



2022

Master Plan Reexamination and Land Use Plan Element



ADOPTED: OCTOBER 3, 2022

Wildwood City, Cape May County, New Jersey

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2022 Master Plan Reexamination and Land Use Plan Element

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Adopted by the Wildwood City Planning Board on October 3, 2022

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1 INTRODUCTION

This document constitutes both a Master Plan Reexamination and a Land Use Plan Element of the Wildwood City Master Plan.

The municipal master plan is a document, adopted by the Planning Board, which sets forth the policies for land use as envisioned by the municipality. The master plan is the principal document that addresses the manner and locations in which development, redevelopment, conservation and/or preservation occur within a municipality. It is intended to guide the decisions made by public officials and those of private interests involving the use of land. Through its various elements, the master plan sets out a vision for the community in the coming years.

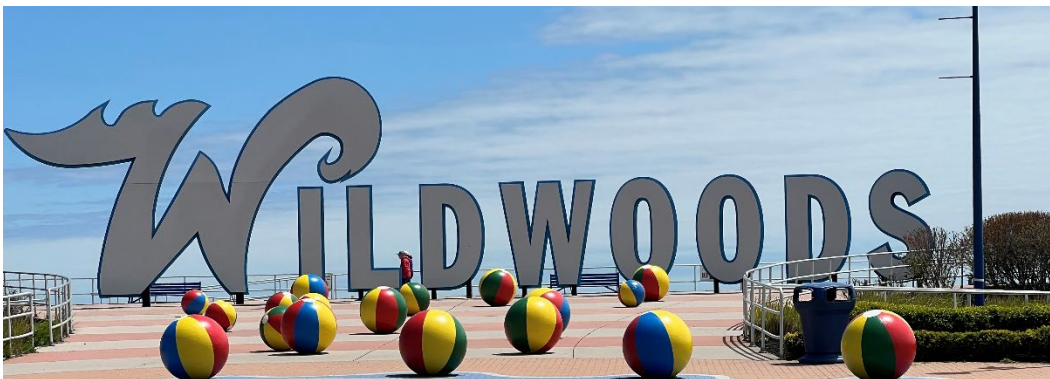
The master plan forms the legal foundation for the zoning ordinance and zoning map. New Jersey, among a handful of other states, specifically ties the planning of a community as embodied in the master plan with the zoning ordinance and zoning map. The zoning ordinance and map, which are adopted by the City Commission, constitute the primary law governing the use of land at the local level. Under New Jersey's Municipal Land Use Law *N.J.S.A. 40:55D-1 et seq.*, (hereinafter "MLUL") a zoning ordinance must be substantially consistent with the land use plan.

A master plan reexamination report is a review of previously adopted master plans, amendments and local development regulations to determine whether the ideas and policy guidelines set forth therein are still applicable. Under the MLUL, the Planning Board must conduct a general reexamination of its master plan and development regulations at least every ten years. Additionally, the MLUL now includes a waiver provision, where a municipality may waive the reexamination requirement through a

Periodic Reexamination

The governing body shall, at least every 10 years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination.

--- *NJSA 40:55D-89*



determination by the State Planning Commission and the municipal Planning Board that the municipality is built-out, defined as there being no significant parcels, whether vacant or not, that currently have the capacity to be developed or redeveloped for additional use of the underlying land.

Six specific topics are to be considered in the Reexamination Report. These are:

- a. *The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*
- b. *The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*
- c. *The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.*
- d. *The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- e. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.¹*
- f. *The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local*

¹ N.J.S.A. 40:55D-89

development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

While carrying forth recommendations from the 2017 reexamination report and 2007 master plan, the reexamination report and land use plan element address those topics that have arisen since the 2007 Master Plan as well as the last Reexamination Report in 2017. Among others, these recommendations, in general:

- Identify programs and policies that can mitigate and adapt to the impacts of climate change.
- Evaluate existing and the creation of new land use ordinances and standards; and
- Identify sites with the City for redevelopment.

All of the required components for a reexamination report and land use plan element are included herein. The reexamination is within sections 2 through 6 which serve as a predicate to the Land Use Plan Element. The Land Use Plan Element is contained within section 7:

- **Section 2** discusses the master plan elements, studies and reexamination reports previously adopted by Wildwood's Planning Board.
- **Section 3** identifies the relevant changes in assumptions, policies and objectives related to relevant characteristics of the City underlying the recommendations of the last reexamination report.
- **Section 4** combines three of the required elements of a reexamination report into a single section in order to address subjects within a consolidated framework that identifies:
 - Major problems and objectives at the time of adoption of the 2007 Master Plan and 2017 Master Plan Reexamination Report;
 - Extent to which problems and objective have changed;
 - Recommendations for study of, or amendments to, the master plan or land development regulations.
- This section also serves as the statement of objectives, assumptions, goals and policies of the land use plan element. **Section 5** identifies areas where

implementation of redevelopment, through the NJ Local Redevelopment and Housing Law (C.40A:12A-1 et al.), should be investigated.

- **Section 6** identifies locations appropriate for the development of public electric vehicle infrastructure
- **Section 7** contains an updated Land Use Plan Element.

2 PAST PLANNING EFFORTS

Wildwood City's Master Plan was initially adopted in September 2007. Since then, the Wildwood Commission and Planning Board have undertaken a continuous planning process and several ordinance updates since the last Reexamination Report was adopted on March 5, 2018. A review of the City's modern planning documents adopted by the Planning Board is summarized below.

2007 Comprehensive Master Plan Update

The 2007 Comprehensive Master Plan contained a Statement of Objectives, Principles, Assumptions, Policies and standards. It also contained the following plan elements: Land Use Plan; Circulation Plan; Utility Service Plan; Community Facilities Plan; Open Space and Recreation Plan; Conservation Plan; Economic Plan, and; Historic Preservation Plan.

The 2007 Plan was prompted by NJDEP as a prerequisite for Vertical Development while being updated in full conformance with the requirements of the Municipal land use Law. The Plan focused on economic development, revitalization, land use and development patterns, State Plan designation, design, protection of residential neighborhoods, affordable housing, traffic, hazard mitigation, amenities, utilities and infrastructure. It also focused on the need to harmonize economic development with its environmental resources and historic fabric while maintaining its status as a premier tourist destination.

2016 Revisioning the Wildwood Business Improvement District

In 2016, Triad Associates prepared a strategic plan for 2016-2017 for the Wildwood Business Improvement District entitled, "Revisioning the Wildwood Business Improvement District". The purpose of the plan was to provide the Business Improvement District (BID) with a map and list of the existing businesses within the BID as well as a gap analysis to determine the uses with the greatest potential to guide business recruitment efforts. The purpose was expanded to include a Strengths Weakness Opportunities and Threats (SWOT) analysis, as well as a list of recommendations to achieve the goal of reenergizing the Pacific Avenue Corridor. The Pacific Avenue Redevelopment Plan is consistent with the recommendations identified within the 2016 Revisioning the Wildwoods Business Improvement District strategic plan.

2017 General Reexamination of the 2007 Comprehensive Master Plan Update

The 2017 General Reexamination Report, adopted January 15, 2018, finds that many of the Principals and Objectives adopted in the 2007 Master Plan remain valid while others have either been achieved or are no longer priorities. The report focused heavily on economic growth and revitalization, as well as preservation of critical lands.

2019 Wildwood City Watershed Master Plan

The goals of the Watershed Master Plan (WMP) are to develop a plan that the City of Wildwood can use to adequately manage concerns of flooding within the city limits. The plan will strive to further the three goals of the CRS in order to achieve the maximum number of credit points in order to provide the homeowners and businesses of the City with the largest flood insurance discounts. This will be achieved by addressing the following areas:

- Address the protection of natural channels
- Identify wetlands, natural areas, and open space
- Evaluate the impact of tidal flooding
- Evaluate the impact of sea level rise and climate change
- Evaluate future conditions and long-duration storms
- Suggest a dedicated funding source for implementing the plan

2020 Redevelopment Plan for the Bayside/Back Bay Redevelopment Area

The purpose of this redevelopment plan is to permit a flexible mix of residential uses, and commercial uses within the Redevelopment Area. It is intended that a new residential community will be integrated into the existing fabric of the Wildwood Back Bay area, and will enhance the economy of the City and take advantage of the attractive location in a shore community with a substantial bayside waterfront.

2021 Pacific Avenue Redevelopment: A Vision for the Renewal of Wildwood's downtown

This report was adopted as a sub-element of the Land Use Plan Element of the Wildwood City Master Plan on May 3, 2021 in order to provide a basis for future land use and zoning within the Pacific Avenue corridor. The effort was led by the Atlantic County Improvement Authority (ACIA) in partnership with the City of Wildwood, Cape May County and the South Jersey Development District (SJDD). The Wildwood Redevelopment Advisory Committee (WRAC) provided day-to-day guidance throughout the project.

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This master plan amendment was the product of an extensive stakeholder engagement process including myriad interests seeking positive transformation and reinvestment within the Pacific Avenue corridor. It includes analyses of existing conditions, real estate market, vacancies, land use, lot sizes and flood characteristics. Through the process goals and objectives were articulated that speak to the preference for concentrating commercial uses within a relatively dense and dynamic downtown core while strengthening the abutting residential neighborhoods. The report envisions new development with that is designed to require new private development to closely engage the public street frontage to create a highly desirable street character through the regulation of building forms. The Pacific Avenue Redevelopment Plan flows directly from the vision, goals and objectives expressed in this master plan amendment and represents a step in the implementation thereof.

2021 Pacific Avenue Redevelopment Plan

The purpose of the Pacific Avenue Redevelopment Plan is to establish the Pacific Avenue Redevelopment Zone. The new zone provides new regulations to guide the transformation of a significant portion of the Pacific Avenue Corridor, Wildwood's traditional downtown. The plan is organized around two sub-zones within the PARZ in order to better calibrate the regulations to effectuate the planned uses, intensity and spatial character for each. These subzones, the Downtown Center and the Neighborhood Renewal subzones, are intended to promote a cohesive array of land uses and design approaches while setting the stage for private investment that, ultimately, results in highly desirable urban form and public street environment.

3 CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES AT THE LOCAL, COUNTY AND STATE LEVELS

Several state, regional, county and local planning events have occurred subsequent to preparation of the 2007 Master Plan and 2017 Reexamination. The following section identifies the changes in assumptions, policies and objectives that have occurred as a result of those changes and which impact land use and planning policies in Wildwood City.

2001 State Development and Redevelopment Plan

In March, 2001 a new State Development and Redevelopment Plan was adopted by the State Planning Commission. As with the first State Plan (adopted in 1992), the 2001 State Plan delineated a series of Planning Areas based on natural and built characteristics and sets forth the State's vision for the future development of those areas. The five Planning Areas (listed in descending order from the most developed to the least developed condition) include the Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), Fringe Planning Area (PA3), Rural Planning Area (PA4) and Environmentally Sensitive Planning Area (PA5.).

In April 2004, the State Planning Commission released a Preliminary Plan proposing amendments to the 2001 State Plan, triggering a third round of the State Plan Cross-Acceptance process. While significant input was gathered from municipalities and Counties during the Cross-Acceptance process, this Plan was never adopted.

Rather, a new State Plan, the State Strategic Plan: New Jersey's State Development & Redevelopment Plan, was drafted and released in 2012. This draft State Plan takes a significantly different approach than the 2001 State Plan with the elimination of Planning Areas in favor of "Investment Areas". The Plan identifies four investment areas to be used for identifying locations for growth, preservation and related investments (listed in descending order from the most developed to the least developed

Reexamination Requirement "c"

- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.

--- NJSA 40:55D-89

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condition): Priority Growth, Alternate Growth, Limited Growth and Priority Preservation. The locations of the Investment Areas are determined not by a State Plan Map, as in the past, but by a criteria-based system applied during State agency decisions on investments, incentives and flexibility on State land use regulations, programs and operations.

After a series of public hearings at various locations throughout the State, the 2012 Plan was scheduled for adoption by the State Planning Commission on November 13, 2012. However, the adoption was delayed to further refine the Plan and to better account for the impact of Superstorm Sandy which occurred on October 30, 2012. No Plan revisions have been released to date and no further public hearings on the Plan have been scheduled. Until such time as a new State Plan is adopted, the 2001 State Plan remains in effect. The City will monitor the State's efforts toward adopting a new State Plan and respond accordingly.

Affordable Housing 2004: COAH's Attempt at Third Round "Growth Share"

On December 20, 2004, COAH's first version of the Third Round rules became effective some five years after the end of the Second Round in 1999 (*N.J.A.C.* 5:94-1 and 5:95-1). The FHA had originally required housing rounds to be for a six-year period, but in 2001, this was amended to extend that time period to 10-year intervals. Therefore, the Third Round should have been from 1999 through 2009. However, because of the delay, the Third Round was extended by five (5) years to 2014 and condensed into an affordable housing delivery period of 10 years from January 1, 2004 through January 1, 2014. In other words, 15 years of affordable housing activity was to take place in 10 years.

The Third Round rules marked a significant departure from the methods utilized in COAH's Prior Rounds. Previously, COAH assigned an affordable housing obligation that included the new construction number for each municipality. These Third Round rules implemented a "growth share" approach that linked the production of affordable housing to future residential and non-residential development within a municipality. Each municipality was required to project the amount of residential and non-residential growth that would occur during the period 2004 through 2014. Municipalities were then required to provide the opportunity of one (1) affordable unit for every eight (8) market-rate housing units developed and one (1) affordable unit for every 25 jobs created. Jobs were not counted directly, but rather by using non-residential building floor area as a substitute for employment.

This set of rules changed, however, when the New Jersey Appellate Court invalidated key elements of the first version of the Third Round rules on January 25, 2007. The Court ordered COAH to propose and adopt amendments to its rules within six months to address the deficiencies identified by the Court. COAH missed this deadline, but

eventually issued revised rules effective June 2, 2008 (as well as a further rule revision effective on October 20, 2008). It provided residential development and job projections for the Third Round. The Third Round was expanded again from 2014 out to 2018. COAH retained the growth share approach, but revised its ratios to require one (1) affordable housing unit for every four (4) market-rate housing units developed and one (1) affordable housing unit for every 16 jobs created.

Just as various parties challenged COAH's initial Third Round "growth share" regulations, parties challenged COAH's 2008 revised Third Round "growth share" rules. The Appellate Court issued a decision on October 8, 2010 deciding those challenges (see below).

Affordable Housing 2008: Development Fees and Very Low-Income Units

On July 17, 2008, Governor Corzine signed P.L. 2008, c. 46, which amended the Fair Housing Act (FHA) in a number of ways.² Key provisions of the legislation included the following:

- Establishing a mandatory statewide 2.5% nonresidential development fee instead of requiring nonresidential developers to provide affordable housing.
- Eliminating regional contribution agreements ("RCA's") as a means available to municipalities to transfer up to 50% of their required affordable housing to a "receiving" municipality.
- Adding a requirement that 13% of all affordable housing units be restricted to very low-income households (earning 30% or less of median income).
- Adding a requirement that municipalities had to commit to spend development fees within four years of the date of collection after its enactment or initially by July 17, 2012.³

² Also known as the "Roberts Bill" after former New Jersey Assembly Speaker Joseph Roberts who sponsored the bill.

³ This initial deadline was subsequently revised by an Appellate Court decision that extended the deadline until four (4) years after the Superior Court approves the municipal housing plan including the spending plan.

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On July 27, 2009, Governor Corzine signed the “NJ Economic Stimulus Act of 2009”,⁴ which instituted a moratorium on the collection of nonresidential affordable housing development fees through July 2010. This moratorium was later extended until July 1, 2013 (P.L. 2011, c. 122). Since the moratorium has now expired, municipalities are obligated to collect the fee of 2.5% of the equalized assessed value of a nonresidential development. Municipalities were always permitted to impose and collect residential affordable housing development fees approved by COAH following a 1990 New Jersey Supreme Court decision.⁵

Affordable Housing 2010: “Growth Share” Regulations Invalidated

On October 8, 2010, the Appellate Division issued a decision on the legal challenges to the second iteration of COAH regulations.⁶ The Appellate Division affirmed the COAH regulations that assigned rehabilitation and Prior Round numbers to each municipality, but invalidated the regulations by which the agency allocated affordable housing obligations in the Third Round. Specifically, the Appellate Division ruled that COAH could not allocate obligations through a “growth share” formula and directed COAH to use similar methods to those previously used in the First and Second Rounds. Other highlights of the Appellate Court’s decision include:

- To be credited, municipally-sponsored or 100% affordable housing sites must show site control, site suitability, and a proposed source of funding.
- COAH’s rules did not provide sufficient incentive for the private construction of inclusionary developments (market-rate and affordable units). Clearly defined percentages supported by economic data must be provided. The Court noted that a 20% affordable housing set-aside was typical.
- The Court invalidated Prior Round rental bonuses for developments that were not built within a reasonable time-frame.

⁴ P.L. 2009, c.90.

⁵ Holmdel Builders Assn. v. Tp. of Holmdel, 121 N.J. 550, 583 A.2d 277 (1990).

⁶ In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing.

- Bonuses for smart growth and redevelopment activities were upheld; however, the Court invalidated Third Round compliance bonuses.

The Court upheld its prior ruling on COAH's formula that did not reallocate present need obligation from Urban Aid eligible municipalities to other municipalities in the region. The Court also questioned whether or not Urban Aid municipalities should be assigned an allocation for future growth.

Affordable Housing 2011-2014: Judicial Activity and COAH's Failure

COAH sought a stay from the New Jersey Supreme Court regarding the March 8, 2011 deadline the Appellate Division had imposed in its October 2010 decision for the agency to issue new Third Round housing numbers. The Supreme Court granted COAH's application for a stay on January 18, 2011 and on March 31, 2011, the Court granted petitions and cross-petitions to all of the various challenges to the Appellate Division's 2010 decision. However, the Supreme Court did not hear oral argument on the various petitions and cross petitions until November 14, 2012.

The New Jersey Supreme Court decided on the appeal by the executive branch of the Appellate Court's decision of March 8, 2012 that disallowed the dissolution of COAH under Governor Christie's Reorganization Plan No. 001-2011. The Supreme Court upheld the lower court's ruling, finding that the governor did not have the power to unilaterally reorganize COAH out of existence. The judges found that such an action requires the passage of new legislation.

On September 26, 2013 the New Jersey Supreme Court upheld the Appellate Court decision in In re Adoption of N.J.A.C. 5:96 and 5:97 by New Jersey Council On Affordable Housing, 215 N.J. 578 (2013), and ordered COAH to prepare the necessary rule revisions. Subsequent delays in COAH's rule preparation and ensuing litigation led to the New Jersey Supreme Court, on March 14, 2014, setting forth a schedule for adoption. COAH approved draft Third Round rules on April 30, 2014. Although ordered by the New Jersey Supreme Court to adopt revised new rules on or before October 22, 2014, COAH deadlocked at its October 20 meeting and failed to adopt the draft rules. An initial motion to table the rule adoption for 60 days to consider amendments also deadlocked and thus also failed.

Affordable Housing 2015: NJ Supreme Court Assumes Control

The failure of COAH to adopt new regulations in October/November 2014 as ordered by the New Jersey Supreme Court led one of the litigants – FSHC – to file a Motion In Aid of Litigants' Rights to compel the government to produce constitutional affordable housing regulations. The New Jersey Supreme Court heard oral arguments on the motion on January 6, 2015. Two months later, on March 10, 2015, the Supreme Court

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issued its ruling, entitled, In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, now known as Mount Laurel IV.

The 2015 decision provided a new direction for the means by which New Jersey municipalities are to comply with the constitutional requirement to provide their fair share of affordable housing. The Court transferred responsibility to review and approve Housing Plan Elements and Fair Share Plans (e.g., Housing Plans) from COAH to designated Mount Laurel trial judges. The implication of this is that municipalities could no longer wait for COAH to adopt Third Round rules before preparing new Housing Plans and municipalities must now apply to Court, instead of COAH, if they wish to be protected from exclusionary zoning lawsuits. These trial judges review municipal plans much in the same manner as COAH previously did. Those towns whose plans are approved by the Court will receive a Judgment of Compliance and Repose, the judicial-equivalent of COAH's substantive certification.

The decision established a 90-day transitional period and then a 30-day filing period when municipalities could petition the Superior Court in a Declaratory Judgment action seeking confirmation that their means of addressing affordable housing meets constitutional muster. Municipalities were also permitted to file motions for temporary immunity from builder's remedy lawsuits.

The New Jersey Supreme Court indicated in its ruling that Housing Plans are to be drawn up using similar rules as to those in place during the Second Round as well as Third Round housing compliance mechanisms that the justices found constitutional, such as smart growth and redevelopment bonuses and extensions of controls.

Affordable Housing 2017: NJ Supreme Court Defines Third Round Period

On January 17, 2017, the New Jersey Supreme Court issued its decision In Re Declaratory Judgment Actions Filed By Various Municipalities, County Of Ocean, Pursuant To The Supreme Court's Decision In In Re Adoption of N.J.A.C. 5:96, 221 N.J. 1(2015). The Supreme Court found that the "gap period," defined as the period between the end of the Second Round in 1999 and 2015, generates an affordable housing obligation. This decision required an expanded definition of the municipal present need obligation to include low- and moderate-income households formed during the gap period that are entitled to their delayed opportunity to seek affordable housing. Present need, or the Rehabilitation Share, has historically been an estimate of low- and moderate-income households living in substandard housing at the beginning of an affordable housing round. Although some parties argued the gap obligation should be calculated as part of the prospective need, or new construction obligation, the Supreme Court found that such a position is not supported by the Fair Housing Act, which defines prospective need as a projection of new low- and moderate-income households formed during a future housing cycle.

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Accordingly, the municipal affordable housing obligation is now composed of the following four parts: present need (Rehabilitation Share); Prior Round (1987 to 1999, new construction); “gap” present need (1999 to 2015, third round new construction); and prospective need (Third Round, 2015 to 2025, new construction).

Affordable Housing 2018: NJ Superior Court Defines Municipal Obligations

In a March 8, 2018 ruling on affordable housing obligations for Princeton and West Windsor, Mercer County Superior Court Assignment Judge Mary Jacobson tackled directly the absence of a statewide set of guidelines for calculating a municipality’s fair share obligation. Her decision laid out a methodology for determining those obligations, and spelled out in detail her reasons for preferring a proposed approach to calculating each of the complicated set of factors that go into determining need. In the end, Judge Jacobson ruled in favor of the municipal expert on several key steps in calculating the need and in favor of the housing advocate’s experts in others, which resulted in a statewide number in between the competing experts’ respective calculations. Incorporating estimates of households and wealth, projections of job and population growth, and calculations of acreage available for development, Judge Jacobson’s methodology could be used as a template statewide for determining the need for new affordable housing development.

Affordable Housing: Wildwood’s Settlement of Litigation

On December 10, 2012, the Honorable J. Christopher Gibson, J.S.C. entered an Order memorializing the terms reached between Wildwood City and the Mount Olive Community Development Corporation in settlement of Mount Olive’s Mount Laurel lawsuit.

At the time, the City’s Round 3 “new construction” obligation had not yet been established and, as determined by the now-defunct New Jersey Council on Affordable Housing and confirmed by the Court-appointed Special Master, the City had no Prior Round new construction obligation. Therefore, the Settlement Agreement focused primarily on the manner in which Wildwood would utilize various forms of available funding to implement its City-wide Affordable Housing Rehabilitation Program for purposes of satisfying its 82-unit rehabilitation obligation.

In the past ten years, the City has successfully completed thirty-one (31) affordable housing rehabilitation projects. Each of those units were in a substandard state and, upon completion, all units were brought up to code and had at least one major system (such as plumbing, heating, electric, roofing, et cetera) repaired or replaced. The rehabilitation of all units completed to date have been funded through the NJ Small

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Cities Housing Rehabilitation Grant Program, City of Wildwood Small Cities Grant Recaptured funds and Multi-Jurisdictional Recaptured Funds held by North Wildwood.

The City also adopted an Affordable Housing Development Fee Ordinance, codified at Section 972-13 of the City Code, and secured court approval of a Spending Plan in September of 2017. As of December 31, 2021, Wildwood's Affordable Housing Trust Fund carried a balance of \$317,565.23, which could provide necessary funding to rehabilitate an additional eight to ten substandard housing units in the future.

In 2021, Wildwood adopted the Pacific Avenue Redevelopment Plan which was developed as a broad, new vision for the revitalization of Wildwood's historic downtown. This plan reimagines the downtown to supplant marginal commercial uses with higher density multifamily residential and mixed use development. These regulations mandate the creation of affordable housing to be integrated within all residential projects of five (5) dwelling units or more.

Finally, over the years, the City has utilized Triad Associates to implement its Rehabilitation Program. Triad is a highly-experienced Mount Laurel Administrative Agent, and its representatives continue to provide exceptional services to municipalities throughout New Jersey.

Statewide Transfer of Development Rights Act

In March 2004, the State Transfer of Development Rights ("TDR") Act (*N.J.S.A. 40:55D-137*) was signed into law, authorizing transfer of development rights by municipalities throughout the state. Under the statute prior to implementing a TDR program a participating municipality needs to meet a number of requirements, including the adoption of Transfer Plan Element and Utility Service Plan Elements of the Master Plan as well as a capital improvement plan and a real estate market analysis. A municipality also needs to receive Initial Plan Endorsement from the State Planning Commission prior to adopting a TDR ordinance.

Permit Extension Act

The Permit Extension Act of 2008 was approved by the State Legislature in June 2008 and signed by the Governor on September 6, 2008. Under the Act, the expiration of certain state, county and municipal land development approvals is tolled from January 1, 2007, to July 1, 2010. The Act is intended to prevent the abandonment of approvals for projects and activities due to the present unfavorable economic conditions.

On July 1, 2020, Governor Murphy signed the Permit Extension Act of 2020. The Permit Extension Act of 2020 extends the term of certain governmental permits,

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approvals, and deadlines during what it is referred to as the "COVID-19 extension period," in order to prevent the abandonment of approved projects and activities, and the waste of public and private resources that would result if such projects and activities were required to repeat the application and approval process. The extension will allow projects to be ready to quickly resume when it is safe to restart normal business and government activity. Particularly, for any government approval subject to the Permit Extension Act that was in existence on March 9, 2020, the running of the period of approval is automatically suspended for the COVID-19 extension period, with certain exceptions specified in the Act. The COVID-19 extension period is defined as the period beginning March 9, 2020, and continuing for as long as the public health emergency declared by Governor Murphy, pursuant to the Emergency Health Powers Act, N.J.S.A. 26:13-1 et seq., is in effect. The Act extends the government approval at least six months beyond the conclusion of the COVID-19 extension period, provided the approval was validly issued, the term of such approval was unexpired as of March 9, 2020, and the recipient of the approval has registered the approval within the 30-day period after the publication date of this notice.

Master Plan Sustainability Element

In August 2008, the Municipal Land Use Law (N.J.S.A. 40:55D-28, regarding the preparation, contents and modification of a master plan) was amended to include a new optional master plan element, a "Green Buildings and Environmental Sustainability Plan Element." This element is intended to encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.

Time of Application Law

The "Time of Application" Law was signed on May 5, 2010 and took effect on May 5, 2011. The effect of this statutory change is that the municipal ordinance provisions that are in place at the time an application for development is filed are those which are applicable, regardless of whether or not an ordinance is amended subsequent to such an application. This is a departure from previously established case law, where courts in New Jersey have consistently held that the ordinance that is in place at the "time of decision" (the moment the Planning Board or Zoning Board of Adjustment votes on the application) is the law that applies to the application.

This provision raised many concerns with municipalities. Principal among these is whether the new law provides opportunities for developers to have their development rights "locked in" by submitting applications that are incomplete. The City's definition

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of “application for development” within its Land Development Regulations states that the “*The application or appeal forms, together with the required fees and all accompanying documents required by this chapter for approval of a subdivision plat, site plan, planned development, conditional use, zoning variance or direction for issuance of a permit pursuant to N.J.S.A. 40:55D-34 or N.J.S.A. 40:55D-36. For purposes of this chapter, applications for development shall include applications to the Board of Adjustment for interpretation of the Zoning Map or ordinance or for decisions upon other special questions pursuant to N.J.S.A. 40:55D-70(a) through (d).*” This definition shall require that a complete application be submitted by an applicant prior to “locking in” the current municipal ordinance provisions.

Water Quality Management Planning

On November 7, 2016, the New Jersey Department of Environmental Protection (“NJDEP”) adopted amended Water Quality Management Planning (“WQMP”) regulations, *N.J.A.C. 7:15-1 et seq.* The new rules will streamline the wastewater planning process and eliminate the burdensome duplication of requirements found previously in both wastewater planning and other NJDEP permitting programs, such as reducing the number of analyses required and simplifying the water quality planning process.

NJDEP Stormwater Management Requirements

In February 2004, the NJDEP published two sets of new stormwater rules. The first set of rules is the Phase II New Jersey Pollutant Discharge Elimination System Stormwater Regulation Program Rules (*N.J.A.C. 7:14A*), which addresses the reduction of pollutants associated with existing stormwater runoff. The second set of rules, known as the Stormwater Management Rules (*N.J.A.C. 7:8*), sets forth the required components of regional and municipal stormwater management plans and establishes the stormwater management design and performance standards for new (proposed) development. Together the two sets of rules are intended to establish a comprehensive framework for addressing water quality impacts associated with existing and future stormwater discharges.

In March 2020, the NJDEP adopted new stormwater management rules that require the use of green infrastructure. This rule change signals a paradigm shift in NJ stormwater management in that it requires decentralized, distributed stormwater management practices that enable stormwater to infiltrate and more closely resemble the natural water cycle through the incorporation of best management practices such as vegetative swales, bioretention, green roofs, cisterns, wet ponds, infiltration basins and constructed wetlands. Moreover, the water quality standard will apply to “motor vehicle surface”, meaning paved or unpaved roads, driveways, parking lots, etc., instead

of impervious surface. The new rules took full effect on March 2, 2021. On August 2, 2021, the City adopted Ordinance 1207-21 to amend and update Chapter 17 of the Wildwood Municipal Code, Land Use and Development, as it Relates to Stormwater Management (this ordinance also made updates to LDO definitions and permitted uses in the R-1 Zone).

Wireless Telecommunications Facilities

There have been two changes to the regulation of wireless telecommunication facilities. The first, a federal law, prohibits municipalities from denying a request by an “eligible facility” to modify an existing wireless tower or base station if such a change does not “substantially change” the physical dimensions of the tower or base station. The term “eligible facility” means any existing wireless tower or base station. The term “substantial change” is not defined by the law. Until regulation or case law is issued on this topic, Wildwood will need to carefully interpret this on a case by case basis.

The second regulatory change is an amendment to the Municipal Land Use Law, N.J.S.A. 40:55D-46.2. This new section states applications for collocated equipment on a wireless communications support structure shall not be subject to site plan review provided three requirements are met: 1) the structure must have been previously approved; 2) the collocation shall not increase the overall height of the support structure by more than 10 percent, will not increase the width of the support structure, and shall not increase the existing equipment compound to more than 2,500 square feet; and 3) the collocation shall comply with all of the terms and conditions of the original approval and must not trigger the need for variance relief.

Renewable Energy Legislation

The New Jersey Legislature has been active legislating to facilitate the production of alternative forms of energy. The following three new statutes, in particular, have changed the way alternative energy can be produced in New Jersey.

- **Industrial Zones.** The Municipal Land Use Law was amended March 31, 2009 to pre-empt local zoning authority and to permit, by right, solar, photovoltaic, and wind electrical generating facilities in every industrial district of a municipality. To be eligible for this permitted use, a tract must be a minimum size of 20 contiguous acres and entirely under one owner.
- **Inherently Beneficial Use.** The Municipal Land Use Law was amended to define inherently beneficial uses and to include solar, wind and photovoltaic energy generating facilities in the definition.
- **Solar Not Considered Impervious.** On April 22, 2010 an act exempting solar panels from being considered impervious surfaces was signed into law. This bill

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exempts solar panels from impervious surface or impervious cover designations. It mandates that NJDEP shall not include solar panels in calculations of impervious surface or impervious cover, or agricultural impervious cover and requires that municipal stormwater management plans and ordinances not be construed to prohibit solar panels to be constructed and installed on a site.

Open Space Preservation

In November of 2014 New Jersey voters approved, via referendum, a constitutional amendment that will dedicate money from a business tax toward open space preservation. On June 30, 2016, the Senate and General Assembly approved the “Preserve New Jersey Act” that determined the funds would be allocated as follows:

- Green Acres: 60%
- Blue Acres: 4%
- Farmland Preservation: 31%
- Historic Preservation: 5%

2020 Environmental Justice Legislation

On September 18, 2020, Governor Phil Murphy signed into law S232 which requires the NJDEP to evaluate the environmental and public health impacts of certain facilities on overburdened communities when reviewing certain permit applications. New Jersey is the first state in the nation to require mandatory permit denials if an environmental justice analysis determines a new facility will have a disproportionately negative impact on overburdened communities.

The bill defines an “overburdened community” as “*any census block group, as determined in accordance with the most recent United States Census, in which: (1) at least 35 percent of the households qualify as low-income households; (2) at least 40 percent of the residents identify as minority or as members of a State recognized tribal community, or (3) at least 40 percent of the households have limited English proficiency*”⁷.

Upon adoption of the rules and regulations implementing the provisions of the bill, the NJDEP shall not consider an application for a new facility, and expansion to an

⁷ Senate No. 232, Title 13, Chapter 1D, Part XI. (New) Overburdened Communities §§1-5-C.13:1D-157 to 13:1D-161.

existing facility, or for the renewal of an existing facility's major source permit complete for review for unless the applicant first:

- (1) Prepares and environmental justice impact statement that assesses the potential environmental and public health stressors associated with the proposed new or expanded facility, or with the existing major source, as applicable, including any adverse environmental or public health stressors that cannot be avoided if the permit is granted and the environmental or public health stressors already borne by the overburdened community as a result of existing conditions located in or affecting the overburdened community;
- (2) Transmits the environmental justice impact statement at least 60 days in advance of the public hearing in the overburdened community to the NJDEP and to the governing body and the clerk of the municipality in which the overburdened community is located;
- (3) Organize and conduct a public hearing in the overburdened hearing. Publish notice of the public hearing in at least two newspapers circulating within the overburdened community, including one local non-English language newspaper, as applicable, not less than 60 days prior to the public hearing.

The NJDEP has identified five overburdened communities within Wildwood that would be subject to the rules and regulations to be adopted. Two of the overburdened communities qualify due to have a population greater than 40% of which is of a racial minority. Two of the overburdened communities qualify due to having a population of greater than 35% that is low income. One community qualifies for being both greater than 40% minority and greater than 35% low income.

A map, prepared by the NJDEP, identifying the overburdened communities under the New Jersey Environmental Justice law within Wildwood is located in Appendix A.

2021 Municipal Land Use Law Amendments

On February 4, 2021, Governor Phil Murphy signed into law A-2785/S2607 that requires land use plan elements of a municipal master plan to include climate change-related hazard vulnerability assessments. The climate change-related hazard vulnerability assessment shall analyze current and future threats to and vulnerabilities of the municipality associated with climate change-related natural hazards including but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise. Pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-28b(2)(h), the climate change-related hazard vulnerability assessment shall:

- i. *Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;*

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- ii. *Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in subsubparagraph (i) of this subparagraph related to that development;*
- iii. *Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;*
- iv. *Analyze the potential impact of natural hazards on relevant components and elements of the master plan;*
- v. *Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;*
- vi. *Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and*
- vii. *Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.⁸*

New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act

On November 3, 2020, voters adopted a referendum to legalize the personal use of marijuana, or cannabis as it is called in the law. After several months of negotiations between the Governor and the Legislature, the *New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act* was signed into law on Monday, February 21, 2021. The legislation established licensing of cannabis, municipal opt out provisions, certain land use controls, levels of municipal taxation, penalties, and established a Cannabis Regulatory Commission to function much like the Alcoholic Beverage Control Division does for alcohol.

The Cannabis Act established six types of cannabis establishments. Within 180 days of the effective date of the legislation, or August 20, 2021, a municipality may prohibit the operation of one or more license classes, except for Class 6, within its borders. If the municipality fails to enact an opt out ordinance, then the law automatically allows the uses and operations of the six license categories. If the municipality fails to act within the 180-day window, it must wait 5 years to enact such an ordinance and any

⁸ Municipal Land Use Law Amendment, adopted February 4, 2021.

establishment already up and running would be grandfathered. Not enacting an opt out ordinance would then enable the following actions to occur:

- The growing, cultivating, manufacturing, and selling and reselling of cannabis and cannabis items, and operations to transport in bulk cannabis items by a cannabis cultivator, manufacturer, wholesaler, or as a distributor or delivery service shall be permitted uses in all industrial zones of the municipality;
- The selling of cannabis items to consumers from a retail store by a cannabis retailer shall be a conditional use in all commercial zones or retail zones, subject to meeting the conditions set forth in any applicable zoning ordinance or receiving a variance from one or more of those conditions in accordance with the MLUL.

If the municipality elects to allow cannabis operations in whole or in part, it may govern the hours of operation, location, manner, number and type of cannabis licenses, provided it conforms to the law and rules of the Commission. As of the date of this report, the City of Wildwood has passed Ordinance 1101-18 prohibiting medicinal and recreational marijuana dispensaries within the City.

Model Electric Vehicle Supply/Service Equipment and Made-Ready Parking Spaces Ordinance

On July 9, 2021, Governor Murphy signed into law an act concerning electric vehicle supply equipment and Make-Ready parking spaces and amending and supplementing the Municipal Land Use Law (C.40:55D-1 et seq.) P.L. 1975, c.291. The law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Made-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements related to EVSE in all 565 municipalities within New Jersey.

In order to implement the act, the Department of Community Affairs (DCA) was tasked with adopting a model statewide municipal EV ordinance on its website. The model ordinance is required to include the installation, sightline and setback requirements and other health- and safety-related specifications for EVSE and Make-Ready parking spaces. The intent of the model statewide ordinance is to ensure that municipalities are requiring installation of EVSE and Make-Ready parking spaces in a consistent manner and also provide an ordinance that can be easily used by every municipality with no or minimal amendments by the municipality. The model statewide ordinance is mandatory and became effective in every municipality when it was published by the DCA on September 1, 2021.

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4 MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF ADOPTION OF THE 2007 MASTER PLAN AND 2017 MASTER PLAN REEXAMINATION REPORT, THE EXTENT TO WHICH THEY HAVE CHANGED & CURRENT RECOMMENDATIONS

The 2007 Master Plan and 2017 Reexamination Report provided a series of recommendations. Some of these have been addressed, some are no longer relevant and some remain as potential action items. The following provides a summary of the 2017 recommendations, an evaluation of their current relevance and current recommendations for City planning policies and land use ordinances.

Master Plan Goals and Policies

MP 1 *Committing to the guiding principles of the Municipal Land Use law.*

This goal was introduced in the 2007 Master Plan. It was deemed to be still valid in 2017, and is still valid today.

MP 2 *Review and update municipal policies and regulations on an ongoing basis to ensure that Policymakers are working with the most up-to-date information.*

This goal was introduced in the 2007 Master Plan. It was deemed to be still valid in 2017 and remains a perpetual goal of the City.

MP 3 *Wildwood recognizes that the revitalization of the Wildwoods and its tourist economy is largely tied to the success of the Wildwoods Convention Center.*

This goal was introduced in the 2007 Master Plan. It was deemed to be partially valid, as it was further recognized that entities other than the Convention Center successfully attract visitors to the City. Recommended changes to the goal are as follows.

Reexamination Requirements “a”, “b”, and “d”

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last master plan.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

--- NJSA 40:55D-89

Recommendations:

- It is recommended that this be rewritten to state the following:
Wildwood recognizes that the revitalization of the Wildwoods and its tourist economy is tied to the success a number of entities within the City, however, the City recognizes that the Convention Center is a vital component of the tourism economy.

MP 4 Review and update municipal policies and regulations to ensure that the City, on a municipal level, is supporting the Convention Center.

This goal was introduced in the 2007 Master Plan. It was deemed to be reinforced in 2017 and remains valid.

MP 5 Provide a development (regulatory) climate which will result in a range of modern lodging accommodations with high concept public spaces, themed restaurants and other amenities in order to enable the Convention Center to market the Wildwoods as an attractive environment for regional and national conventions.

This goal was introduced in the 2007 Master Plan. It was deemed to be reinforced in 2017 and remains valid.

Land Use

LU 1 Wildwood recognizes that its land development patterns often juxtapose incompatible land uses. Specifically, certain commercial and (light) industrial uses are located in residential neighborhoods and residential units exist in commercial sections of the City.

Even within use categories, the proliferation of duplex and townhouse structures has impacted the distribution of land uses in the City. Where constructed in single-family zones, such development has negatively affected the nature of single-family zoning and resulted in extreme overcrowding of these neighborhoods.

This goal was introduced in the 2007 Master Plan. It was deemed to be a perpetual goal of the City in 2017. The first paragraph of this goal remains valid today. Recommended changes to the second paragraph of this goal are as follows.

Recommendations:

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- There is too great of a distribution of stacked duplex structures, therefore, it is recommended that zoning regulations be changed to encourage potential duplex development to instead become side-by-side townhouse development in zones where this is permitted.

LU 2 *Continue to review and support ongoing revisions to the City's Land Use Plan and Land Development Ordinance, which collectively encourage development, regulate development patterns and reinforce the integrity of the City's residential neighborhoods and commercial districts while respecting the physical environment and making appropriate use of the City's environmental resources.*

This goal was introduced in the 2007 Master Plan. It was deemed to be reinforced in 2017 and remains valid today.

LU 3 *Discourage inappropriate and incompatible land uses. Maintain strict standards with respect to the grant of Variance relief.*

This goal was introduced in the 2007 Master Plan. It was deemed to be reinforced in 2017 and remains valid today.

LU 4 *Strengthen the City's code enforcement efforts including, as necessary, by increasing staff dedicated to this task.*

This goal was introduced in the 2017 Reexamination Report. The City has hired three (3) full-time officers as of early 2022 as a means of accomplishing this goal. The goal remains valid today.

LU 5 *Create a fund, via bond or other mechanism, for the demolition of dilapidated properties.*

This goal was introduced in the 2017 Reexamination Report. The City has been budgeted for demolitions as a means of accomplishing this goal. The goal remains valid today.

LU 6 *Maximize use of the State Plan's designation of the Wildwoods as a Regional Center within what is termed a 'PA-5B (Environmentally Sensitive ~ Barrier Island) Planning Area' and a Smart Growth Area in order to support growth and (re)development.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

LU 7 *Support economic activity and programmatic elements designed to make appropriate use of the City's resources.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

LU 8 *Employ Vertical Development as a means to return needed lodging rooms to the City's inventory and support the economic and other Policies of this Comprehensive Master Plan Update, including Policies and Objectives designed to support the Wildwoods Convention Center.*

This goal was introduced in the 2007 Master Plan. It was deemed partially valid in the 2017 Reexamination report, which recommended *that the City reevaluate where such development is currently permitted within the context of the other recommended changes.*

As of 2022, this goal is no longer valid. This master plan update and subsequent land development policy will reflect where specifically vertical development in the form of mid-rise and high-rise development is appropriate.

LU 9 *Employ the Local Redevelopment and Housing Law where applicable to achieve these and other municipal objectives.*



This goal was introduced in the 2007 Master Plan. It was deemed to still be a priority in 2017. It remains a priority today. The following updates have occurred since 2017 the further this goal:

- The Bayside Redevelopment was adopted in 2020, with the expectation that it will be further refined as remediation on the former landfill moves forward.

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- The Pacific Avenue Redevelopment Area Redevelopment Plan was adopted in 2021.

Recommendations:

- It is further recommended that the City employ the Local Redevelopment and Housing Law to spur redevelopment on the Boardwalk.



LU 10 Recognizing the urban, fully-developed nature of the City, the special nature of the Wildwoods beach and boardwalk and the opportunities presented by these elements, explore creation of a specific CAFRA “Wildwood Rule” in order to tailor the Coastal Zone Management Rules to take advantage of Wildwood’s assets and designations while appropriately protecting the natural environment.

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today. It is recommended that this be combined with the following recommendation and include the following language:

Recommendations:

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- Incorporate the language *incorporate appropriate CAFRA / CZM design guidelines into the City's Land Development Ordinance* into this goal and eliminate the subsequent goal as it is repetitive.

LU 11 *Within the context of (the previous goal), incorporate appropriate CAFRA / CZM design guidelines into the City's Land Development Ordinance.*

This goal was introduced in the 2007 Master Plan and deemed valid as adopted in the 2017 Reexamination Report.

Recommendations:

- This language should be combined with the language in the previous goal to streamline the City's Master Plan goals.

LU 12 *Wildwood recognizes that recent development applications have ignored architectural detail in favor of less expensive, often bland, stark and utilitarian façade designs which detract from the aesthetics of the City.*

While the Planning Board has seen some success in encouraging developers to design buildings with more variety and interest, their power to compel better design is somewhat limited.

While nominally an aesthetic issue, such architecture impacts the stability of neighborhoods and is recognized by the Municipal Land Use Law as one of the purposes of that act.

This goal was introduced in the 2007 Master Plan. In 2017 it was determined that the city needs more tools to compel better design of the built environment. This remains valid and it is recommended that the goal be updated and reinforced with the following language:

Recommendations:

- The City should include design guidelines in all Redevelopment Plans and utilize the Local Redevelopment and Housing Law as a means of implementing architectural design standards.

LU 13 *Establish within the Land Use Plan and Land Development Ordinance, as appropriate, specific Architectural design standards to promote a desirable visual environment and ensure the continued visual integrity of both the commercial and residential sections of the City.*

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This goal was introduced in the 2007 Master Plan. In 2017, it was determined that this goal is valid and should be expanded so that such standards are enforceable by the Zoning Officer. This is still valid today.

LU 14 *a. Despite its extremely wide beach which protects against storm surge, it continues to be vulnerable to flooding and other impacts of extreme weather events and sea-level rise.*

b. Federal and State requirements related to sustainability in land use and development have substantially changed since 2012. Modifications to local policies and regulations is required to ensure compliance with these requirements.

c. The severity and frequency of severe storm events is projected to increase over time and that an uncertain amount of sea-level rise is expected

This goal was introduced in the 2017 Reexamination Report. The goal remains valid today.

LU 15 *Work with the U.S. Army Corps of Engineers and NJDEP to ensure that the design of the dune system does not negatively impact the City's ability to utilize the Beach for recreation and economic development.*

This goal was introduced in the 2017 Reexamination Report. The goal remains valid today.

LU 16 *Review the vulnerabilities of existing municipal infrastructure and update policies to ensure that the City is taking steps to protect its systems ~ especially its critical infrastructure ~ from rising sea levels and significant storm events.*

This goal was introduced in the 2017 Reexamination Report. The goal remains valid today.

LU 17 *Review and update municipal policies and regulations to ensure that the City is permitting, promoting and requiring (appropriate) measures to protect private development from rising sea levels and significant storm events.*

This goal was introduced in the 2017 Reexamination Report. The goal remains valid today.



Housing

- HO 1** *Wildwood recognizes the need to stabilize and protect its residential neighborhoods and to undertake efforts to insure decent, safe and sanitary housing for all its residents.*

This goal was introduced in the 2007 Master Plan. It was restated and reinforced as a perpetual policy of the City in the 2017 Reexamination Report. It remains valid today.

- HO 2** *Strengthen the City's code enforcement efforts including, as necessary, by increasing staff dedicated to this task.*

This goal was introduced in the 2007 Master plan. It was modified in the 2017 Reexamination Report to recommend the addition of staff as necessary. As of early 2022, three (3) full-time code enforcement officers have been hired in furtherance of this goal.

- HO 3** *Adopt a deconversion Ordinance as part of the City's code enforcement efforts in order to insure that large residential structures are not illegally converted into rooming houses or apartment buildings and to require deconversion where illegal conversions are found to exist. This Objective is modified to recommend the City institute incentive programs designed to eliminate rooming-style housing.*

This goal was introduced in the 2007 Master plan. It was modified in the 2017 Reexamination Report to recommend the City institute incentive programs designed to eliminate rooming-style housing. This remains valid today.

- HO 4** *Maintain the adopted Land Use Plan and Land Development Ordinance as a rational plan to regulate development patterns and reinforce the integrity of the City's residential neighborhoods and commercial districts.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today. Furthermore, in recognition of the shift to more remote work, whereby residents may live far from their workplace, and the desirability of living in Wildwood, the City supports the continued development and redevelopment to increase the number of housing units in a to provide space for year-round residents that enhance the market for year-round goods and services in the City.

- HO 5** *Establish within the Land Use Plan and Land Development Ordinance, as appropriate, specific standards to ensure the continued integrity of the residential sections of the City.*

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This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

HO 6 *Maintain the City's efforts to reduce Residential Density in its R-1 and R-2 Zoning Districts to appropriate levels.*



This goal was introduced in the 2007 Master Plan. It was deemed to be restated and reinforced as a perpetual policy of the City 2017 and remains valid today.

HO 7 *While the City recognizes that it continues to have a Constitutional obligation to provide a realistic opportunity for affordable housing in accordance with the New Jersey Fair Housing Act and the various court decisions collectively known as the 'Mount Laurel decisions', events have overtaken the recommendation of 2007 Master Plan Principal 5.4.3 B that the City defer a Housing Plan Element and Fair Share Plan "until COAH's new rules are adopted". Specifically, as a result of a Civil Action instituted in January 2008, the City is under a December 2012 Consent Order related to Affordable Housing issues. This Order provides, in pertinent part:*

In view of the facts that Wildwood was not assigned a Prior Round obligation, that Wildwood approved affordable special needs units towards a future fair share obligation, and that Wildwood has a substantial number of year-round residents who are lower-income, [Wildwood] shall have no further obligation to engage in Third Round

(post-1999) fair share housing planning or adopt a Housing Element and Fair Share Plan that addresses Third Round (post-1999) obligations until such time as the standards with which [Wildwood] must comply have been established.

The City shall remain immune from exclusionary zoning challenges and builder's remedy suits until the time for submission of a Third Round Compliance Plan, if any, is established by regulation, statute or decision of a court with appropriate jurisdiction, provided that immunity will be extended upon the filing by the City of a duly adopted and endorsed Housing Element and Fair Share Plan for the Third Round for such time as COAH or the Court, with the input of its Master, may deem appropriate.

Accordingly, the City is relieved of its obligation to prepare and adopt a Housing Element and Fair Share Plan as part of This Reexamination.

The following have been adopted:

- 1. 2013: Expansion of Inclusionary Housing Overlay Zone and establishing of Workforce Housing overlay zone.***
- 2. 2013: Residential Development fee ordinance. 1.5%/6% when an increase in density is permitted. Non-Residential development fee of 2.5%.***
- 3. 2017: City adopted a Resolution establishing an Affordable Housing Trust Fund Spending Plan wherein the fee collected by the City can be used to implement and fund a residential rehabilitation program for income eligible homeowners. This Plan was approved by the Court in or about August 2017.***

In the past ten years, the City has successfully completed 31 affordable housing rehabilitation projects. Each of those units were in a substandard state and, upon completion, all units were brought up to code and had at least one major system (such as plumbing, heating, electric, roofing, et cetera) repaired or replaced. The rehabilitation of all units completed to date have been funded through the NJ Small Cities Housing Rehabilitation Grant Program, City of Wildwood Small Cities Grant Recaptured funds and Multi-Jurisdictional Recaptured Funds held by North Wildwood.

The City also adopted an Affordable Housing Development Fee Ordinance, codified at Section 972-13 of the City Code, and secured court approval of a Spending Plan in September of 2017. As of December 31, 2021, Wildwood's

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Affordable Housing Trust Fund carried a balance of \$317,565.23, which could provide necessary funding to rehabilitate an additional eight to ten substandard housing units in the future.

In 2021, Wildwood adopted the Pacific Avenue Redevelopment Plan which was developed as a broad, new vision for the revitalization of Wildwood's historic downtown. This plan reimagines the downtown to supplant marginal commercial uses with higher density multifamily residential and mixed use development. These regulations mandate the creation of affordable housing to be integrated within all residential projects of five (5) total dwelling units or more.

Finally, over the years, the City has utilized Triad Associates to implement its Rehabilitation Program. Triad is a highly-experienced Mount Laurel Administrative Agent, and its representatives continue to provide exceptional services to municipalities throughout New Jersey.

The City will continue to abide by the terms of their settlement agreement. Additionally, as the City continues to revitalize and redevelop, Wildwood will continue to implement mechanisms that provide realistic opportunities to address the obligation to provide for affordable housing.

HO 8 Policies and Standards related to Housing in Wildwood will be more fully detailed in the Housing Plan Element of this Comprehensive Master Plan Update once COAH's new rules are adopted and their impacts known.

The recommendations in this Master Plan update reflect those of the previous reexamination. The City has not yet adopted a new Housing Plan.

Circulation

CR 1 Wildwood recognizes that its street system is inadequate to accommodate the traffic generated by its tourist economy.

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

CR 2 Develop a Citywide (and island-wide) system of pathfinder signage designed to guide visitors to various points of interest and/or commonly visited areas (i.e. parking areas, hotel~motel districts, Pacific Avenue Entertainment District, beach and Boardwalk, Convention Center, City Hall, Fire Stations, etc.).

This goal was introduced in the 2007 Master Plan. In the 2017 Reexamination Report it was indicated that while some progress had been made in furtherance

of this goal, that continued effort toward a comprehensive signage system is recommended. This goal and its 2017 update remain valid today.

CR 3 *Review the feasibility of increasing the number of one-way paired streets in the City in an effort to reduce congestion on current two-way streets.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

CR 4 *Wildwood recognizes that its street system will be severely tested should evacuation during a serious weather event or manmade disaster.*

In of November 2006, the New Jersey State Police, Office of Emergency Management approved an Emergency Operations Plan for the City.

At Publication, Cape May County was reviewing its County-wide evacuation plans. Additionally, an 11-member Coastal New Jersey Evacuation Task Force was examining the adequacy of the emergency evacuation plans and proposals for Cape May, Atlantic, Cumberland, Ocean, Salem, Monmouth and Middlesex counties in order to develop a higher level of efficiency and coordination for multi-county evacuation and to determine the usefulness of centralized, County-based shelters for residents impacted by storms and/or emergency situations.

(1) Objective: Maintain and update the Emergency Management Plan to accommodate changes in the City's development patterns and related impacts to its circulation system in order to facilitate evacuation, provide protection from storms and minimize potential damage to citizens and property.

(2) Objective: Coordinate with State, County and Task Force efforts to enhance evacuation capabilities.

(3) Objective: Evaluate the "storm-proofing" of high-rise developments and the philosophy of "sheltering in place" depending a degree of predicted storm intensities as a means to mitigating mass evacuation.

(4) Objective: Incorporate coastal hazard mitigation planning into land use planning and building designs approval process. The City's Emergency Operations Plan shall be reviewed when new construction is approved. All new construction should be incorporated and inventoried into evacuation planning before the Certificate of Occupancy are issued. In addition, the City should review its construction standards to ensure that they exceed those of the National Flood Insurance Program (regarding flooding and wind damage) and implement a municipal program to do follow-up inspections of all existing buildings to ensure that there is proper anchoring & flood-proofing of these properties.

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This goal was adopted in the 2007 Master Plan. In the 2017 Reexamination Report, it was determined that the goal remains valid as adopted and that the issue of evacuation has become more of a priority in the Post-Sandy environment. This remains valid.

- CR 4** *Wildwood recognizes that the Boardwalk, while seldom thought of as transportation route, serves as a primary north/south circulation corridor, facilitating pedestrian and bicycle movement through the City (and neighboring North Wildwood).*

At Publication, the City had completed an engineering analysis to determine the physical improvements required for a multi-million-dollar Boardwalk reconstruction project, as well as the design for such improvements. Funding has been provided by the Wildwoods Urban Enterprise Zone. Construction is expected to commence for the first phase of this project in October 2007.

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today. Repair and reconstruction of the Boardwalk is underway between Wildwood Avenue and Maple Avenue. The City intends to continue work as funding is available.

- CR 5** *Maximize the use of the Boardwalk as a means of circulation for the Island's tourist, seasonal and permanent population. Encourage pedestrian and bicycle use and increased use of the existing tram-car operation as opposed to private automobiles on the City's street system.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CR 6** *Expand the Tram-car service or institute a parallel service to alleviate reliance on the private automobile. Create off-Boardwalk routes as a means of Island-wide mass transit.*

This goal was introduced in the 2007 Master Plan. In the 2017 Reexamination Report, Trolley service had been instituted as an off-Boardwalk route as a means of Island-wide mass transit and it was recommended that an evaluation of this service be evaluated. This goal, and the recommendation for an evaluation of the service, remains valid today.

- CR 7** *Develop a mechanism for discounted Tram-car rates for City residents, Boardwalk employees, visitors and other targeted groups to encourage ridership.*

This goal was introduced in the 2007 Master Plan. The 2017 Reexamination Report indicated that discounted tickets for the tram service are available for purchase in furtherance of this goal. This goal is still valid today.

CR 8 *Wildwood recognizes that its inventory of parking spaces is inadequate to satisfy the demand generated by its tourist economy.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

CR 9 *Develop a comprehensive strategy to address parking issues in Wildwood, specifically as relates to the Hotel-Motel district, the tourist district and the Convention Center.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

CR 10 *Continue to utilize governmentally-owned land in strategic sections of the City, including surface lots between the Convention Center and Rio Grande Avenue and the City-owned lot on Cedar Avenue, for public parking. Explore the feasibility of developing one (1) or more structured parking garages on these lands.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017, however, it indicated the following had transpired since the adoption of the 2007 Master plan:

- The Cedar Avenue lot is no longer City-owned nor available for parking.
- This report recognizes that the cost of such structures is beyond the ability of the City to finance.
- It is recommended that the City look to partner with other public and/or private entities for the development of such garages.
- On beach parking was instituted in the 2017 tourism season to increase supply and revenue. It is recommended that the City monitor the impact of this development regarding the parking situation.

As of 2022, this is still valid. Beach parking is to be expanded. There are still no funds for structured parking at this time.

CR 11 *Establish a municipal Parking Authority or Parking Utility for operation of the parking structures and/or tram car operations referenced herein.*

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This goal was introduced in the 2007 Master Plan. In the 2017 Reexamination Report, the following was found to be true:

1. The city found this to be not feasible when previously explored. This plan recommends the City revisit the issue when economic conditions appear more attractive.
2. The Tram service is successfully operated by the Wildwood Boardwalk Special Improvement District. This Reexamination eliminates such recommendation.

It is still valid in 2022 that the City will revisit establishing a municipal parking authority or parking utility when economic conditions appear more attractive.

CR 12 *In order to fund the centralized parking structures referenced in (the previous goal), institute “in-lieu-of” parking fees wherein developers could opt to “buy-down” some portion of their parking requirement by payment of an established amount which would be dedicated to the construction and/or ongoing operation of such parking facilities.*

This goal was introduced in the 2007 Master Plan. In the 2017 Reexamination Report, the following was found to be true:

- A Parking Authority or Parking Utility is a statutory prerequisite for imposing such “in-lieu-of” fees. In conjunction with recommendation §5.5.4 D.5 herein, This Reexam recommends that the City revisit this issue when economic conditions appear more attractive.

Recommendation:

- It is recommended that the entirety of this goal be abandoned.

CR 13 *Wildwood recognizes that its aging utility infrastructure is in general need of repair and may not be adequate to service the Vertical Development required to revitalize the City.*

The City Engineer is undertaking a Sanitary Sewer System Evaluation & Master Plan to guide sanitary sewer improvements over the next several years.

A Storm Sewer Ordinance, regulating on-site and off-site storm water discharge for new development, in conjunction with NJDEP’s Storm Water Management (MS4) Rules, was adopted in February 2006.

A similar review of the City’s potable water distribution system, including upgrades related to fire protection, is expected in the near future.

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017. This plan recommends that goal change as follows:

Recommendation:

- The majority of this goal is still valid, however, the reference to “Vertical Development” is to be removed from the goal.

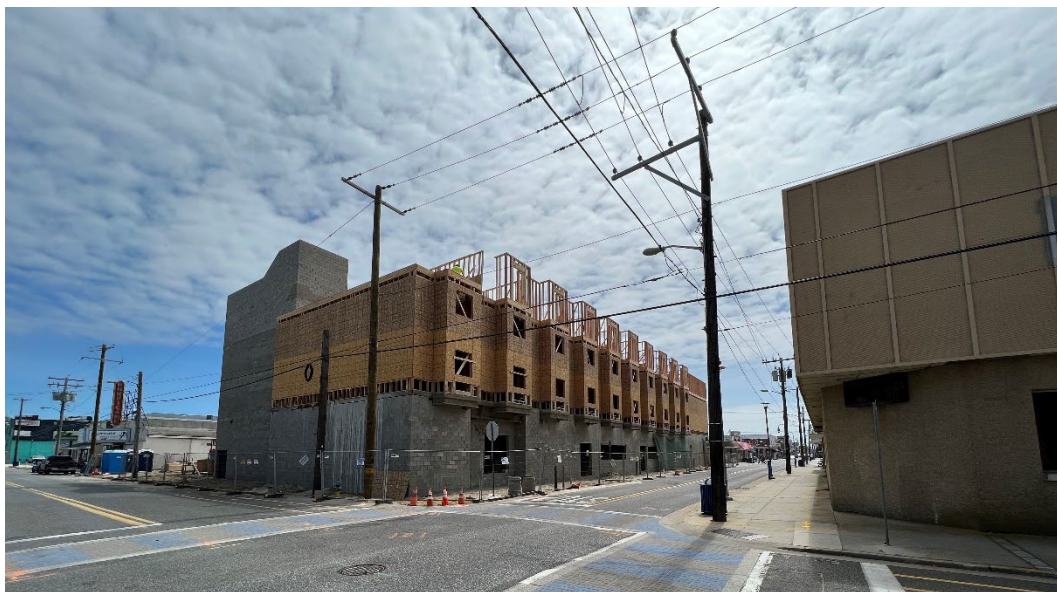
CR 14 Prepare a 6-year capital improvement plan constituent with N.J.S.A. 40:55D-29 & 30 to include subsurface utilities under the control of the City.

This goal was introduced in the 2007 Master Plan. The 2017 Reexamination renewed the goal. The goal is still valid.

CR 15 In addition to any municipal program of capital improvements, institute regulations providing for developers to undertake such infrastructure improvements as may be deemed necessary by the appropriate City Agencies³⁴ to facilitate their project(s), including, but not limited to, requiring developers to replace the effected downstream sanitary sewer(s) as part of their development costs or contribute “their fair share” to the future replacement as more and more of the existing carrying capacity is consumed by the future development.

This goal was introduced in the 2007 Master Plan. It was deemed to be renewed in 2017 and remains valid today.

CR 16 Institute regulations providing for developers to reconstruct pavements, curbs and gutters surrounding their facilities and to resurface all adjacent roadways to the centerline of the street as part of the project.



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This goal was introduced in the 2007 Master Plan. It was deemed to be renewed in 2017 and it was clarified that sidewalks be included in the items to be reconstructed. It remains valid today.

- CR 17** *Evaluate upgrades to the storm drainage system(s) in the City as appropriate. Evaluate tidal flooding problems and maintain, repair and replace stormwater facilities upon deterioration. Inspect bulkheading throughout the City and repair or replace as necessary.*

This goal was introduced in the 2007 Master Plan. The goal was deemed to have been met by the City's Storm Sewer Master Plan in 2017. As of 2022, this goal is still valid and ongoing. A survey of all bulkheads was conducted city-wide in December of 2020 in advance of updated bulkhead regulations.

- CR 18** *Work with private utility providers to insure adequate and appropriate upgrades to the City's infrastructure systems, including, but not limited to, finalizing planned improvements to the water distribution system as relates to fire protection throughout the City (domestic upgrades for individual high-rise development will be the responsibility of the individual developers).*



This goal was introduced in the 2007 Master Plan. It was deemed to remain a perpetual goal of the City which was partially addressed by the \$12.4 million Flood Hazard Risk Reduction & Resiliency project funded by the NJDEP. In 2022 this remains valid.

- CR 19** *The City recognizes Sea-Level Rise and the environmental factors that lead to the formation of policies addressing the problems of rising tide & sea levels.*

This goal was introduced in the 2007 Master Plan. It was deemed renewed in the 2017 Reexamination Report, and it was further recommended that the Planning board require the replacement of all deteriorated bulkheads as a

condition of approval for all waterfront lots. It is anticipated that a new bulkhead ordinance will be adopted in 2022 which will contain a timeline for that mandating of higher bulkheads.

CR 20 *Following the adoption of this 2022 Master Plan Reexamination and Land Use Plan Element, the City should also adopt a new Circulation Plan Element.*

Community Facilities & Recreation



CFR 1 *Wildwood recognizes that active and passive recreation is a critical component of local residential life as well as a potential attraction for visitors.*

At Publication, the City had completed major renovations to Maxwell Field (athletic/recreation fields) and construction on the new Maxwell Field Community Center was 50% complete (completion is expected in February, 2008).

These facilities will be available to both residents and visitors.

This goal was introduced in the 2007 Master Plan. It was deemed to be renewed in 2017 and remains valid today. The City has planned upgrades to Maxwell Field and Byrne Community Center utilizing County Open Space funding. These upgrades are expected in 2022.

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CFR 2 *Investigate utilizing the wide beach for additional active and passive recreation activities, including, but not limited to, a bicycle path which could connect to existing similar pathways in North Wildwood and Wildwood Crest.*

Maximize the use of the City's wide Beach for active and passive recreation and as a tool for economic development.

i. Objective: Promote activities which will enhance public access to the Beach and water.

ii. Objective: Respect and avoid disruption of existing environmentally-sensitive lands.

iii. Objective: Utilize the Beach to attract visitors of varied ages and interests by way of more ~ and more-varied ~ offerings in order to enhance the Wildwood visitor's experience and satisfy the desires of an increasingly sophisticated vacationing public.

iv. Objective: Explore concepts that have not been tried before ~ at least in Wildwood ~ and by so doing to create unique experiences as attractions for the City.

v. Objective: In 2012, the Planning Board adopted an unnumbered Resolution entitled Interpreting Permitted Uses in B-Beach Zoning District76 in anticipation of the City entering into an agreement with a concessionaire for beach programming. The Board determined that many, if not all, of the uses proposed were subsumed within the various broad categories of uses permitted on the Beach under the Land Development Ordinance.

While this interpretation remains in effect, This Reexamination recommends that the City modify existing and/or establish new regulations governing land use and physical improvements on the Beach in order to achieve these Principals and Objectives.

vi. Objective: Develop utility and easement controls which will promote the efficient and effective provision of necessary infrastructure and related services to the uses envisioned.

vii. Objective: Coordinate these Objectives with Relevant Permitting Agencies to ensure that State and local policies and programs support the use of the Beach as envisioned while respecting the traditional Beach Environment.

As of 2022 this still remains valid.

CFR 3 *To facilitate (the previous goal) acquire the privately-owned lots on the east side of the boardwalk and incorporate into the City's public beach system.*

This goal introduced in the 2007 Master Plan and remained valid in the 2017 Reexamination Report. The City does not believe this is likely to happen and is instead pursuing perpetual easements as part of the dune plan. This is no longer valid.

CFR 4 *Work with the Wildwood Board of Education to address physical plant issues facing the school system, including, but not limited to, issues identified within the Board of Education's Long Range Facilities Plan.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

CFR 5 *Update the City's Open Space and Recreation Inventory ("ROSI") to reflect current conditions.*

This goal was introduced in the 2007 Master Plan. It was deemed to be a perpetual goal of the City in 2017 and remains valid today.

CFR 6 *Policies and Standards related to Community Facilities and Recreation in Wildwood are more fully detailed in the Community Facilities Plan Element (Section 10.o) and Recreation Plan Element (Section 11.o) of this Comprehensive Master Plan Update.*

While Wildwood's recreational facilities meet the needs of the City's resident and visitor populations, This Reexamination finds that recreational programming is generally targeted to youth. It is therefore recommended that the City's Recreation staff review programming with an eye toward Senior Citizens and other segments of the population.

As of 2022 this goal and its update are still valid.

CFR 7 *Following the adoption of this 2022 Master Plan Reexamination and Land Use Plan Element, the City should also adopt a new combined Conservation and Recreation Plan Element.*

Conservation

CV 1 *Wildwood recognizes the need to balance its desire to promote economic development with its need to preserve its environmental resources (principally the bathing beaches, the Atlantic Ocean, the marine tidal marshes and the back bay areas). As a seaside resort, Wildwood recognizes that its economic health is inextricably tied to the health of these resources.*

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This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 2** *Investigate the feasibility of the acquiring easements to or ownership of the privately-owned lots on the east side of the boardwalk and incorporate into the City's public beach system.*

This goal introduced in the 2007 Master Plan and remained valid in the 2017 Reexamination Report. The City does not believe this is likely to happen and is instead pursuing perpetual easements as part of the dune plan. This is no longer valid.

- CV 3** *Explore the installation of an effective dune system to protect the City's Amusement Piers, Convention Center and Boardwalk. Link such system with the existing dune surrounding the Convention Center.*

This goal was introduced in the 2007 Master Plan. The dune system was in the planning stages in 2017 Reexamination Report and is still ongoing as of 2022.

- CV 4** *While the State Plan endorses the concept of growth in Wildwood, the regulatory framework currently in place, principally under NJDEP / CAFRA, constitutes a very real impediment to such development.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 5** *Recognizing the urban, fully-developed nature of the City, the special nature of the Wildwood beach and boardwalk and the opportunities presented by these elements, and further recognizing that the State Plan has designated the Wildwoods as a 'Regional Center' within a PA-5B (Environmentally Sensitive Planning Area / Barrier Island) Planning Area, explore creation of a specific CAFRA "Wildwood Rule" in order to tailor the Coastal Zone Management Rules to take advantage of Wildwood's assets and designations while appropriately protecting the natural environment.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 6** *Support economic activity and programmatic elements designed to make appropriate use of the City's environmental resources.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 7** *The City will work to implement the goals of NJ's Coastal Management Program, and work together to protect and enhance the beaches, maintain public access to the beaches, ensure that proper evacuation plans are developed, and ensure that zoning policies are in place to retain water dependent uses.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 8** *Wildwood recognizes that, as a principal of Smart Growth, well-planned communities reduce land consumption, habitat loss, vehicle miles traveled ("VMT"), toxic emissions and demand for energy and other resources. Accordingly, the City needs to promote every possible means to conserve energy by using energy-efficient technologies, renewable energy resources and passive forms of energy.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 9** *Maximize the use of "Green Power" and energy efficiency for all mechanical building systems for new developments in the City.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 10** *Maximize the use of environmentally-friendly, LEED building systems and technologies in all Projects.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 11** *For Vertical Development, institute a "Lights Out" program for energy efficiency and to reduce the incidence of migratory bird strikes at these buildings. Such a program, which has been endorsed by the Audubon Society, includes extinguishing or reducing decorative building lighting on upper stories between 11:00 p.m. and daylight.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 12** *As part of the Centralized Parking Plan detailed under the Circulation Plan Element (Section 8.o) herein, institute a shuttle (mass transit) system to reduce VMTs.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

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- CV 13** *Climate change and sea level rise is a new phenomenon that has been recently recognized by leading researchers and the State of New Jersey. Climate change presents an unprecedented challenge to humanity. New Jersey Governor Jon Corzine has recently signed the Global Warming Response Act which adopts goals for the reduction of greenhouse gases emissions in New Jersey. Ignoring this problem is catalyst for increased storm event magnification, storm-related flooding, significant property loss, impacts upon coastal eco-systems and may threaten coastal freshwater supplies due to saltwater intrusion. A sea-level rise in line with median projections would threaten the majority of New Jersey's coastline, not just the City of Wildwood.*

This goal was introduced in the 2007 Master Plan. In the 2017 Reexamination Report, it was recommended that the goal be amended to include storm-surge as a threat to which the City is vulnerable and to include resiliency as a solution. As of 2022 this goal and its amendment is still valid.

- CV 14** *In order to plan for sea-level rise, the City should recommend the investigation into utilizing several methods to address rising waters such as; producing form-based land use codes, zoning for higher densities, mixed uses, infill development and limits on dwelling size, instituting green building standards & codes and instituting programs to retro-fit existing municipal and privately owned buildings.*

This goal was introduced in the 2007 Master Plan. In the 2017 Reexamination Report, it was recommended that the goal be amended to include storm-surge as a threat to which the City is vulnerable and to include resiliency as a solution. As of 2022 this goal and its amendment is still valid.

- CV 15** *City should inventory potential sources of greenhouse gas emissions to identify unwise energy consumption associated with municipal and regional agencies.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 16** *City should investigate LEED sustainable methods to be implemented in all City operations.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- CV 17** *Following the adoption of this 2022 Master Plan Reexamination and Land Use Plan Element, the City should also adopt a new combined Conservation and Recreation Plan Element.*

Economic

- E 1** *Wildwood recognizes that tourism, including environmentally-based tourism, is the life-blood of the local economy and that the City's tourist infrastructure must be updated to compete with other, more modern, destination resorts.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.



- E 2** *Support the development of a physical environment and programmatic elements designed to foster and enhance the Wildwood visitors' experience, including elements designed to make appropriate use of the City's environmental resources.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 3** *Establish and support policies and programs designed to extend the tourist season from its current three (3) month economy to one which attracts visitors year-round.*

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This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.



- E 4** *Wildwood recognizes that adequate amenities, including, but not limited to, accommodations, restaurants, entertainment facilities and shopping opportunities are crucial if the Convention Center is to succeed in fostering economic activity beyond its four walls, both during the Season and in the shoulder and winter months.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 5** *Support the Convention Center by providing adequate amenities throughout the City which will aid in attracting larger and longer-running conventions and trade shows. Specifically, modern hotel accommodations, restaurants, entertainment facilities and shopping opportunities.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 6 *Undertake actions to facilitate the type of development, including Vertical Development, which will lead to the creation modern hotels with such amenities as are normal and customary to Convention Center Host hotels.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 7 *Wildwood recognizes that the success of the Convention Center, and the City's tourist economy in general, is impacted by the availability of convenient visitor parking.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 8 *Institute a plan for centralized public parking structures and public transit (shuttle) services outlined in the Circulation Plan Element (Section 8.o) of this Comprehensive Master Plan Update.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 9 *Wildwood recognizes that its tourist-related and other offerings continue to be constrained by a seasonal economy and that the growing sophistication of the vacationing public and the type and style of tourism attractors demanded by these vacationers require a level of investment which may not be financeable under a four-month pro-forma. These issues must be addressed if the Wildwoods are to compete with other destinations and communities featuring a well-rounded visitor experience.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 10 *Institute the recommendations contained in this Comprehensive Master Plan Update to transform the City from a seasonal resort to a year round vacation destination.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today. This goal is emphasized by the shift to remote work triggered by the Covid-19 pandemic. An increase in year-round dwelling units is an anticipated outcome of the Pacific Avenue Redevelopment Plan and other initiatives, which are anticipated to support year-round businesses.

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- E 11 *Utilize the amenities created to support the Convention Center as a catalyst for additional economic development outside of these facilities, including, but not limited to, restaurant, retail and entertainment facilities; thereby utilizing Convention-related development as a tool to revitalize other (commercial) areas of the City.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 12 *Wildwood recognizes that its tax base continues to erode and that the needs presented by the tourist industry far exceed the ability of the local tax base to respond.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today. This goal is emphasized by the shift to remote work triggered by the Covid-19 pandemic. An increase in year-round dwelling units is an anticipated outcome of the Pacific Avenue Redevelopment Plan and other areas, which are anticipated to support year-round businesses.

- E 13 *Maintain the adopted Land Use Plan and Land Development Ordinance, which is designed, in part, to generate ratables, maximize long-term tax stability and extend the tourist season from its current three (3) month economy to one which attracts visitors year-round.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 14 *Objective B.i, notwithstanding, modify the Land Use Plan and Land Development Ordinance consistent with the direction recommended by NJDEP as a basis for permitted Vertical Development in the City; thereby maximizing the City's ratable base and providing for long-term tax stability.***

This goal was introduced in the 2007 Master Plan. It was deemed partially achieved in the 2017 Reexamination Report due to the adoption of the 2007 Master Plan and 2007 Zoning Map and 2007 revisions to the Land Development Ordinance. However, the following is recommended:

Recommendations:

- This Reexamination therefore recommends that the City review the entirety of the Land Development Ordinance and revise/eliminate provisions that do not support or advance the 2007 Comprehensive Master

Plan Update and 2017 Reexamination Report as revised in this Reexamination Report.

E 15 Utilize Redevelopment project in the Bayshore Area of the City (and elsewhere) to develop a new customer-base in Wildwood and to provide a market for amenities not currently existing in the City.

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today. This goal is emphasized by the shift to remote work triggered by the Covid-19 pandemic. An increase in year-round dwelling units is an anticipated outcome of the Pacific Avenue Redevelopment Plan and other initiatives, which are anticipated to support year-round businesses.

E 16 Employ creative tools and financing to provide incentives to attract ratables. Such tools may include, but need not be limited to, use of the Local Redevelopment and Housing Law, Tax Abatement and Payment in Lieu of Taxes (PILOT) programs which may limit short-term tax revenue but provide for long-term growth.

This goal was introduced in the 2007 Master Plan. The 2017 Reexamination Report provided the following update in furtherance of this goal:

- Adopted a 5-year Tax Abatement / Exemption Ordinance in 2012, renewed in 2017.
- Designated the entire City as an Area in Need of Rehabilitation.



The 2017 reexamination further recommended the continued use of these and other creative tools and financing to advance the Principals, Objectives and

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recommendations contained both in the 2007 Master Plan and the 2017 Reexamination. The 5-year tax abatement was renewed again in 2022 and the City currently has two redevelopment areas, the PARZ and BSRA, with another potential Redevelopment Area to come in subsequent years. These tools, as well as PILOTs, are considered to be tools that will be used in the furtherance of this goal. In 2022 this goal remains valid.

E 17 *Investigate the feasibility of consolidating municipal functions to centralized facilities, thereby providing for a more efficient consolidation of functions and freeing existing City-owned land for more productive use.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as a means to centralize facilities, provide for efficiency of functions and free existing City-owned land for more productive use in the 2017 Reexamination. In 2022 this remains valid.

E 18 *Investigate the feasibility of outsourcing certain municipal operations, thereby providing for more efficient, cost effective municipal operations and easing the burden on the City's workforce. This may include entering into joint cooperation agreements with adjacent municipalities for shared municipal services.*

This goal was introduced in the 2007 Master Plan. As of the 2017 Reexamination Report, the City had some success with this, with the Services Agreement with West wildwood for Fire and Construction Official services being a prime example. This remains valid as adopted in 2022.

E 19 *Investigate grant funding from the County's Share Services Initiative or the State for studies related to Objective B iii & iv herein.*

This goal was introduced in the 2007 Master Plan. The 2017 Reexamination Report expanded the objective to include exploration of additional shared services agreements with other governmental entities. In 2022 this remains valid.

E 20 *Wildwood recognizes that the City's unemployment rate is unacceptably high.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

E 21 *Continue the policy of hiring preferences for local residents when qualified, to use minority contractors and to employ Equal Opportunity regulations in publicly funded development projects.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.



E 22 *Continue supporting the Convention Center as a catalyst to transform the City's seasonal economy in order to create year-round jobs.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

E 23 *Utilize the Land Use and other policies contained in this Comprehensive Master Plan Update, including Vertical Development, as a tool for year-round job creation.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017. While the spirit of this goal remains valid and the Land Use and other policies herein should be used as a tool for year-round job creation, vertical development should no longer be considered the emphasis of Wildwood City land use policy and is stricken from the recommendation.

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- E 24 *Strengthen the City's enforcement of its property maintenance codes, including, as necessary, by increasing staff dedicated to the task.***

This goal was introduced in the 2007 Master Plan. It included the need for increased staff if necessary in 2017 and remains valid today.

- E 25 *Employ unique design elements which will create a 'brand' identity for Wildwood.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today. A new branding initiative is planned for 2023.

- E 26 *Employ unique design elements, including, but not limited to the Doo-Wop/Jetsonian theme, for street signage and other public elements where appropriate.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017. The following recommendation for 2022 is included below:

Recommendations:

- Unique design elements for street signage and other public elements are still appropriate.
- There will be less emphasis on the Doo-Wop/Jetsonian theme.

- E 27 *Review and seriously consider adoption and maximizing the use of the Design Guidelines for the Wildwoods Boardwalk as a policy tool to "encourage" and "discourage" architectural design elements for Boardwalk development.***

This goal was introduced in the 2007 Master Plan. The Guidelines were adopted by the Wildwood Planning Board and City Commission in July of 2008. This is still valid in 2022.

- E 28 *Wildwood recognizes that several organizations have been instituted over the years to aid and assist in the revitalization of different segments of the Island.***

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017. The following recommendation for 2022 is included below:

Recommendations:

- The efforts of these numerous organizations should be coordinated through the City.

- E 29** *Support the policies and programs of the Wildwoods Urban Enterprise Zone as a means for economic development and job creation.*

This goal was introduced in the 2007 Master Plan and remains valid as originally adopted. The update to the recommendation in the 2017 Reexamination Report, however, is no longer valid.

- E 30** *Support the policies and programs of the Wildwood Business Improvement District (“WBID”) in the ongoing reinvention of the Wildwood Business District.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- E 31** *Support the policies and programs of Main Street Wildwood in its ongoing efforts to improve the economic conditions in the City’s downtown commercial areas.*

Main street Wildwood is no longer active. This goal is no longer valid.

- E 32** *Support the policies and programs of the Wildwood’s Boardwalk Special Improvement District (“WSID”) in its ongoing efforts to improve the economic conditions on the Boardwalk.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.



Historic Preservation

- HP 1** *Wildwood recognizes that much of its rich history as a seaside resort remains in the form of historic architecture located throughout the municipality. The City*

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recognizes that this historic fabric exists in both traditional and non-traditional architectural design.

Recent development applications have ignored this architecture in favor of less expensive designs which detract from the aesthetics of both the commercial and residential sections of the City.

The continuing challenge facing Wildwood is to continue to protect its traditional and non-traditional historic architecture in the face of development pressure. As buildings age and land becomes scarce and thus more expensive, development costs rise. Budget conscious developers are thus forced to look toward (less expensive) clearance as opposed to (more expensive) renovation and adaptive reuse.

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.



HP 2 *Establish policies designed to protect the City's traditional and non-traditional historic architecture.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- HP 3** *Strengthen the City's code enforcement efforts to protect and preserve existing historic architecture (as well as all buildings in the City) including, as necessary, by increasing staff dedicated to this task.*

This goal was introduced in the 2007 Master Plan. It included the need for increased staff if necessary in 2017 and remains valid today.

- HP 4** *Support the Wildwood Historic Commission and the Doo-Wop Preservation League in their goal to protect and preserve existing historic architecture where possible and practical.*

Review and, where necessary, update the roles of these entities to better support the City's Planning Board and Zoning Board of Adjustment in their development approval processes.

All developments submitted for Planning or Zoning Board consideration within the designated Historic Districts shall notice the application's submittal to the WHPC by certified mail.

This goal was introduced in the 2007 Master Plan. In 2017 it was modified, with the first paragraph being removed and the third paragraph to be held in abeyance. This goal will be modified to reflect the following:

The City recognizes the participation and value of historic societies in Wildwood. The City will not require applications to the Board(s) within the designated Historic Districts to notice to any of these historic organizations.

- HP 5** *Commission a new historic property survey by a professional Architectural Historian as a means to catalogue remaining historic architecture in the City. Pending the results of such analysis, consider reinstituting one or more Historic Districts as appropriate.*

This goal is no longer valid.

- HP 6** *Establish within the Land Use Plan and Land Development Ordinance, as appropriate, specific Architectural design standards to promote a desirable visual environment and to ensure the continued visual integrity of both the non-historic commercial and residential sections of the City.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

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- HP 7** *Wildwood recognizes that, as an historic seaside community, the City's rich architectural fabric provides an identity for the Community and that design elements unique to the Wildwoods will create a 'brand' for the tourist-oriented sections of the City.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- HP 8** *Encourage developers to employ designs which are reflective of the City's traditional architecture (shingle-style, seashore Victorian, turn-of-the-century [1900] seashore cottages) OR the non-traditional Doo Wop/Jetsonian style, as appropriate in the renovation of existing structures (where practicable) and in new construction. Use of such elements should be based on the requirements of a particular project or the location of a particular project within the City.*

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017. In 2022 it is modified with the following language:

Encourage developers to employ designs which are reflective of the City's traditional architecture (shingle-style, seashore Victorian, turn-of-the-century [1900] seashore cottages), the non-traditional Doo Wop/Jetsonian style, as appropriate in the renovation of existing structures (where practicable) and in new construction, in addition to encouraging other, contemporary forms of architecture.

- HP 9** *Discourage unremarkable and undifferentiated ("box-like", cookie-cutter) architecture which has become so prevalent in the City.*

Discourage the use of Exterior Insulation Finish Systems (EIFS), smooth-faced concrete block (CMU), stucco or stucco-like products (Dryvit or similar) unless such materials are appropriately treated to provide architectural interest. Prohibit the use of Barnboard (T-111) and pre-fabricated steel panels.

This goal was introduced in the 2007 Master Plan. It was deemed to be valid as adopted in 2017 and remains valid today.

- HP 10** *Employ unique design elements, including, but not limited to the Doo-Wop/Jetsonian theme, for street signage and other public elements where appropriate, particularly within the Pacific Avenue Shopping Mall area/district. Developers/Applicants should seek out the design guidance advice of Wildwood's Main Street program representatives.*

This goal is no longer valid.

Municipal Vision Statement

Recognizing that tourism, including environmentally-based tourism, is the life-blood of the local economy, and further recognizing that there is a need to balance economic development with the preservation of the City's neighborhoods and its environmental resources, the City of Wildwood:

A. Supports the development of physical and programmatic elements designed to foster and enhance the Wildwood visitors' experience, including elements designed to make appropriate use of the City's environmental resources.

B. Establishes a Land Use Plan and supporting regulations designed to extend the tourist season and attract visitors year-round. Such Plan and regulations regulate development patterns and reinforce the integrity of the City's residential neighborhoods and environmental resources while permitting an increased intensity of development in the City's tourism zones.

C. Having established the local regulations necessary to accomplish its Vision, seeks to partner with the appropriate State officials in order to implement the State Plan, which designates Wildwood as a 'Center' within the PA-5B (Environmentally Sensitive Planning Area/Barrier Island) Planning Area, and to explore the creation of a specific "Wildwood Rule" within the Coastal Zone Management Rules in order to take full advantage of the opportunities presented by the foregoing designations as a means to facilitate Wildwood's economic renaissance while protecting its neighborhoods and natural resources.



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5 REDEVELOPMENT PLANNING

Wildwood should continue to investigate redevelopment opportunities within the City.

Under New Jersey's Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LHRL) municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The City must follow the statutorily defined process set forth in the LHRL. This process may result in the adoption of a redevelopment plan, which is new set of development regulations, along with the ability to offer enhanced fiscal tools and other mechanisms that may act as incentives to prospective redevelopers. Ultimately, it is a means to lay the groundwork for redevelopment that benefits, both, the public and private interests.

Reexamination Requirement "e"

- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality

--- *NJSA 40:55D-89*

Bayside Redevelopment Area BSRA

The existing Bayside Redevelopment Area provides a framework for mixed use residential and commercial redevelopment of an, approximately,35-acre tract on the western side of the City, with extensive frontage (2,900 feet) along the inter-coastal waterway. There are no changes recommended to the regulations of this redevelopment area.

Pacific Avenue Redevelopment Zone PARZ

The existing Pacific Avenue Redevelopment Zone contains regulations to promote the redevelopment and strengthening of the commercial core along Pacific Avenue while permitting the conversion of retail/commercial space to multifamily dwellings to increase residential capacity for both seasonal and year-round households. Furthermore, the increase in residential capacity is intended to buttress the commercial uses and to integrate deed-restricted affordable dwellings within new development.

The Pacific Avenue Redevelopment Plan was led by the Atlantic County Improvement Authority (ACIA), in partnership with the County of Cape May, City of Wildwood, and the South Jersey Economic Development District (SJDD). Additionally, the Wildwood

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Redevelopment Advisory Committee (WRAC) was formed to address Pacific Avenue's revitalization needs. Through this process, WRAC has served to facilitate two-way communication between the residents of Wildwood and the project team and stakeholders.

Boardwalk Redevelopment

The lands directly to the west of the Boardwalk contain commercial uses related to the Boardwalk but also contain several surface parking lots, suggestive of underutilization. These sites appear to have the potential for increased residential density and renewal of commercial uses. It is recommended that these areas be studied to determine if the criteria of the NJ Local Redevelopment and Housing Law is met and whether a redevelopment plan could be the appropriate vehicle for plans, programs and regulations to maximize the utilization of these properties in a manner that is consistent with the Boardwalk district.

Other Redevelopment Areas

The City should continue to consider addressing underutilized or degraded sites and areas through the tools provided within the NJ Local Redevelopment and Housing Law.



6 APPROPRIATE LOCATIONS FOR THE DEVELOPMENT OF ELECTRIC VEHICLE INFRASTRUCTURE

Electric vehicle infrastructure should be developed in areas of Wildwood that are not vulnerable to tidal or storm flooding. These areas may include public facilities, structure parking and public parking facilities.

Reexamination Requirement “f”

- f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

--- *NJSA 40:55D-89*

7 LAND USE PLAN ELEMENT

This Land Use Plan Element replaces all previous versions Pursuant to N.J.S.A. 40:55D-28, a Land Use Plan Element requires the following eight (8) specific topics are to be considered in the Land Use Plan Element:

- a. *Taking into account and stating its relationship to the statement provided for in [the statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based] and other master plan elements [found within the City's planning documents, including this document] and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;*
- b. *Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;*
- c. *Showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983, " P.L. 1983, c.260 (C.6:1-80 et al.);*
- d. *Including a statement of the standards of population density and development intensity recommend for the municipality;*
- e. *Showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachment upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities and;*
- f. *Including, for any land use plan element adopted after the effective date of P.L. 2017, c. 275 (C.40:55-D-28a.(2)(f)), a statement of strategy concerning:*
 - (i) Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,*
 - (ii) Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and*
 - (iii) Environmental Sustainability.*
- g. *Showing the existing and proposed location of public electric vehicle charging infrastructure; and*

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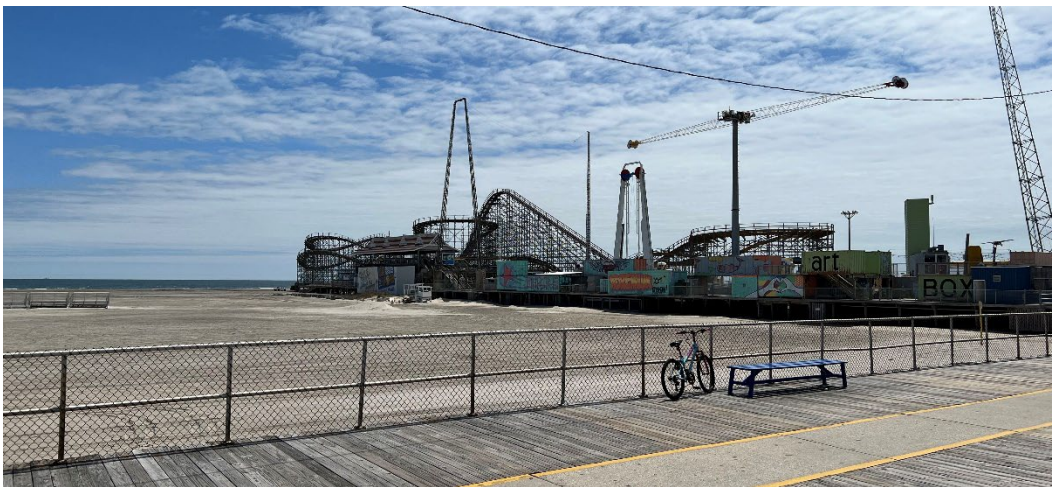
- h. Including, for any land use plan element adopted after the effective date of P.L. 2021, c. 6 (C.40:55D-28), a climate change-related hazard vulnerability assessment.

Introduction

City by the Sea

Wildwood is a city in Cape May County, New Jersey. It was incorporated on January 1st, 1912⁹ and replaced the Boroughs of Wildwood and Holly Beach City. Prior to the European settlement of New Jersey, the land where Wildwood City is currently was inhabited by the southernmost of three divisions of the Lenni Lenape Native Americans, known as the Unalachtigo, or “people who live near the ocean” dating back to 6,000 B.C.¹⁰. “People who live near the ocean” is a suitable description of the current inhabitants of Wildwood City as well, whether describing the year round residents that keep the City alive and operational in the off-season, or the thousands of visitors, guests and tourists that visit the seaside City every summer to enjoy all of the amusement and attractions this water bound community has to offer.

Wildwood’s location on a barrier island between the Atlantic Ocean, the Post Creek Basin and Sunset Lake is its defining trait. It is the source of the City’s position and history as a tourist destination for travelers from around the world. It is the genesis of the beautiful views the City is known for. It is the drumbeat of the local economy. It is the setting for the memories of countless families that have visited for summers



⁹ The Story of New Jersey’s Civil Boundaries: 1606-1968, John P. Snyder.

¹⁰ ¹⁰The Story of New Jersey’s Civil Boundaries: 1606-1968, John P. Snyder.

stretching back decades and for young New Jerseyans experiencing their first vacations with friends. It is what cements the city's place in New Jersey history and popular culture.

The water that surrounds the city is also the source of many of Wildwood's challenges in the face of a changing climate, rising sea levels, increasing temperatures and greater instances of extreme weather. While flooding and weather events have troubled the New Jersey shore for the entirety of its history, the greater instances of severe weather, evidenced by the superstorms Sandy and Irene of the twenty-first century, call for planning for resiliency in new and adaptive ways to preserve the special history of this community, and to allow it to evolve and thrive into the future.

Demographics

The following tables indicate demographic and economic data in Wildwood City. The first table indicates: total population; population density; average household size; median household income; median household income for renter occupied homes; median household income for owner occupied homes, and; per capita income. This data is provided for Wildwood, Cape May County and New Jersey. The data is obtained from the 2019 5-year Estimates ACS data provided by the U.S. Census Bureau. The total population of Wildwood is 5,157. Cape May County contains a total population of 95,563 and New Jersey contains a total population of 9,288,994. Wildwood City is considerably denser than the County and the State. The average household size in Wildwood is slightly smaller than that of the County, while being significantly smaller than the State as a whole. The median household income in Wildwood is half that of the State and \$25,000 fewer than the County. The median household of renters is less than that of homeowners, and the per capita income of Wildwood is less than that of the County and State.



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Demographic and Economic Data for Wildwood City Compared with Cape May County and the State of New Jersey			
	Wildwood	Cape May County	New Jersey
Total Population	5,157	95,563	9,288,994
Population Density (per square mile)	3,347.04	378.75	1,262.99
Average Household Size	2.2	2.3	2.7
Median Household Income	\$41,888	\$67,074	\$82,545
Median Household Income (renter occupied)	\$35,448	\$36,154	\$48,156
Median Household Income (owner occupied)	\$65,556	\$79,375	\$108,325
Per Capita Income	\$35,965	\$40,389	\$42,745
American Community Survey Tables: 2015 -- 2019 (5-Year Estimates) (ACS19_5yr), ACS 2019 (5-Year Estimates), U.S. Census Bureau			

The following table indicates the change in population from the 2010 Census to the 2020 Census for Wildwood City, Cape May County and New Jersey. While the State's population grew by a little less than 6%, both Cape May County and Wildwood saw a reduction in their population over the past decade.

Change in Population for Wildwood City Compared with Cape May County and the State of New Jersey (2010 – 2020)			
	Wildwood	Cape May County	New Jersey
2010 Population	5,325	97,265	8,791,894
2020 Population	5,157	95,563	9,288,994
Change in Population (%)	-3.16%	-2.06%	5.65%
2010 U.S. Census and 2020 U.S. Census, U.S. Census Bureau			

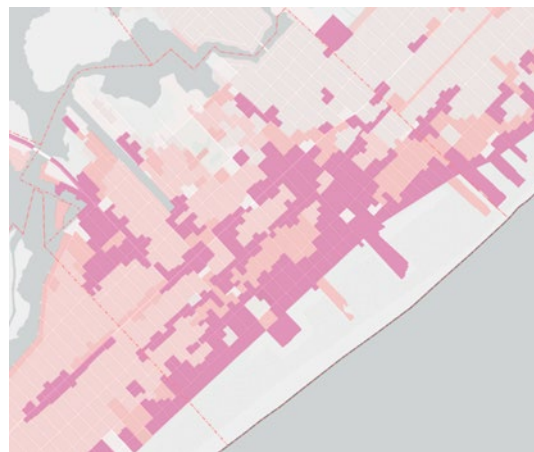
Natural Features

Wildwood is situated on the central portion of Five Mile Beach, a barrier island located on the Atlantic coast within Cape May County. To the west of the island there are a series of marshes, sounds and inlets which separate the island from the mainland.

Wildwood's eastern shore is occupied entirely by Wildwood beach, with runs 1.34 miles and comprises approximately 130 acres of beaches, ranging from approximately 0.2 miles wide at its narrowest, and 0.3 miles wide at its widest point. The western side of the island contains significant portions of forest land, wetlands and marshes lying along the back bay. Running perpendicular to the back bay is Ottens harbor, a narrow, improved bay running approximately a half mile long and 0.04 miles wide. All of the rest of the land in the city is classified as urban land, comprising the majority of land cover within the city.

Impervious Surface Coverage

A significant majority of the land cover in Wildwood is comprised of impervious surfaces. The most developed areas are concentrated along the Boardwalk which runs parallel to the beaches on the Atlantic coast. Between the Boardwalk and New Jersey Avenue, almost all parcels contain 80 percent or more impervious surface coverage. East of New Jersey Avenue, the percentage of impervious surface cover reduces, with more land containing between 40 and 80 percent impervious surface cover. The impervious surface cover rises again to near 100 percent along Wildwood Boulevard. The areas containing the least impervious surface coverage are those adjacent to West Wildwood and North Wildwood east of New Jersey Avenue and along Post Creek and Post Creek Basin¹¹.



Impervious Surface Cover in Wildwood (shown in light and dark pink).

Source: NJGeoWeb Impervious Coverage Surface Percentage (2012)

Soil Conditions

According to the United States Department of Agriculture's Web Soil Survey¹² tool, the majority of the soil in Wildwood is classified as USPSBP: urban land, psammments, wet substratum complex, 0 to 2 percent slopes, rarely flooded. This soil type is concentrated along the center of the island that Wildwoods is situated on, and most of the residential and commercial properties are in this area. The eastern portion of the city, lying along

¹¹ Impervious Surface of New Jersey from Land Use/Land Cover (2012), NJDEP Bureau of GIS

¹² <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

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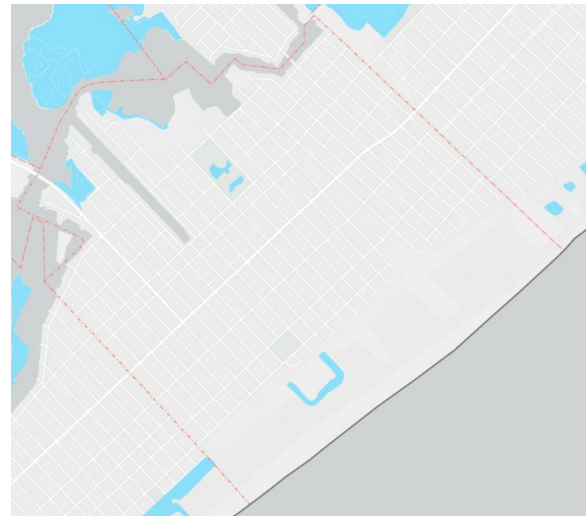
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Ottens Harbor, Post Creek and Post Creek Basin is USPSAS type soil – urban land-
psamments, sulfidic substratum complex, occasionally flooded. Along the western
shore, adjacent to the Atlantic Ocean the soil is BEADV – beaches, 0 to 15 percent
slopes, very frequently flooded. These three soil types make up over 95 percent of the
soil of Wildwood, with a small section of HorDr – Hooken sand, 2 to 15 percent slopes,
rarely flooded located surrounding the Wildwoods Convention Center.

Fresh Water

There are no fresh water supplies within the city. The City occupies a central portion of Five Mile Beach island, and is bordered to the west by the Atlantic Ocean and to the east by Post Creek and Post Creek Basin, referred to as the back bay. There are three wetland areas within the City ¹³, one surrounding the Wildwoods Convention Center, serving as a buffer between the development and the surrounding Beach. There are two smaller, managed wetlands located within the adjacent Wildwood Recreation Center and Maxwell Field. These wetlands are not permanent, and lie within a baseball field and American Football field, respectively.



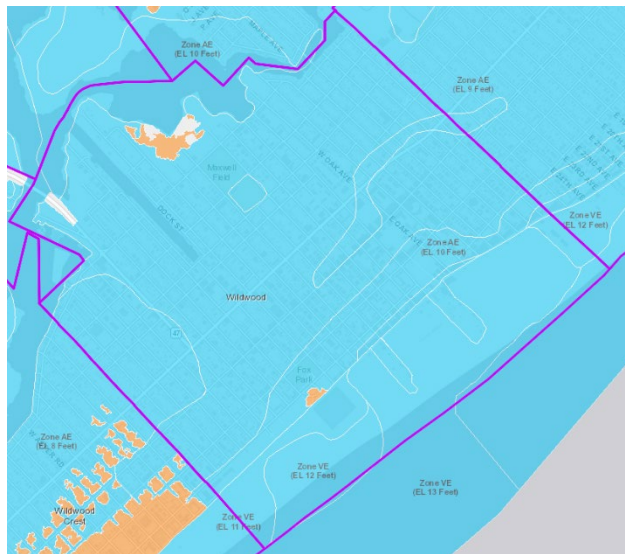
Locations of Wetlands in Wildwood (shown in blue).
Source: NJGeoWeb Wetlands Coverage Percentage (2012)

Flood Areas

Almost the entirety of Wildwood lies within the AE Flood Zone¹⁴, with Anticipated Base Flood Elevations ranging from 8 feet to 13 feet. This indicates that almost the entirety of the city lies within a Special Flood Hazard Area and the 100-year flood plain. This means there is a 1% that these areas will flood in any given year, and any mortgaged structures require flood insurance.

¹³ Wetlands of New Jersey from Land Use/Land Cover (2012), NJDEP Bureau of GIS

¹⁴ FEMA Flood Zone data obtained from NJ Floodmapper on July 7, 2022. Flood Zone descriptions were obtained from www.fema.gov which was accessed July 8, 2022.



FEMA Flood Zones in Wildwood
Source: NJFloodmapper.org – FEMA Flood Zones

Flood Hazard Boundaries

SFHA/Flood Zone Boundary

Flood Hazard Areas

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard

Within Wildwood's AE Flood Zone, there are three levels of anticipated base flood elevation, 10 feet, 9 feet and 8 feet. These

levels of elevation indicate the minimum elevation for inhabited portions of structures. The largest section of the City lies within Flood Zone AE-EL9, meaning all inhabited portions of a structure in this Flood Zone must be at least 9 feet off the ground. This Zone occupies most the central and western portions of the city from Atlantic Avenue west to Back Bay. In the Southwestern section of the city adjacent to Wildwood Crest, there is a portion of AE-EL8 Flood Zone, where inhabited portions of structures must be only 8 feet off the ground. This area is bordered by West Rio Grande Avenue to the north, Pacific Avenue to the east, Lake Road to the west, and the City of Wildwood Crest to the south. Directly along the Atlantic Coast, the area lying between the Boardwalk and Atlantic Avenue sits within the AE-EL10 Zone, requiring inhabited floors be elevated at least 10 feet above the ground. There are also smaller portions of this Flood Zone in the north-central portion of the city, running north along the western portion of Pacific Avenue from East Youngs Avenue before turning west to run along the Block bordered by East Schellenger Avenue and East Oak Avenue to run along the western side of New Jersey Avenue going north into North Wildwood. The eastern portion of Maxwell Field also sits in this Flood Zone, and the coast of Back Bay also lies in this zone.

There is a small Section of Zone X land located along the Back Bay along the Post Creek Basin, and another located directly in front of the Wildwood Convention Center. These areas have less than 0.2 percent change of annual flooding, but they comprise extremely limited portions of the city.

The final Flood Zone located within Wildwood is VE, which are areas that lie within the 100-year Flood Plain, and face additional hazards associated with storm waves.

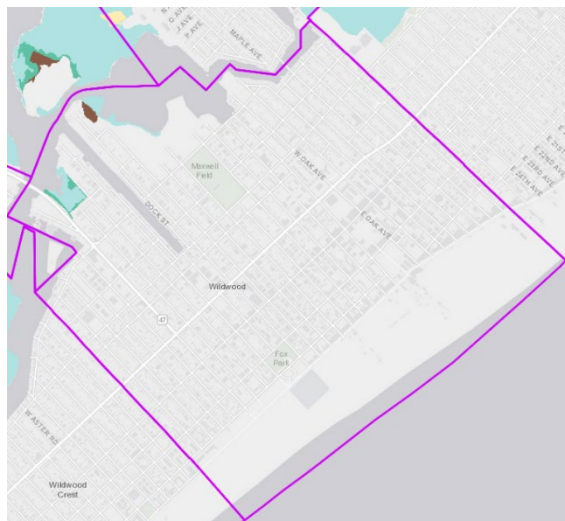
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These areas encompass the entirety of Wildwood’s Atlantic coast beaches, as well as Adventure Pier, Morey’s Pier and the Convention Center complex. Within the VE zone the Pier and Convention Center have a required elevation of 11 feet, while the southern portion of the beaches has a requirement of 12 feet, and the north and central sections of the beach require 13 feet of elevation for inhabited structures.



Marshes



Marsh Locations in Wildwood
Source: NJFloodmappter.org – Tidal Marsh

MarshRetreat

Tidal Marsh

- Saline Marshes (Low marsh)
- Saline Marshes (Shrub/other)
- Saline Marshes (Sp. patens/high marsh)
- Freshwater Tidal Marshes
- Phragmites Dominated Coastal Wetlands
- Tidal Mud Flats

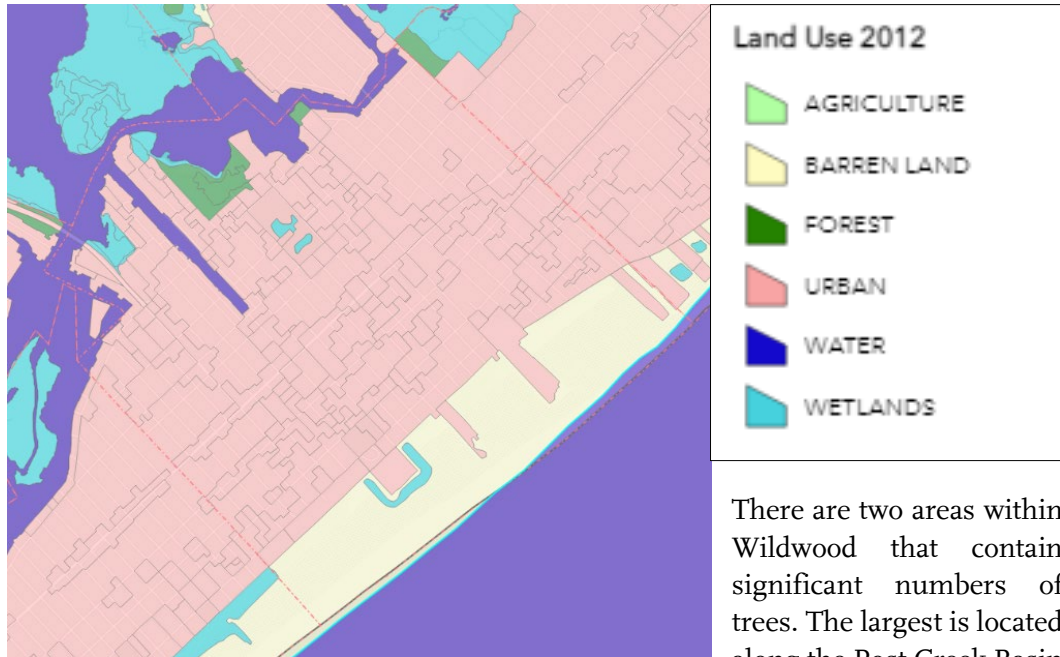
Wildwood contains limited marshes along Post Creek. Bordered by Wildwood Boulevard, West Andrews

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Street and Mediterranean Avenue, there is a saline marsh comprised predominantly of low saline marsh, and with limited portions of shrub/other Saline Marsh. There is a second marsh located along Post Creek Basin off of West Baker Avenue. This is also primarily low saline marsh, with a section of Coastal Wetlands located north of West Montgomery Avenue.

Woodlands



Woodland Locations in Wildwood
Source: NJGeoWeb Land Use/Land Cover (2012)

There are two areas within Wildwood that contain significant numbers of trees. The largest is located along the Post Creek Basin in the Back Bay area, bordered by West Baker

Avenue to the south, Susquehanna Avenue to the east, and West Spice Avenue to the north. The second, smaller section of Forest land is located at the western end of West Wildwood Avenue along Post Creek Basin and to the west of the Atlantic City Electric Lake Avenue Substation.

Existing and Proposed Location, Extent and Intensity of Development of Land

The existing Wildwood City Zoning Map is dated May 9, 2018 and was adopted on January 23, 2019¹⁵. This Land Use Plan Element proposes changes to the existing zones and zoning map. The existing zoning map is included in this section, along with the

¹⁵ Adopted by Ordinance No. 1128-18 on January 23, 2019.

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proposed zoning map. While the existing Zoning Map was adopted in 2019, the following exhibit is dated April of 2022 which reflects the date the exhibit was prepared for this report.

The following changes to existing zoning district regulations are recommended:

- **Low Density Residential R-1:**
 - Remove duplex (two-family) residences as a permitted use.
 - Eliminate maximum permitted density requirements
 - Maintain minimum lot size of 3,600 sf
 - Adjust bulk standards for principal and accessory buildings to promote flexibility and adaptation to sea level rise/flooding.
- **Moderate Density Residential R-2:**
 - Remove two-family stacked residences and multifamily residential as permitted uses.
 - Eliminate maximum permitted density requirements
 - 4,000 sf / single-family detached dwelling
 - 2,700 sf/ single-family semi-detached dwelling
 - Eliminate lodges, clubs and places of worship as conditional uses
 - Remove windmills as permitted accessory use
 - Adjust bulk standards for principal and accessory buildings to promote flexibility and adaptation to sea level rise/flooding.
 - Reduce minimum lot size for semi-detached dwellings
- **High Density Residential R-3:**
 - Eliminate R-3 district
- **Residential Multi-Family R-M:**
 - Remove principal uses:
 - two-family stacked residences
 - townhouses
 - four-family residences
 - Eliminate maximum permitted density requirements
 - 3,600 sf / single-family detached dwelling
 - 2,700 sf/ single-family semi-detached dwelling
 - Remove windmills as permitted accessory use
 - Eliminate lodges, clubs and high-rise multifamily residences
 - as conditional uses
 - Adjust bulk standards for principal and accessory buildings to promote flexibility and adaptation to sea level rise/flooding.

- **Waterfront Residential WR:**
 - Remove two-family stacked residences as principal use
 - 2,000 sf/ single-family residences
 - 3,600 sf / semi-detached residences
 - Permit public projects for access to and within the waterfront as principal use
 - Eliminate maximum permitted density requirements
 - Eliminate maximum permitted density requirements
 - Adjust bulk standards for principal and accessory buildings to promote flexibility and adaptation to sea level rise/flooding.

- **Waterfront Residential 1 WR-1:**
 - Eliminate WR-1 district

- **Hotel Motel H/M:**
 - Reclassify as Tourism T district to reflect land use objectives
 - Eliminate maximum permitted floor area ratio and density requirements
 - Clarify and refine applicable standards by land use
 - Eliminate conditional uses
 - Simplify building height requirements
 - Eliminate off-street parking as a permitted principal use
 - Eliminate minimum floor area for dwelling units
 - Adjust bulk standards for principal and accessory buildings to promote flexibility and adaptation to sea level rise/flooding.

- **Hotel Motel 1 H/M-1:**
 - Eliminate H/M-1 district

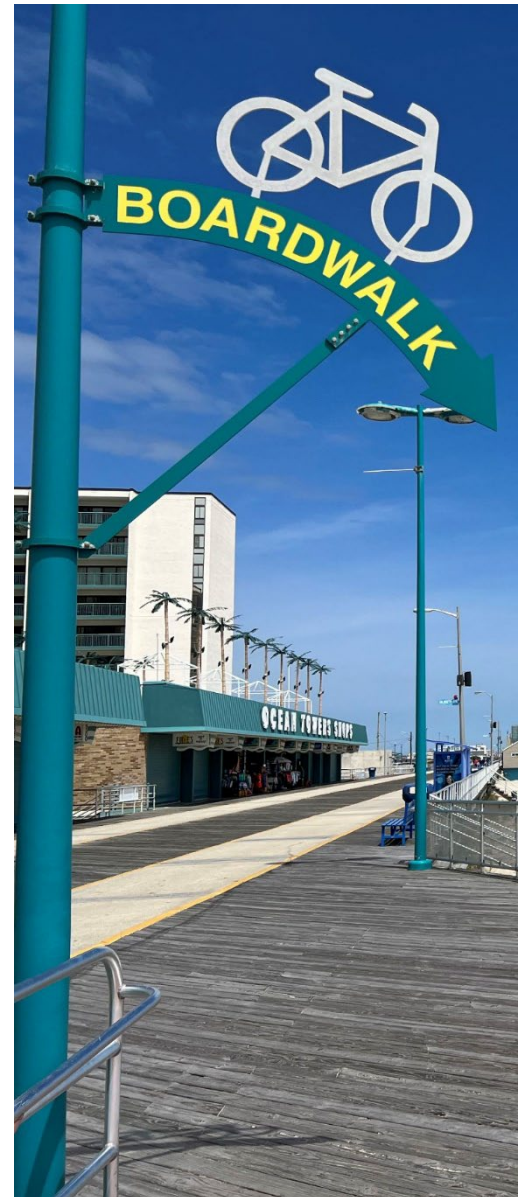
- **Marine Commercial-Residential MC-R and Marine Commercial-Tourist MC-T**
 - Combine into a single new district Marine Commercial MC
 - Eliminate residential uses and relevant regulations
 - Address relevant standards for commercial uses
 - Increase minimum lot size from 1,600 sf to reflect existing lot patterns,
 - Adjust bulk standards for principal and accessory buildings to promote flexibility and adaptation to sea level rise/flooding.

- **Professional Office PO**
 - Eliminate PO district

- **Boardwalk Amusement BA**
 - Re-designate as Boardwalk Redevelopment BRZ
 - Eliminate minimum dwelling unit sizes

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- Eliminate inconsistent uses
 - Simplify and adjust bulk standards
 - Eliminate maximum permitted floor area ratio and density requirements
 - Minimum lot sizes 1,500 sf- 10,000 sf depending on use
 - Update bulk standards for to promote flexibility and adaptation to sea level rise/flooding.
- **Boardwalk Amusement I BA-I**
 - Eliminate BA-I district regulations
 - Re-designate as Boardwalk Redevelopment BRZ
 - Promote multifamily residential / mixed-use redevelopment to support Boardwalk economy and encourage year-round community
 - Adjust bulk standards for principal and accessory buildings to promote flexibility and adaptation to sea level rise/flooding.
- **Tourist/Entertainment T/E**
 - Eliminate T/E district
 - Combine standards within Hotel/Motel H/M district
 - Re-designate remaining areas as Tourism T district
 - Residential uses subject to similar standards as Pacific Avenue Redevelopment Zone
 - Adjust bulk standards for principal and accessory buildings to promote flexibility and adaptation to sea level rise/flooding.



Proposed New Land Use and Zone District

- **Retail R**
 - Derived from General Commercial GC district regulations
 - Regulations eliminate auto-oriented uses associated with the GC zone
 - Adjust bulk standards for principal and accessory buildings to promote flexibility and adaptation to sea level rise/flooding.

Existing Zoning

June 2022

Legend

Residential Zoning Districts

- Low Density Residential R-1
- Moderate Density Residential R-2
- High Density Residential R-3
- Residential Multi-Family RM
- Waterfront Residential WR
- Waterfront Residential WR-1

Commercial Zoning Districts

- General Commercial GC
- Hotel/Motel H/M
- Hotel/Motel H/M-1
- Light Industrial LI
- Marine Commercial - Residential MC-R
- Marine Commercial - Tourist MC-T
- Professional Office PO

Specialty Zoning Districts

- Beach B
- Boardwalk Amusement BA
- Boardwalk Amusement BA-1
- Conservation C
- Pier P
- Recreation REC
- Tourist/Entertainment T/E

Inclusionary Housing Overlay

Redevelopment Areas

- Bayside Redevelopment Area BSRA
- Pacific Avenue Redevelopment Zone PARZ

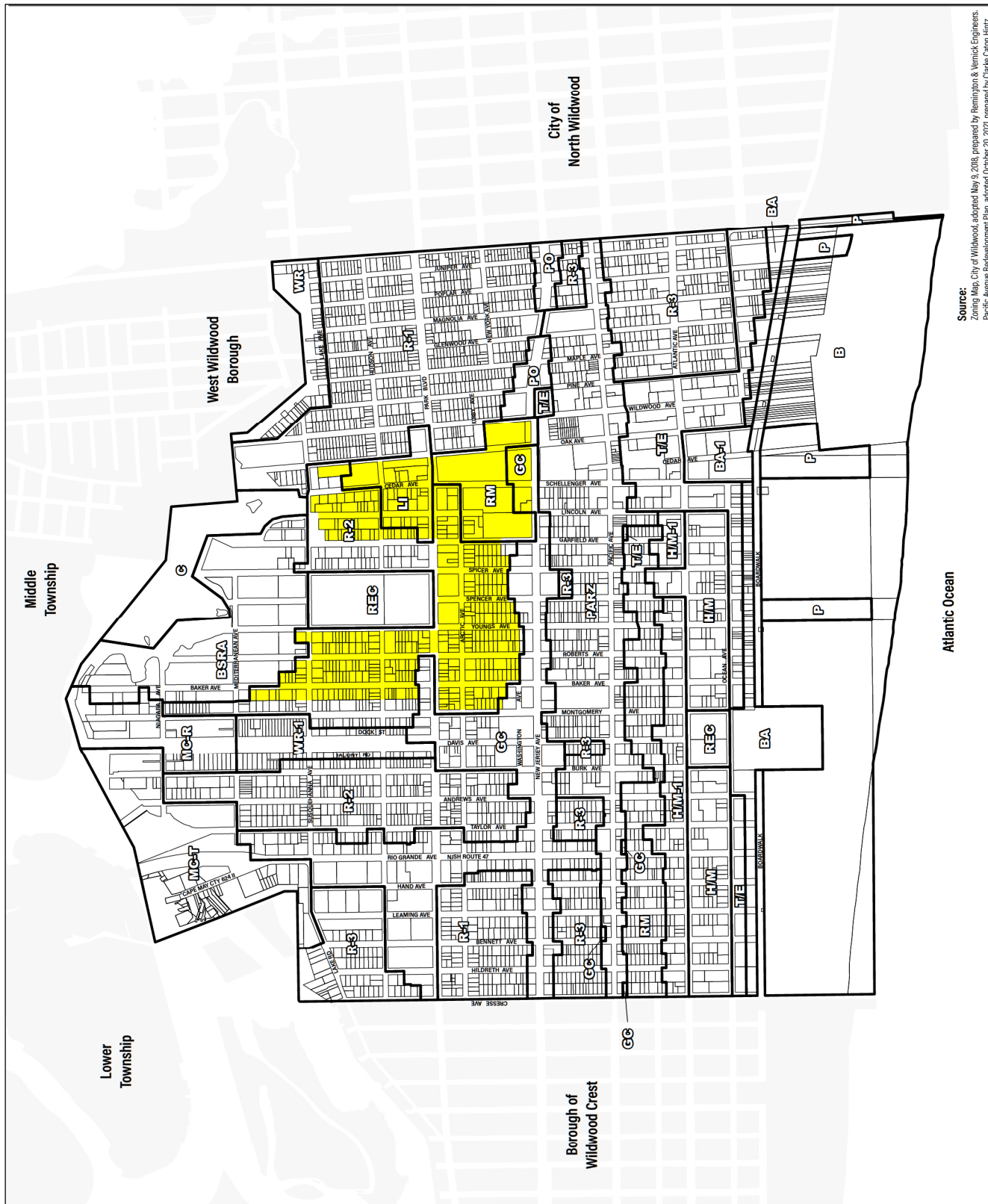


Clarke Caton Hintz

Architecture

Planning

Landscape Architecture



Source:
Zoning Map, City of Wildwood, adopted May 9, 2018, prepared by Benington & Vernick Engineers.
Pacific Avenue Redevelopment Plan, adopted October 20, 2021, prepared by Clarke Caton Hintz.

Proposed Changes to Proposed Land Use Plan and Zone Districts

The following changes to the classification and boundaries of land use districts, as depicted on the May 9, 2018 Zoning Map, are recommended. The names of the zones/districts on the existing zoning map are used to identify proposed land use classifications, although some names do not align with the zone name as found Chapter 400 zoning. Any discrepancies should be addressed and eliminated between the map and Chapter 400. The following page contains a map indicating the proposed zoning.

- **Marine Commercial-Tourist MC-T:** Reclassify as Marine Commercial MC
- **Marine Commercial-Residential MC-R:** Reclassify as Waterfront Residential WR
- **Boardwalk Amusement BA:** Reclassify as Boardwalk Redevelopment BRZ
Insert proposed zoning map
- **Retail R:** Add new classification to the land use plan to reflect neighborhood-oriented commercial uses and not auto-oriented uses.
- **High Density Residential R-3 to Waterfront Residential WR:** Rezone portion of R-3 on waterfront between Cresse Avenue and Bennett Avenue west of Lake Road to Waterfront Residential WR
- **Marine Commercial Residential MC-R to Marine Commercial MC:** Expand newly classified Marine Commercial (Formerly MC-T) to Niagara Avenue by reclassifying the portion of the MC-R zone on the waterfront to Marine Commercial MC.
- **Marine Commercial-Residential MC-R and Waterfront Residential-1 WR-1 to Waterfront Residential WR:** Combine the remaining existing MC-R and WR-1 zones to the south of Niagara Avenue and to the west of Park Boulevard and reclassify as Waterfront Residential WR.
- **Low Density Residential R-1 to Waterfront Residential WR:** Expand the existing Waterfront Residential WR zone between 26th Street and Wildwood Avenue by reclassifying the Low Density Residential R-1 zone between Wildwood Avenue and Schellenger Avenue as Waterfront Residential WR.
- **General Commercial GC to Retail R:** Reduce the area of the General Commercial GC zone by reclassifying as Retail R between Rio Grande Avenue to Cresse Avenue.

Proposed Land Use

June 2022

Legend

Residential

- Low Density Residential R-1
- Moderate Density Residential R-2
- Multi-Family Residential RM
- Waterfront Residential WR

Commercial

- General Commercial GC
- Tourism T
- Marine Commercial MC
- Retail R

Specialty Zones and Redevelopment Areas

- Beach B
- Boardwalk Redevelopment BRZ
- Conservation C
- Pacific Avenue Redevelopment PARZ
- Pier P
- Recreation REC
- Bayside Redevelopment BSRA
- Inclusionary Housing Overlay



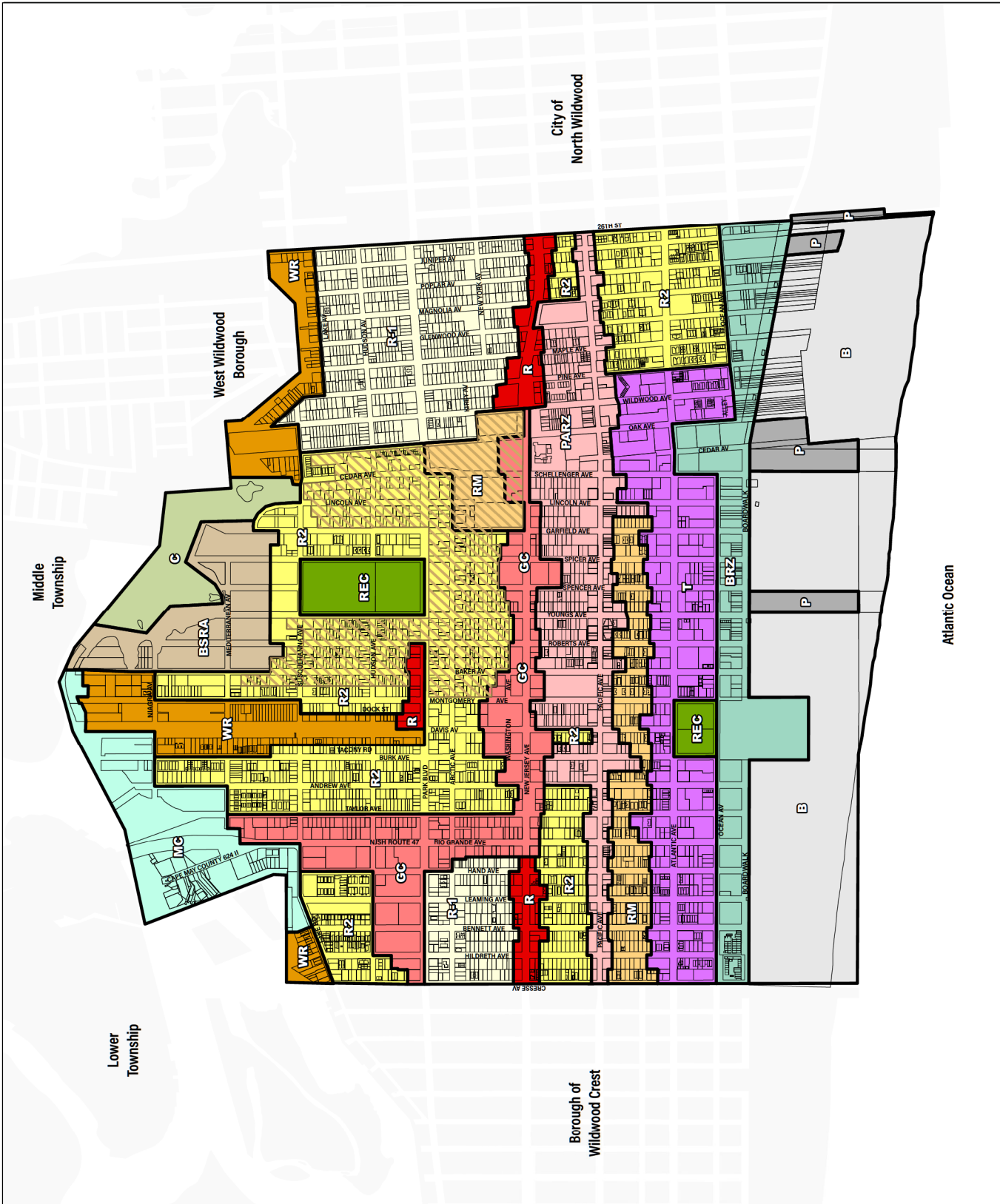
0 400 800 1,600 Feet

Clarke Caton Hintz

Architecture

Planning

Landscape Architecture



- **General Commercial GC to Medium Density Residential R-2:** Reduce the extent of the General Commercial GC zone by reclassifying the blocks and portions of blocks east of Park Boulevard and between Montgomery Avenue and Burke Avenue to Medium Density Residential R-2.
- **General Commercial GC to Retail R:** Reclassify General Commercial GC zone on the west side of Park Boulevard between Roberts Avenue and Davis Avenue to Retail R.
- **Light Industrial LI to Medium Density Residential R-2:** Reclassify LI zone to Medium Density Residential R-2 on the blocks west of Park Boulevard and to the south of Oak Avenue.
- **Light Industrial LI to Retail R:** Reclassify Light Industrial LI zone located to the west of Park Boulevard and to the south of Wildwood Avenue to Retail R.
- **Professional Office PO and Low Density Residential R-1 to Retail R:** Reclassify lots within the Professional Office PO zone and the Low Density Residential R-1 zone, that are located to the west of New Jersey Avenue and have frontage on New Jersey Avenue, and that are located between Magnolia Avenue and Wildwood Avenue to Retail R.
- **Tourist/Entertainment T/E to Retail R:** Reclassify Tourist/Entertainment T/E zone located to the south of Pine Avenue and to the east of New Jersey Avenue as Retail R.
- **Professional Office PO to Retail R:** Reclassify the PO zone located to the south of Glenwood Avenue and to the east of New Jersey Avenue as Retail R.
- **Professional Office PO to Retail R:** Reclassify the Professional Office PO zone located between Magnolia Avenue and 26th Street with to Retail R.
- **Low Density Residential R-1 to Medium Density Residential R-2:** Reclassify the Low Density Residential R-1 zone located on a portion of the southern frontage of Rio Grande Avenue between Arctic Avenue and New Jersey Avenue as Medium Density Residential R-2.
- **High Density Residential R-3 and General Commercial GC to Medium Density Residential R-2:** Reclassify the High Density Residential R-3 and General Commercial GC zones to the east of New Jersey Avenue between Andrea Avenue and Cresse Avenue as Medium Density Residential R-2.

- **High Density Residential R-3 to Medium Density Residential R-2:** Reclassify the High Density Residential R-3 zone located to the west of Park Boulevard and between Hand Avenue and Cresse Avenue with the Medium Density Residential R-2.
- **High Density Residential R-3 to Medium Density Residential R-2:** Reclassify the High Density Residential R-3 zone located to the east of New Jersey Avenue between Magnolia Avenue and 26th Street as Medium Density Residential R-2.
- **High Density Residential R-3 to Medium Density Residential R-2:** Reclassify the High Density Residential R-3 zone located on Davis Avenue between Pacific Avenue and New Jersey Avenue as Medium Density Residential R-2.
- **High Density Residential R-3 to Medium Density Residential R-2:** Reclassify the High Density Residential R-3 zone located to the west of Ocean Avenue between Lake Avenue and 26th Street as Medium Density Residential R-2.
- **Hotel/Motel H/M-1 to Tourism T:** Reclassify the Hotel/Motel HM-1 zones located to the west of Atlantic Avenue and to the south of Lincoln Avenue as Tourism T.
- **Tourist/Entertainment T/E to Tourism T:** Reclassify the Tourist/Entertainment T/E zone between Lincoln Avenue and Lake Avenue to Tourism T.
- **Boardwalk Amusement BA-1 to Boardwalk Redevelopment BRZ:** Reclassify the Boardwalk Amusement BA-1 Zone between Schellenger and Oak Avenue to Boardwalk Redevelopment BRZ.
- **Tourist/Entertainment T/E and Boardwalk Amusement BA to Boardwalk Redevelopment BRZ:** Reclassify all Tourist/Entertainment T/E zones and Boardwalk Amusement BA zones to the east of Ocean Avenue to Boardwalk Redevelopment BRZ.

Pacific Avenue Redevelopment Area

Pacific Avenue Redevelopment Zone PARZ: The Pacific Avenue Redevelopment Plan was adopted in 2021, along with a revision to the zoning map. As such is an existing land use classification. However, it has not been added to the overall zoning map. This designation should be identified on the land use plan and an updated zoning map.

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Clean-up of Adjacent Zone Remainders: The Pacific Avenue Redevelopment Area was enacted to follow the properties that were identified to be studied as part of an investigation of an area in need of redevelopment. When the zone was adopted, five properties on the edges of the study area, which were not included in the redevelopment designation, were left with their original zoning. However, the majority of the zone of which they were located within was eliminated or reclassified, thus leaving isolated zones consisting of single lots. To address these "leftovers" the following changes to the zoning map are recommended:

- **GC to RM on Cresse Avenue:** Second lot to the east of Pacific Avenue.
- **GC to R-2 on Bennett Avenue:** Second lot to the west of Pacific Avenue on the north side of Bennett Avenue.
- **GC to RM Rio Grande Avenue:** Second lot to the east of Pacific Avenue on the north side of Rio Grande Avenue.
- **R-3 to GC:** Rezone R-3 zone between Spencer and Spicer Avenue to the east of New Jersey Avenue to GC.
- **T/E to RM Garfield Avenue:** Second lot to the east of Pacific Avenue on the north side of Garfield Avenue.

Existing and Proposed Location of Any Airports

There are no airports located in Wildwood, nor are any proposed.

Statement of the Standards of Population Density and Development Intensity Recommended for the Municipality

According to the 2020 United States Census, the current population of the City is 5,157. This is 3,347 persons per acre. The goal of the City with respect to population density and development intensity is to maintain and reduce anticipated population density and development intensity within those lower density one-and two-family residential neighborhoods to the west of New Jersey Avenue.

Increases in population density and development intensity are planned in the Pacific Avenue Redevelopment Zone, which was adopted in 2021 to revitalize the historic downtown by promoting well-designed multifamily residential and mixed-use development with contemporary design and programming. A similar approach and

intensity is recommended for the underutilized properties in the Boardwalk area. In both locations, standards should permit adaptation to changes in sea level and flooding through flexible bulk and spatial zoning regulations.

Remaining areas of the City are planned to maintain their existing development intensities. Ultimately, the City anticipates an overall shifting of population density and development intensity towards Pacific Avenue and the Boardwalk. With the shift towards a greater degree of remote work, an increase in year-round residents in modern dwellings that are well-adapted to anticipated changes in flood hazards is anticipated.



Existing and Proposed Location of Military Facilities

There are no military facilities located in Wildwood, nor are any proposed.

Smart Growth, Storm Resiliency and Environmental Sustainability

Subsection F. of the land use plan element requires a statement of strategy concerning smart growth, resiliency and sustainability. Definitions of smart growth, resiliency and sustainability are included below, followed by a statement of strategy regarding these three topics and their relationship to land use in Wildwood City.

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Smart Growth: The American Planning Association in their document APA Policy Guide on Smart Growth¹⁶ states that smart growth is *that which supports choice and opportunity by promoting efficient and sustainable land development, incorporates redevelopment patterns that optimize prior infrastructure investments, and consumes less land that is otherwise available for agriculture, open space, natural systems, and rural lifestyles.*

Resiliency: The American Planning Association in the article Planning for Resilience¹⁷ states that resiliency is *the capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience.*

Sustainability: The American Planning Association in the revised draft final document The Sustainability Policy Framework states that sustainability means *improving the quality of people's lives while living within the capacities of supporting natural and human systems.*

With these definitions stated, the statement of strategy is as follows:

Smart Growth: Wildwood City is identified in the New Jersey State Plan as a designated center¹⁸ which is an area designated for smart growth. Wildwood City should maintain this designation while concentrating growth in areas of the City that are the least likely to be impacted by severe weather events and flooding, or where anticipated redevelopment can incorporate elements of adaptation and resiliency. The City should implement land use policies to focus denser development away from the back bay where the highest incidences of flooding occur and towards the City center where the least amount of flooding occurs.

The City should plan to permit and install electric vehicle charging infrastructure in areas, or in a manner, that are least vulnerable to flooding. Electric vehicle charging infrastructure should be considered in parking structures, both private and public, and public facilities that are not subject to tidal or storm flooding.

Resiliency: The City should continue progress on current and future Hazard Mitigation Actions that are identified in the Wildwood City chapter of the Cape May County, New Jersey Hazard Mitigation Plan, which is adopted by reference to this plan.

¹⁶ <https://www.planning.org/policy/guides/adopted/smartgrowth.htm>

¹⁷ <https://www.planning.org/blog/blogpost/9124762/>

¹⁸ <https://nj.gov/state/planning/regional-coordination-centers-and-endorsed-plans.shtml>

Furthermore, the City should explore and implement soft edge projects on the Back Bay, continue to implement and expand bulkheading, as well as continuing and expanding marsh and wetland restoration and beach restoration.

Sustainability: The City should implement programs for preserving the use of the beach, ocean, bay, dunes, wetlands and meadows for future generations. Where these types of programs already exist, they should be continued and expanded. The City should encourage electric vehicles and alternative modes of transit that do not rely on fossil fuels. These include, but are not limited to, cycling, walking and public transportation. Furthermore, the City should permit the installation of photovoltaic power generation facilities in a manner that does not compromise the architectural character of buildings, nor the elements of urban and community design that reflect the public square.

Climate Change-Related Hazard Vulnerability Assessment

On February 4, 2021, Governor Phil Murphy signed into law an amendment to the Municipal Land Use Law that requires all Land Use Plan Elements of municipal master plans to contain a climate change-related hazard vulnerability assessment. The statute requires the assessment to contain the following seven components.

- i. *Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;*
- ii. *Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in subsubparagraph (i) of this subparagraph related to that development;*
- iii. *Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;*
- iv. *Analyze the potential impact of natural hazards on relevant components and elements of the master plan;*
- v. *Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;*
- vi. *Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and*

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- vii. *Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.*¹⁹

Introduction

The City of Wildwood is vulnerable to a multitude of climate change-related natural hazards. The most obvious of these hazards is related to sea level rise and extreme weather events that can lead to more severe flooding than the City experienced in the past. There are additional threats beyond those related to flooding and sea level rise that will also impact the City to varying degrees in the future. Two main sources are utilized for this plan element to identify and explore the threats to the City associated with Climate Change, as well as the unique vulnerabilities of the City. These are the 2021 Cape May County Hazard Mitigation Plan²⁰ and the information provided by NJDEP's Local Planning for Climate Change Toolkit. The 2021 Cape May County Hazard Mitigation Plan is adopted with this land use plan element by reference.

Process and Findings of the Cape May County Hazard Mitigation Plan

The plan is described as a *living document that communities use to reduce their vulnerability to hazards*²¹. The opportunity for local governments to develop a Hazard Mitigation Plan stems from federal policy, specifically from the amended Stafford Act²², which requires a Hazard Mitigation Plan in order for state, local and tribal governments to remain eligible for hazard mitigation assistance from the federal government. The development of the plan was a collaborative effort between Cape May County, local jurisdictions (including Wildwood City), the New Jersey Office of Emergency Management and FEMA. Implementation of the plan is intended to be fully coordinated between federal, state, county and local governments and agencies.

Chapter 9.15 of the Hazard Mitigation Plan provides an overview of the City of Wildwood, including the hazards and vulnerabilities the city faces, and strategies for disaster mitigation. The section found that the entirety of the City is located in the 1% annual chance flood zone and that all properties are under threat of flooding; that the west side of the City that borders the bay side of the island is where most repetitive loss is located. Generally, the northern, or bayside, of the Island is the area most susceptible to tidal flooding during extreme storms. Furthermore, the City's Public Works facility

¹⁹ Municipal Land Use Law Amendment, adopted February 4, 2021.

²⁰ Rep. Cape May County Hazard Mitigation Plan Update II. Vol. II. Parsippany, NJ: Tetra Tech, Inc., 2021. Pgs. 9.15-1 – 9.15-51.

²¹ Rep. Cape May County Hazard Mitigation Plan Update II. Vol. I. Parsippany, NJ: Tetra Tech, Inc., 2021. Pg. 1-1.

²² Ibid

is located in the Special Flood Hazard Area that during flood events, can be hard to reach. Additionally, the road leading to Wildwood, Rio Grande Avenue, is in a low area, and during severe flooding events, it and the George Redding Bridge are closed off by emergency personnel for safety purposes, leaving access into and out of the City to only Spruce Avenue and Ocean Drive. The Hazard Mitigation Plan lists this as a vulnerability, as it limits access to the City during emergencies. Finally, due to the lengthened beach, the outfall lines from the storm sewer system no longer reach the ocean, and consequently can be backed up with sand. This causes Pacific Avenue to flood due to the area not being able to drain adequately.

New Jersey Department of Environmental Protection’s Local Planning for Climate Change Toolkit.

This report utilizes data from the NJDEP Local Planning for Climate Change Toolkit, which municipalities can use to meet their obligations for the Land Use Plan Element as required by §40:55D-28.b(2)(h) of the Municipal Land Use Law.

Threats

The 2021 Cape May County Hazard Mitigation Plan identifies 11 threats to the City, and ranks the threat level by indicating the threat as low, medium or high.

Climate Change-Related Threats to Wildwood	
Threat	Threat Level
Climate Change and Sea Level Rise	High
Coastal Erosion	Medium
Disease Outbreak	Medium
Drought	Medium
Flood	High
Hurricane	High
Nor’easter	High
Severe Weather	High
Tsunami	Medium
Wildfire	Low

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Additionally, the New Jersey Department of Environmental Protection's Local Planning for Climate Change Toolkit Municipal Snapshot for Wildwood identifies the following threats:

- Flooding
- Sea level rise
- Marsh erosion
- Wetland retreat
- High heat
- Public health issues, including:
 - Increased respiratory disease;
 - Increased cardiovascular disease;
 - Injuries;
 - Premature deaths related to extreme weather events;
 - Food and waterborne illnesses, and;
 - Mental health impacts.

Vulnerabilities

Wildwood City contains vulnerabilities to the threats described above due to physical and socioeconomic factors that are unique to the City.

The entirety of Wildwood is located in a FEMA Flood Zone: The entirety of Wildwood is located in the 1% Annual Chance FEMA Flood Zone. All vulnerabilities discussed in subsequent sections are vulnerable due to their location within the FEMA Flood Zone.

Total Water Level (TWL): A significant portion of this Climate Change-Related Vulnerability Assessment relies on data from the New Jersey Department of Environmental Protection's (NJDEP) climate resiliency toolkit municipal snapshot. Regarding flooding, a primary vulnerability of Wildwood in relation to climate change, the toolkit utilizes total water level (TWL) as part of its approach to identifying climate change-related hazards. The discussion of the TWL Approach by the NJDEP is as follows²³:

Sea level Rise and Total Water Level: From 1911 to 2019, the mean sea-level rose 1.5 feet along the New Jersey coast, compared to a 0.6 feet rise in the global mean sea-level. New Jersey

²³ <https://www.njfloodmapper.org/municipal-snapshots/0514/infrastructure/>

coastal areas are likely to experience sea-level rise of 0.5 to 1.1 feet between 2000 and 2030, and 0.9 to 2.1 feet between 2000 and 2050.

The number of days that New Jersey residents have experienced high-tide floods has also increased. From 2007 through 2016, there was an average of 8 high-tide flood events in Atlantic City each year. Based on the likely range of sea-level rise projections, Atlantic City will experience 17-75 days of expected high-tide flooding per year in 2030, and 45-255 days per year of expected high-tide flooding in 2050.

For the purposes of the exposure snapshots, different flood events are defined by total water levels (TWLs). TWLs present a height above high tide (See Figure A-1) that reflects the combined inundation from future sea-level rise and current flood events projected into the future from the year 2000 (Kopp et al., 2019).

Flood events can occur from surge created by a coastal storm (such as a hurricane or nor'easter) or from high tide each day as sea levels rise. For example, a 2-foot flood event along the New Jersey coast today can occur because of seasonal 'high-tide flood' conditions. By 2050, the same 2-foot flood events will become more frequent, occurring under normal high-tide conditions and inundating the affected areas². While flood events resulting from daily tides will result in permanent inundation (i.e., the water will not recede), coastal storm induced flood events last only for the duration of a storm. A 7-foot flood event along the New Jersey coast that approximates potential hurricane storm tides today will become more likely in the future as coastal storm surge occurs on top of an increased baseline of sea-level to create higher storm tides.



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Critical Facilities and Infrastructure: The following table indicates critical facilities that are vulnerable to climate-change related threats as identified in the 2021 Cape May County Hazard Mitigation Plan²⁴.

Critical Facilities in Wildwood Vulnerable to Climate Change-Related Threats	
Critical Facility	Facility Category
Wildwood Volunteer Fire Company #1	Fire Station
Wildwood City Fire Company	Fire Station
Wildwood – Holly Beach	Fire Station
Mocean Marina	Marina
Lions Center	Senior Facility
Wildwood High School	Education
Spicer Avenue Pump Station	Wastewater Treatment Facility
Wildwood Coal Gas Site	Superfund Site
Morey's	Superfund Site
Wildwood Police Department	Police Station
Wildwood Convention Center	Polling Place
Wildwood Municipal Facilities	Municipal Facilities
Morey's Pier's – Surfside Pier	Recreation
Glenwood Avenue Elementary School	Education
Wildwood Boardwalk	Recreation
Acme Food Market	Grocery/Food Processing
Atlantic City Electric Substation	Electric Facility

²⁴ Rep. Cape May County Hazard Mitigation Plan Update II. Vol. II. Parsippany, NJ: Tetra Tech, Inc., 2021. Table 19.15-12-Potential Flood Losses to Critical Facilities and Lifelines.

Critical Facilities in Wildwood Vulnerable to Climate Change-Related Threats	
Critical Facility	Facility Category
Byrne Community Center	Shelter
Cape Regional Urgent Care	Health Services
Complete Care	Health Services
CVS Pharmacy	Health Services
Garfield Avenue Water Tower	Potable Water Facility
George Redding Bridge	Bridge
Leaming Ave Pump Station	Wastewater Treatment Facility
Pine Avenue Water Tower	Potable Water Facility
Riggins Gas Station	Natural Gas Facility
Rio Grande Avenue Pumping Station	Wastewater Treatment Facility
Rite Aid Pharmacy	Health Services
Sandman Towers	Health Services
Schooner Island Marina	Marina
Wawa Gas Station	Natural Gas Facility
Wildwood Catholic Academy Early Education Center	Education
Wildwood City Bus Terminal	Bus Station
Wildwood Public Works	Dept. of Public Works
Wildwood Public Works Garages	Dept. of Public Works

Analysis regarding the status of vulnerability of above mentioned critical facilities can be found in the Cape May County Hazard Mitigation Plan.

Resilient NJ, a toolkit created by the New Jersey Department of Environmental Protection, provides “municipal snapshots” detailing types of climate vulnerability specific to an individual municipality. Two of the snapshots provided are in regards to

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“Built Infrastructure Assets in Exposed Areas²⁵” and “Critical Assets Exposure²⁶”. These snapshots then detail which of these assets are inundated with water at 2 feet of total water level (TWL) and 7 feet of total water level (TWL).

Flood and water risks to built infrastructure and critical assets located at 2 feet of TWL are described in the Resilient NJ municipal snapshot as follows:

A 2-foot flood event along the New Jersey coast today can occur because of a coastal storm or especially high tide. By 2050, the same 2-foot flood event may happen during daily high tide alone because of sea-level rise. While daily high tides will result in flood inundation for parts of every day, coastal storm-induced flood events last only for the duration of a storm (although their impacts could be felt for far longer). Critical assets with exposures to a 2-foot flood event should consider short-term impacts from temporary inundation due to a storm, and longer-term impacts from permanent inundation when waters may not recede.

Flood and water risks to built infrastructure and critical assets located at 7 feet of TWL are described in the Resilient NJ municipal snapshot as follows:

A 7-foot flood event along the New Jersey coast today can occur from a combination of coastal storm surge (hurricane or nor’easter) on top of a rising mean sea level. In the future, a 7-foot flood event along the New Jersey coast would become more likely to occur as the mean sea-level rises. For critical facilities it is important to be aware of and plan for currently “low probability, high consequence” flood events whose probability of occurring will become greater as sea-levels rise. Critical assets with exposures to a 7-foot flood event should consider short-term impacts from temporary inundation due to a storm, and longer-term impacts from the increasing probability that such an event could occur as sea-levels rise.

The following table indicates Built Infrastructure Assets located in exposed areas that are vulnerable at 2 ft. of TWL and 7 ft. of TWL respectively.

²⁵ <https://www.njfloodmapper.org/municipal-snapshots/0514/infrastructure/>

²⁶ <https://www.njfloodmapper.org/municipal-snapshots/0514/criticalAssets/>

Built Infrastructure Assets in Exposed Areas			
Asset	Total Assets	# Exposed at 2ft TWL	#Exposed at 7ft TWL
Wastewater	0	0	0
Energy Generation	0	0	0
Power Plants	0	0	0
NJ Bridges	1	1	1
Gas Stations	4	0	4

The George Redding Bridge is the only item in this table that is exposed at 2 ft. of TWL. There are four gas stations in the City that are exposed at 7 ft. of TWL.

The following table indicates Critical Assets in exposed that are vulnerable at 2 ft. of TWL and 7 ft. of TWL respectively.

Critical Assets in Exposed Areas			
Asset	Total Assets	# Exposed at 2ft TWL	#Exposed at 7ft TWL
Schools	3	0	3
Fire Stations	1	0	1
Hospitals	0	0	0
Law Enforcement	1	0	1
Nursing Homes/Assisted Care	1	0	1
Child Care Facilities	1	0	1
Evacuation Shelters	7	0	7

Of the 14 critical assets listed, all are vulnerable at 7 ft. of TWL.

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Natural and Working Lands: The following table indicates the acreage of natural and working lands that are located within exposed areas²⁷.

Natural and Working Lands in Exposed Areas			
Area Name	Total Acres of Natural and Working Land Types	# Exposed at 2ft TWL	#Exposed at 7ft TWL
Wetlands (interior)	0	0	0
Tidal Marsh	10	9	10
Open Space	138	6	128
Beaches and Dune	204	14	200
Agricultural Lands	0	0	0
Forest	17	2	11

Of the six area types listed, four are present in Wildwood. Of those four area types, all of them have some portion of which that are exposed at 2 ft. TWL. The majority of the natural and working lands are vulnerable at 7 ft. of TWL.

Public Health: Climate-related exposure exacerbates health risks due to increased heat, extreme weather events, increased emissions and mental health impacts associated with climate change.

The following table ²⁸ indicates projected numbers for days above 95 degrees Fahrenheit (high heat days), cooling degree days and max temperature in July for the City of Wildwood. A baseline of averages is provided utilizing 1981 – 2010. Projects for 2030, 2060 and 2090 are provided under conditions of moderate emissions and high emissions.

²⁷ <https://www.njfloodmapper.org/municipal-snapshots/0514/naturalAndWorkingLands/>

²⁸ <https://www.njfloodmapper.org/municipal-snapshots/0514/publicHealth/>

Projected Climate-Related Public Health Information							
	Baseline	Moderate Emissions			High Emissions		
	1981 - 2010	2030	2060	2090	2030	2060	2090
Days Above 95 F.	<= 4	0 to +4	+5 to +10	+5 to +10	0 to +4	+11 to +20	+21 to +30
Cooling Degree Days*	800 to 1200	+200 to +400	+400 to +600	+400 to +600	+200 to +400	+600 to +800	+1200 to +1400
Max Temp. July (F)	81 F to 85 F	+1 F to +2 F	+3 F to +4 F	+4 F to +5 F	+2 F to +3 F	+4 F to +5 F	+6 F to +8 f
*The number of cooling degree days per year reflects the amount of energy people use to cool buildings during the warm season.							

The following table²⁹ indicates health related sites in exposed areas.

Health Related Sites in Exposed Areas			
Asset	Total Assets	# Exposed at 2ft TWL	#Exposed at 7ft TWL
Hospitals	0	0	0
Nursing Homes/Assisted Care	1	1	1
Known Contaminated Sites	20	20	20
EPA Superfund Sites	0	0	4

Social Vulnerability and Vulnerable Populations: The Center for Disease Control in their CDC/ATSDR Social Vulnerability Index defines social vulnerability as *the potential negative effects on communities caused by external stresses on human health*³⁰. The

²⁹ <https://www.njfloodmapper.org/municipal-snapshots/0514/publicHealth/>

³⁰ <https://www.atsdr.cdc.gov/placeandhealth/svi/index.html>

NJDEP's Local Planning for Climate Change Toolkit identifies populations in Wildwood that fall into the vulnerable category, indicating that they are more vulnerable to climate change than the average person and subject to multiple stressors³¹. These groups are identified as those: living below the poverty line; unemployed; lacking a high school diploma; aged 65 and over; aged 17 and under; disabled; single-parent households; part of a minority population; those living in multi-unit structures, mobile homes or crowded homes, and; those living in group quarters (correctional institutions, nursing homes, college dormitories and military quarters). The following tables identify the number of individuals as a percentage of the Wildwood population that fall into these categories, and the number of which are exposed to flooding at 2 ft. of total water level and 7 ft. of total water level.

Exposure based on Socioeconomic Status				
	Population within group	% of Population	#Exposed at 2ft TWL	#Exposed at 7ft TWL
Below Poverty	979	19.42%	91	970
Unemployed	256	5.08%	24	254
No High School Diploma	512	10.15%	48	507

Exposure based on household composition and disability				
	Population within group	% of Population	#Exposed at 2ft TWL	#Exposed at 7ft TWL
Aged 65 or Over	1,015	20.13%	95	1,005
Aged 17 or Younger	896	17.77%	84	887
Civilian with a Disability	819	16.24%	77	811

³¹ <https://www.njfloodmapper.org/municipal-snapshots/0514/socialVulnerability/>

Exposed single parent households				
	Number of Households	% of Total Households	#Exposed at 2ft TWL	#Exposed at 7ft TWL
Single-parent household	150	2.14%	14	149

Minority groups and non-English speakers residing in exposed area				
	Population within group	% of Population	#Exposed at 2ft TWL	#Exposed at 7ft TWL
Minority	1,530	30.35%	143	1,515
Black or African American	350	6.94%	33	347
American Indian and Alaskan Native	0	0.00%	0	0
Asian	125	2.48%	12	124
Native Hawaiian and Other Pacific Islander	0	0.00%	0	0
Other	0	0.00%	0	0
Two or More Races	153	3.03%	14	152
Hispanic or Latino	902	17.89%	84	893
Speak English "Less than well"	183	3.63%	17	181

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Types of households in exposed areas				
	Within Variable	% of Total	# Exposed at 2ft TWL	#Exposed at 7ft TWL
Multi-Unit Structures*	570	8.12%	568	569
Mobile Homes	0	0.00%	0	0
Crowding**	45	0.64%	45	45
No Vehicle	553	7.88%	551	552
*10 or more housing units in a structure				
**Number of households that have more people than rooms				

Exposed population in group quarters				
	Population in Group Quarters	% of Total Households	#Exposed at 2ft TWL	#Exposed at 7ft TWL
Group Quarters	40	0.79%	4	40

Build Out Analysis

This section includes an analysis of the potential build-out of the City's vacant properties that may be redeveloped based on the proposed land use plan. The following table "Build Out by Zone" summarizes this analysis. This table contains a summary of the potential development of nonresidential properties in terms of floor area (square feet) and residential properties in terms of dwelling units.



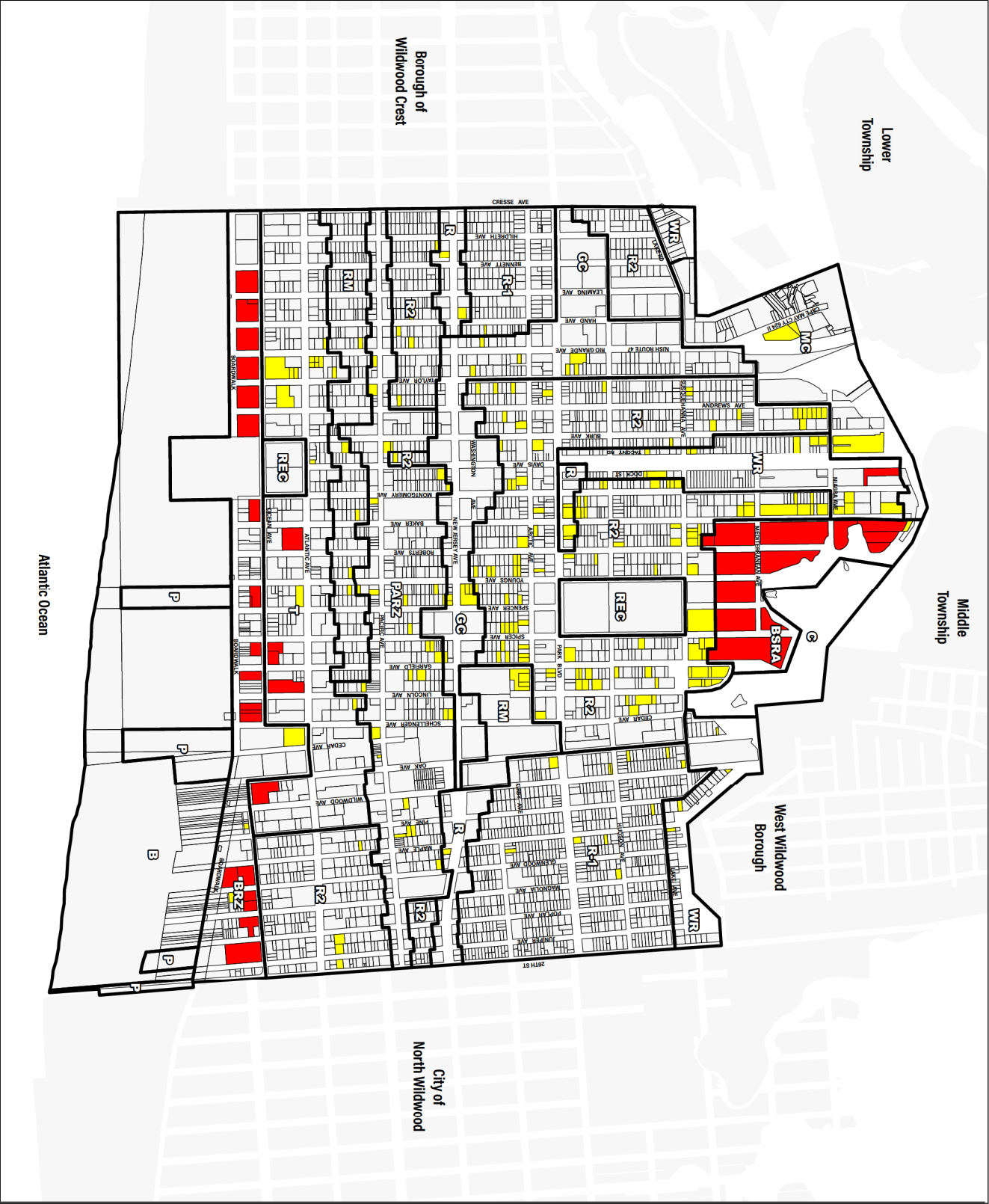
Build Out Analysis by Zone			
Zone	# of Vacant Lots or Total Land Area (Lots or SF)	Potential Nonresidential Build-Out (SF)	Potential # of Dwelling Units
R1	12	n/a	24
R2	126	n/a	126
RM	8	n/a	24
WR	15	n/a	15
GC	69,260	20,778	114
MC	37,026	11,108	60
R	43,124	12,937	70
T	256,133	76,840	423
BRZ	547,549	164,265	906
BSRA	827,640	25,000	255
PARZ	n/a	n/a	1,673
	Totals	667,164	3,690

The analysis showed a potential nonresidential buildout of 667,164 square feet and a potential development of 3,690 dwelling units. Based on the latest data from the American Community Survey which indicates 2.2 persons per dwelling, this could result in an additional 8,118 City residents, either seasonally or year-round. Adding this estimated population to the population reported in the 2020 US Census (5,157), a total of 13,275 residents are estimated at build out.

The least dense zones, the R1 and R2 Zones, are those subject to the highest incidences of flooding, and are planned to be the least developed. The areas that experience the least flooding are where the most potential development is located, including the T, BRZ, BSRA and PARZ Zones.

As indicated in the Climate Change-Related Threats to Wildwood table, the threats that are most pressing in Wildwood are related to flooding caused by extreme weather. This build out indicates, and the City's zoning reflects, that development should be focused where development and redevelopment can be designed to avoid and mitigate impacts from these threats.

Master Plan Reexamination and Land Use Plan Element



WILDWOOD LAND USE PLAN ELEMENT
& MASTER PLAN REEXAMINATION

Potential Development & Redevelopment

June 2022

Legend

- Potential Redevelopment Parcels
- Vacant Land

Residential Zoning Districts

- Low Density Residential R-1
- Moderate Density Residential R-2
- Residential Multi-Family RM
- Waterfront Residential WR

Commercial Zoning Districts

- General Commercial GC
- Tourism T
- Marine Commercial MC
- Retail R

Specialty Zoning Districts & Redevelopment Areas

- Beach B
- Boardwalk Redevelopment BRZ
- Conservation C
- Pacific Avenue Redevelopment PARZ
- Pier P
- Recreation REC
- Bayside Redevelopment BSRA



The Potential impact of Natural Hazards on Elements of the Master Plan

Land Use Plan Element: Land use plan elements describe the use of land and pattern of development that a municipality is planning for. The impact of the hazards described in this climate vulnerability assessment, which are primarily water based and focus on flooding and extreme weather, as well as extreme heat and other threats, have a powerful impact on land development in Wildwood. This Land Use Plan Element, and the zoning changes it recommends, reflect the reality of those threats and plans accordingly, concentrating development in areas where plans and policies will create opportunities for new development and redevelopment that can be designed for adaptation and mitigation.

Housing Plan Element: Pursuant to §40:55D-28b(3) of the Municipal Land Use Law, a housing plan element provides proposals for the development of new housing and the improvement of existing housing. The proposed land use plan includes recommended changes to the existing zoning in order to concentrate housing density in the areas of the City where new development can be designed to avoid and mitigate impacts by storm and tidal flooding. New affordable dwellings should be integrated within such development.

Circulation Plan Element: Pursuant to §40:55D-28b(4) of the Municipal Land Use Law, a circulation plan element indicates the location and types of facilities for all forms of transportation required to efficiently move goods and people. This land use plan element, and particularly the climate change vulnerability assessment, indicates transportation facilities at risk due to climate change and means of mitigation and adapting to those risks.

Utility Plan Element: Pursuant to §40:55D-28b(5) of the Municipal Land Use Law, a utility service plan element analyzes the demand for, and the general location of, utilities including those used for water supply, stormwater control, sewerage, waste and other related utilities. This land use plan element identifies those critical infrastructure elements that are under threat from climate change related hazards and, in conjunction with the 2021 Cape May County Hazard Mitigation Plan, identifies strategies to mitigate the vulnerability of critical infrastructure including utilities.

Community Facilities Plan Element: Pursuant to §40:55D-28b(6) of the Municipal Land Use Law, a community facilities plan element indicates the existing and proposed locations of various community facilities including educational, cultural, historic medical and other facilities and their relation to surrounding areas. This land use plan element identifies those facilities that are under threat from climate change related hazards and, in conjunction with the 2021 Cape May County Hazard Mitigation Plan, identifies strategies to mitigate the vulnerability of these facilities, as well as alternative uses for these facilities, to mitigate and adapt to future climate hazards.

Master Plan Reexamination and Land Use Plan Element

Open Space & Recreation Plan Element: Pursuant to §40:55D-28b(7) of the Municipal Land Use Law, a recreation plan element provides information regarding existing and planned recreational facilities in a municipality. Wildwood City contains several areas for recreation and amusement, all discussed within this plan, for which mitigation and adaptation strategies are provided and will be continued as improvements are made.

Conservation Plan Element: Pursuant to §40:55D-28b(8) of the Municipal Land Use Law, a conservation plan element provides for the protection of natural resources and features within a municipality. Wildwood City contains many natural features and resources, all discussed within this plan, for which mitigation and adaptation strategies are provided.

Economic Plan Element: Pursuant to §40:55D-28b(9) of the Municipal Land Use Law, an economic plan element takes into account economic development and vitality in a municipality. The economy of Wildwood is primarily based on tourism, an industry that is especially vulnerable to the climate related threats that can impact Wildwood. Strategies for mitigation and adaption to climate related threats recommended in this element are intended to set the stage for new development and redevelopment that can adapt to avoid these hazards, promoting increases in the number of new dwelling units created, including year-round residents, and, thus, expanding the market for businesses in Wildwood. Furthermore, the hazard mitigation strategies related to public infrastructure will ensure continuation of essential utilities, services and safety to promote living and vacationing within the City which protects the economic vitality of Wildwood.

Historic Preservation Plan Element: Pursuant to §40:55D-28b(10) of the Municipal Land Use Law, a historic preservation element indicates the location of historic sites and districts, their significance, as well as standards to



maintain the integrity of such sites and districts. While recommending strategies for mitigating and adapting to climate change related threats, the plan also indicates that the unique architectural and urban character of Wildwood should be respected and maintained as the City transitions to a more resilient and sustainable community.

Strategies and Design Standards That May Be Implemented to Reduce or Avoid Risks Associated with Natural Hazards

- The City should consider regulations to require green roofs for commercial, multifamily and mixed-use buildings that can slow the time of concentration during rainfall events and mitigate the impact of flash flooding. The City should refer to chapter 9.4 of the NJDEP publication NJ Stormwater BMP Manual³² for guidance regarding the implementation of green roofs.
- Land use policy should require higher building heights so that residences are elevated above the current TWL and the TWL of the future while maintaining good urban design and character.
- Land use policy should minimize density in the Back Bay area of the City and maximize density nearer the beach where there are lower incidents of flooding.



³² https://www.nj.gov/dep/stormwater/bmp_manual/NJ_SWBMP_9.4-gree-roofs.pdf

- Site and building design standards should be updated to minimize design elements on the ground that can become projectiles in extreme wind and weather events.
- As zoning ordinances are updated, they should require design elements that will help the city adapt to the impacts of climate change. Examples include white building projections that shade windows, additional trees and plantings, green roofs, and building and window orientation.
- Design standards for public projects such as roadways and other public infrastructure should require green infrastructure where feasible. Where possible, pavement should be reduced and circulation and community facilities plans should seek to integrate green infrastructure within the street infrastructure and public thoroughfare.
- The City should develop an urban canopy while acknowledging the practical difficulties of planting trees in an urban environment. Where feasible, the City should encourage the planting of native, drought tolerant tree species that can provide shade in public streetscapes that are able to survive in an urban environment.
- The City should explore utilizing community facilities as cooling centers on days with extreme heat. Cooling centers provide community members that may not have access to air conditioning a place to go that does have air conditioning on days where extreme temperatures can negatively impact the health of individuals. Furthermore, the City should broadcast to members of the community when days with high heat are likely and publicize the use of cooling centers in such ways as reaches the maximum number of vulnerable community members.
- Minimize pavement by reducing the number of permitted driveway spaces, minimizing pavement on all private development, minimizing the use of stone as ground cover and maximizing the use of grass as a ground cover. The City should encourage the use of drought resistant grasses as ground cover.

- Due to the influx of international workers during the summer time arriving on J-1 visas³³ as well as non-English speaking communities that reside in Wildwood City year round, the City should make an effort to publicize emergency evacuation information in the languages required for all permanent and temporary residents of the City.
- The City should continue to collaborate with neighboring municipalities, the County and State regarding climate change mitigation and adaptation strategies and emergency evacuation plans and efforts.

Policy Statement of Consistency with other Relevant Plans

The climate vulnerability assessment requires a policy statement of consistency with other relevant plans. For Wildwood City, those plans include the 2021 Cape May County Hazard Mitigation Plan and the 2019 Wildwood city Watershed Management Plan.

The City of Wildwood recognizes and accepts the threats and hazards identified in the 2021 Cape May County Hazard Mitigation Plan, as well as supports the solutions it indicates. The Land Use Plan Element relies on data collected in the Hazard Mitigation Plan and supports and expands upon the solutions identified in the Hazard Mitigation



³³ <https://www.courierpostonline.com/story/news/2022/04/06/j-1-students-visa-wildwood-cape-may-moreys-piers-seasonal-workers-immigration/7217510001/>

Master Plan Reexamination and Land Use Plan Element

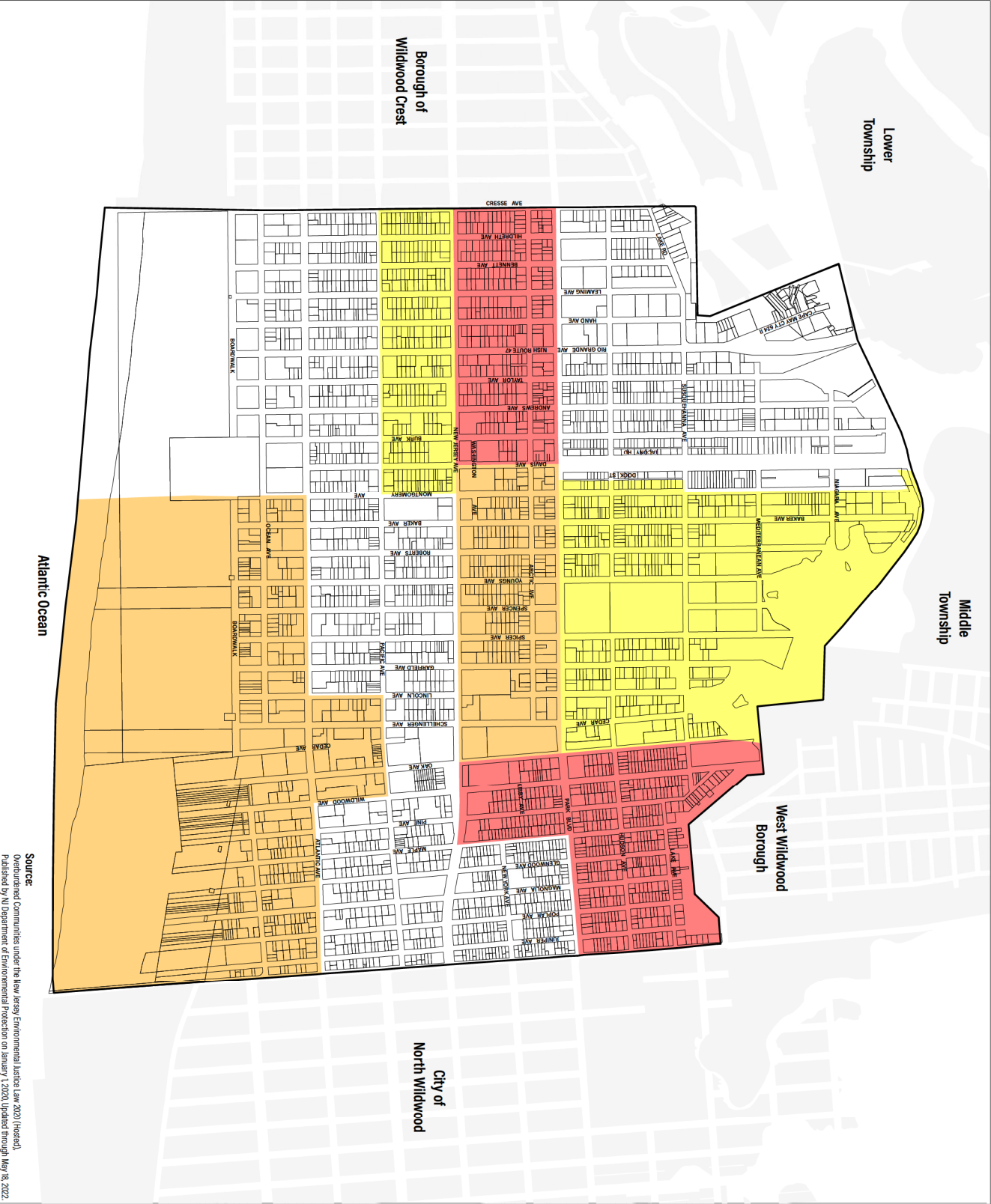
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Plan. The 2019 Wildwood City Watershed Management Plan is a tool that aids the City in planning to reduce the potential for increased flooding that results from new development. Additionally, the Watershed Management Plan provides credit towards the Community Rating System, which provides for discounts for residents that are required to have insurance under the National Flood Insurance Program. The flood mitigation aspects of the Watershed Management Plan, as well as the reduced flood insurance rate the Plan helps to achieve, are well aligned with the Land Use Plan Element in terms of climate hazard mitigation and the increased social equity achieved by more affordable flood insurance rate.



APPENDIX A

Overburdened Communities in Wildwood under the New Jersey Environmental Justice Law



WILDWOOD LAND USE PLAN ELEMENT
& MASTER PLAN REEXAMINATION

Overburdened Communities in Wildwood Under the NJ Environmental Justice Law

August 2022

APPENDIX B
ADOPTING RESOLUTION

**CITY OF WILDWOOD PLANNING/ZONING
BOARD OF ADJUSTMENT
CAPE MAY COUNTY, NEW JERSEY**

RESOLUTION NO. 2022-005

WHEREAS, pursuant to the New Jersey Municipal Land Use Law (N.J.S.A. 40: 55D-1 et seq.) Planning Boards are required to undertake a general reexamination of their municipality's Master Plan and land development ordinances, and prepare and adopt, by resolution, a report on the findings of said examination; and

WHEREAS, the Municipal Land Use Law requires that the reexamination of the Master Plan must be undertaken a minimum of every ten (10) years; and

WHEREAS, the existing Master Plan of the City of Wildwood was adopted in 1971 and periodically reexamined thereafter in 1987, 1997, 2003, and 2004; and

WHEREAS, in 2007 the City of Wildwood Planning/Zoning Board of Adjustment adopted a Comprehensive Master Plan, and same was subsequently reexamined by the Planning Board in 2017 and a reexamination report was adopted by the Board on March 5, 2018; and

WHEREAS, in light of recent development trends throughout the City, the City of Wildwood Planning/Zoning Board of Adjustment determined that a reexamination of the City's Master Plan was appropriate and it authorized the Board's Professional Planner, Michael F. Sullivan, ASLA, AICP with the Clarke Caton Hintz, to assist the Board with the reexamination of the City of Wildwood's Master Plan in accordance with the provisions of N.J.S.A. 40:55D-28 and N.J.S.A. 40:55D-89; and

WHEREAS, a Master Plan Reexamination and Land Use Plan Element was prepared by Michael F. Sullivan, ASLA, AICP, dated August 1, 2022, which outlines and identifies the City's current land development objectives and goals, updates the status of the goals and objectives outlined within the 2007 Master Plan and 2017 Master Plan Reexamination Report,

and which sets forth recommended revisions to the development regulations, zoning ordinance, and zoning map that would further the City's land development goals and address any significant changes that have occurred since the City's Master Plan was last reexamined; and

WHEREAS, a public hearing was held on October 3, 2022, regarding this reexamination report and land use element, and at said public hearing the reexamination report and the proposed amendments to the Master Plan, zoning ordinance, and zoning map were explained to the public, and the public was afforded an opportunity to comment and be heard with respect to said reexamination report and said amendments to the City's Master Plan; and

WHEREAS, the Planning Board considered the comments of the public, the oral presentation of its professionals and reviewed the reexamination report, which said report is incorporated herein and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Wildwood as follows:

1. The following findings and conclusions are made:
 - a. All statements contained in the preamble to this Resolution are hereby incorporated by reference.
 - b. The comments of Michael F. Sullivan, ASLA, AICP, were reviewed and considered by the Board. Mr. Sullivan presented and reviewed a copy of the August 1, 2022 Master Plan Reexamination and Land Use Element for the benefit of the Board and the public. Mr. Sullivan summarized the contents of the report and recommended its adoption. The comments of the Board Engineer, Anthony Chadwell, P.E., C.M.E., were also considered and he concurred with this recommendation.
 - c. A copy of the aforementioned Master Plan Reexamination Report was admitted into evidence as P-1 and made part of the record.
 - d. At the conclusion of the public hearing and after having an opportunity to review and discuss the contents of the August 1, 2022 Master Plan Reexamination and Land Use Element, and after having considered public comments, the Board unanimously voted to adopt same.

2. Accordingly, the Planning Board formally adopted the Master Plan Re-Examination and Land Use Element dated August 1, 2022 (P-1).

3. The Planning Board Secretary shall cause this notice of the adoption herein provided for to be published in the official newspaper of the municipality and to provide lawful notice to persons and bodies as may be required by law.

4. This Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be filed with the Office of the Clerk of the City of Wildwood.

MOTION TO APPROVE

MADE BY: G. Clark
SECONDED BY: P. Swetsky

ROLL CALL VOTE

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
G. Clark	X			
K. Fitzsimons				X
N. Fluharty				X
R. Gilson	X			
J. Hesley	X			
T. Kieninger	X			
S. Mikulski				X
J. Spuhler				
P. Swetsky	X			
B. Evans				X
P. Arcuri				X
C. Sicilia	X			
C. Hines				X

DATED: 10/03/2022



Todd Kieninger, Board Chairman

Kate Dunn, Board Secretary