

CAPE MAY COUNTY AIRPORT ECONOMIC DEVELOPMENT STRATEGIC PLAN AND MASTER PLAN UPDATE

The Delaware River and Bay Authority saw the advantage to acquiring a number of general aviation airports in the southern New Jersey/Delaware area both for operational and economic development purposes. The Authority, however, recognized the need for a careful and thorough analysis of any facility it decided to acquire and sought outside expertise to evaluate the potential of two operations in southern New Jersey

Swiger Consulting, working with C&S Engineers and Triad Associates, defined the market area for commercial and industrial space around the airport, assessed the economic base of the area and the potential for growth, and identified potential users for the site. Dr. Ernest Swiger also made recommendations for infrastructure and road improvements in support of landside development. Particular emphasis was given to industries that might use air services, such as seafood or hydroponics, though more traditional uses, such as back office operations, restaurants and retail operations were noted. C&S made recommendations about terminal building reconditioning, promotion of activities such as air shows and restaurants, and additional hangars for maintenance and overhaul operations. Recommendations were made to use airport space for educational/technical programs.

The project was completed on time and the airport operations were acquired by the Authority. The Authority renovated the terminal building, which now houses a new restaurant. In addition to several commercial tenants in on-site buildings, a not-for-profit aviation museum has been established in Hangar #1, which is on the National Register of Historic Places. The Authority is offering ground leases or build-to-suit leases on the fifty remaining acres at the airport.

