternatives, and landfall and route alternatives, were addressed at the scoping hearing held on July 27, 2023.
- A complete alternatives analysis was submitted to the Green Acres Program as part of the application. Copies of the application are available for review at Atlantic City, City Hall, the Atlantic City Free Public Library; and the Green Acres Program office. The application can also be accessed from Atlantic Shores' website at <https://atlanticshoreswind.com/project-1-njdep-green-acres-diversion-application-2024/>
- In accordance with Green Acres regulations, Atlantic Shores concludes that there is currently no feasible, reasonable and available alternative to the proposed route.

# Compensation Overview

- Replacement land
- Public enhancement project (walkway and viewing platform)
- Monetary compensation in the amount of \$261,762 for the removal of trees on Bader Field to be used for tree replacement.
- Payment of rent for temporary workspace on Pallitto Field and Bader Field in accordance with Green Acres Program approved appraised values

# Proposed Compensation: Replacement Land

- Green Acres Rules require compensation for major diversions through replacement land.
- Minimum acreage requirement is 3.6 acres (2:1).
- Approximately 46.35 acres of City-owned property will be encumbered with Green Acres restrictions.
  - Located north of West End Avenue.
  - The area is more than 12 times the minimum acreage required under the Green Acres rules.





# Proposed Compensation: Public Enhancement

- Replacement land proposed by the City to provide opportunity for ecotourism and public access.
- Atlantic Shores proposes to permit, construct, and dedicate to the City a permanent public enhancement project on the replacement land.
  - Walkway and viewing platform
  - Funded by Atlantic Shores



# Proposed Compensation: Trees and Workspace

- Green Acres rules require that all proposals for major diversions include compensation for the removal of trees on parkland, which can be met with new replacement tree plantings or monetary compensation at least equal to the cost of such plantings.
- Atlantic Shores commissioned a tree survey by a NJDEP-approved consulting forester to determine the impact to trees on Bader Field.
- As previously explained, Atlantic Shores was able to reduce the impacts to these trees by approximately 40% since the scoping hearing.
- Atlantic Shores proposes to pay monetary compensation for the removal of the trees in the amount of \$261,762 which will be used for tree replacement.
- Atlantic Shores will pay the City rent for use of temporary workspace on Bader Field and Pete Pallitto Field.

# Written Comment Submission

- Written comments must be submitted by **July 9, 2024** to the New Jersey Department of Environmental Protection, Office of Transactions and Public Land Administration, Public Land Compliance Section, 401 East State Street, 7th Floor, Mail Code 401-07, P.O. Box 420, Trenton, New Jersey 08625-0420 or **[PublicLandCompliance@dep.nj.gov](mailto:PublicLandCompliance@dep.nj.gov)**. Please include "Atlantic Shores Offshore Wind Application" in the subject line.
- A copy of any written comments must also be submitted to the Atlantic City Clerk at: Paula Geletei, City Clerk, 1301 Bacharach Blvd., Atlantic City, New Jersey 08401 or **[pgeletei@acnj.gov](mailto:pgeletei@acnj.gov)** Attn: Atlantic Shores Offshore Wind Application.
- A copy of any written comment may also be directed to Terence Kelly, External Affairs Manager for Atlantic Shores One Dock 72 Way, Brooklyn, New York 11205 or at **[GreenAcrescomment@atlanticshoreswind.com](mailto:GreenAcrescomment@atlanticshoreswind.com)** with any comments or questions regarding the public hearing.
- Copies of the diversion application are available to the public online at **<https://atlanticshoreswind.com/project-1-njdep-green-acres-diversion-application-2024/>** or for inspection at Atlantic City, City Hall, located at 1301 Bacharach Blvd., Atlantic City, New Jersey, and at the Atlantic City Free Public Library, located at 1 N. Tennessee Avenue, Atlantic City, New Jersey.
- Public comments will not be responded to at tonight's hearing but will be summarized and responded to in a "Response to Public Comments" document, available at **<https://atlanticshoreswind.com/>** following the public comment period.