

Master Plan Reexamination Report

City of North Wildwood

Cape May County

September 2018

Adopted XXXXXXXX

Prepared by

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Community Planning Consultants

236 Broad Street

Red Bank, NJ 07701

Master Plan Reexamination Report 2018

City of North Wildwood
Cape May County, New Jersey

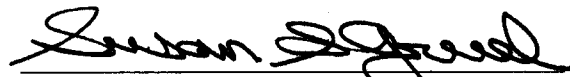
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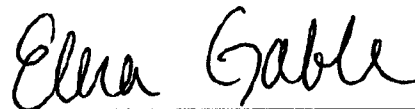
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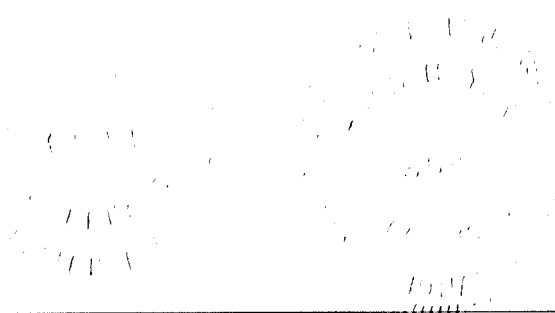
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Introduction

This report constitutes a Master Plan Reexamination Report for the City of North Wildwood as defined by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for updates and revisions. The Municipal Land Use Law (MLUL) requires that this review be conducted at least every 10 years and requires it be conducted by the Planning Board.

The City of North Wildwood adopted its last Comprehensive Master Plan in 2010 which included Goals and Objectives, Land Use, Housing, Circulation, Utility Service, Community Facilities, Open Space and Recreation, Conservation, Economic, Historic Preservation, and Recycling Plan Elements. The original Master Plan was adopted in 1979 with subsequent Master Plan Reexaminations adopted in 1987, 1997, and 2003. The City's Zone Plan was adopted in 1979 and an updated Land Development Ordinance was adopted in 1987. The City's Land Development Ordinance and zoning map was significantly revised in 2012.

This report has been prepared in order to satisfy the review requirement of NJSA 40:55D-89. Section A of this report identifies the goals and objectives which were established in the 2010 Master Plan. Sections B and C describe changes that have occurred in the City, County and State since the adoption of the last Plan. Finally, Sections D and E discuss recommended actions to be addressed by the City in the future.

Periodic Reexamination

New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) requires the Reexamination Report to contain the following:

- 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 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, and
- 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 seq.) 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.

Section A

The Major Problems and Objectives Relating to Land Development in the City at the Time of the Adoption of the Last Reexamination Report

The following include the major policies and objectives related to land development in the City as detailed in the last Master Plan in 2010:

General Policies

- *Policy:* North Wildwood’s Planners affirm their commitment to these purposes and adopt the same as general guidelines for this Comprehensive Master Plan Update, the Land Development Ordinance and the policies and practices for all appropriate municipal agencies in the administration of their duties and responsibilities. Specifically:
 1. Encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
 2. Secure safety from fire, flood, panic and other natural and man-made disasters;
 3. Provide adequate light, air and open space;
 4. Ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
 5. Promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
 6. Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;

7. Provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
8. Encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
9. Promote a desirable visual environment through creative development techniques and good civic design and arrangement;
10. Promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
11. Encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
12. Encourage senior citizen community housing construction;
13. Encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
14. Promote utilization of renewable energy resources; and
15. Promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to

incorporate the State Recycling Plan goals and to complement municipal recycling programs.

- *Policy:* North Wildwood’s Planners recognize these constituencies, as well as the seasonal fluctuation in population and economic activity caused by these constituencies, in the recommendations embodied in this Comprehensive Master Plan Update.
- *Policy:* North Wildwood’s Planners affirm to use all of the tools and programs at their disposal to address the needs of its multiple constituencies and cohort populations, and to make the City an exceptional place to live, work and vacation.
- *Policy:* Establish policies and support services which provide, to the maximum extent practicable, a mutually-sustainable, safe and secure environment for the City’s permanent population on a year-round basis.
- *Policy:* Wildwood Policymakers must continually prepare for extreme conditions caused by severe weather events, including wind, flooding and storm surge.

Land Use Policy

- *Policy:* North Wildwood’s Planners recognize the need to manage the City’s growth while protecting against the potential negative impacts of growth.
- *Policy:* North Wildwood’s Planners affirm to use all of the tools and programs at their disposal to ensure that growth in the City is comprehensively planned and managed in as orderly a fashion as possible.
- *Policy:* Review and update municipal policies, regulations and practices on an ongoing basis to ensure that City Policymakers and Planners are working with the most up-to-date information.
- *Policy:* Insure that any future modifications to existing development regulations are reviewed against the entirety of

the Land Development Ordinance to ensure holistic consistency with 1) that Ordinance and 2) the long-range planning goals of this Comprehensive Master Plan Update.

- *Policy:* Revise the City’s Zoning Districts and regulations to reflect existing development patterns and land uses.
- *Policy:* Review and update municipal policies and regulations to ensure that the City, on a municipal level, is doing what it can to support the Convention Center.
- *Policy:* Provide a development (regulatory) climate which will result in a range of modern lodging accommodations with high-concept public spaces, themed and non-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.
- *Policy:* While growth in North Wildwood ~ and commercial growth in particular ~ is encouraged, the ability to manage growth, in scale and type, is critical to protect and maintain North Wildwood’s historic, family-oriented tourism economy.
- *Policy:* Establish within the Land Use Plan and Land Development Ordinance appropriate locations and standards for Vertical Development.
- *Policy:* Establish within the Land Development Ordinance appropriate regulations to ensure that such redevelopment does not create undue density or other negative consequences.
- *Policy:* North Wildwood Policymaker’s shall continue to work with State Agencies regarding relaxation of the regulatory environment designed to achieve a balance between environmental protection and economic redevelopment, including Vertical Redevelopment.
- *Policy:* Revise the City’s Land Use Plan and Land Development Ordinance in order to regulate development patterns based on the following:

- (1) Reinforce the integrity of the City's existing residential neighborhoods;
 - (2) Encourage commercial development, including Vertical Redevelopment designed to increase the City's resort hotel room base and demarcated areas for specialized entertainment- and attractions-type uses;
 - (3) Eliminate potential conflicts created by incompatible uses permitted in the various zoning districts;
 - (4) Discourage inappropriate and incompatible land uses by creating a clearer differentiation among and between the City's various residential and commercial zoning districts;
 - (5) Revise the City's Land Use Plan to better reflect current development patterns;
 - (6) Respect and protect the City's physical (natural) environment; and
 - (7) Make appropriate use of the City's natural resources, including, where appropriate, encouraging the expansion of the City's water-dependent and water-oriented land uses along the bayside waterways.
- *Policy:* To the extent appropriate and permissible by law, utilize the City's Land Use Plan (Zoning) and Land Development Ordinance (Building Controls) to control the demonstrated imbalance between private economic return (individual welfare) and the overall welfare of the community.
 - *Policy:* Maximize the use of these designations in order to support growth and redevelopment, including Vertical Redevelopment 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.
 - *Policy:* Support economic activity and programmatic elements designed to make appropriate use of the City's resources.
 - *Policy:* Employ the *Local Redevelopment and Housing Law* where applicable to achieve these and other municipal objectives.
 - *Policy:* 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 CZM Rules to take advantage of North Wildwood's assets and designations while appropriately protecting the natural environment.
 - *Policy:* Within the context of the foregoing, incorporate appropriate CAFRA / CZM design guidelines into the City's Land Development Ordinance.
 - *Policy:* 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.
 - *Policy:* Formally adopt the Design Guidelines for the Wildwood's Boardwalk as a policy guide for developers and applicants for Land Use approvals.
 - *Policy:* Utilize the leverage inherent in the approval process, including requests for variance relief, to ensure a desirable visual environment.
 - *Policy:* Employ a strict approach to variance requests that faithfully adheres to the statutory standards required for 'd' and 'c' variance relief and appropriate case law on the subject.
 - *Policy:* Consistent with such recommendations and the aforementioned Design Guidelines for the Wildwood's

Boardwalk, create and adopt new signage regulations designed to permit the type and scope of signage appropriate to a Destination Resort. Specifically, such regulations should permit larger signage as Conditional Uses for the Boardwalk and Amusement Piers, provided that such signage conforms to Conditional Use Standards focusing on the aesthetics of the signs' design.

Within this context, it is recommended that Conditional Use Standards require:

- (1) All signs be professionally designed and constructed and that homemade- type plywood, coroplast or cardboard signs or home-computer generated-type signs be expressly prohibited;
- (2) No vacant signs or sign boxes be permitted. Where vacancies occur, corresponding signage should be immediately replaced with building identification or other appropriate signage. Similarly, any sign which falls into a state of disrepair should immediately be repaired or replaced;
- (3) At the Boardwalk-level (and street-level, where appropriate), sand-blasted or sculptural wood-type signage, illuminated by direct down lighting, be encouraged. Internally-illuminated, rectangular sign boxes with plexiglass sign faces should be discouraged;
- (4) Attention-getting color and animation, providing motion, change and surprise, and the use of dramatic corporate icons and outdoor theatrical lighting be encouraged.
- (5) Sign lighting should be appropriate for the type and style of sign proposed. Regulations should permit LED, neon or another similar-type illumination. Similarly, the use of neon lighting or similar material to create sculptural logo or iconographic images is encouraged.

- *Policy:* It is therefore recommended that such uses, buildings or structures as set forth above be considered Principal Permitted Uses in the Zoning District in which they are located as if specifically included in the Schedule of Permitted Principal Uses for each such Zone, provided that it can be demonstrated that such uses, buildings and structures were lawfully pre-existing at the time of the adoption of the regulations implementing the pertinent recommendations of this Comprehensive Master Plan Update. It is further recommended that such status be continued until such time as such uses, buildings or structures are replaced by an otherwise conforming use, building or structure, whereupon the non-conforming condition shall be considered abandoned.

Housing Policy

- *Policy:* Strengthen the City's inspections and code enforcement efforts.
- *Policy:* Adopt a deconversion Ordinance as part of the City's code enforcement efforts in order to ensure 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.
- *Policy:* Maintain the adopted Land Use Plan and Land Development Ordinance, as may be modified by the recommendations contained herein, as a rational plan to regulate development patterns and reinforce the integrity of the City's residential neighborhoods and commercial districts.
- *Policy:* 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.
- *Policy:* Maintain the City's efforts to protect its R-1 and R-2 Zoning Districts against undue density. Toward this end, review regulations permitting Apartments, as currently

defined and interpreted, in the more single-family oriented Zones and eliminate as appropriate.

- *Policy:* Similarly, review existing density and regulations permitting apartments elsewhere in the City and eliminate as appropriate.
- *Policy:* Reinforce the human scale, diversity of residential opportunity (housing types), variety of experience, coastal town image and balance of uses that are the essence of the City of North Wildwood.
- *Policy:* Develop alternatives to traditional developments in providing affordable housing in order to provide the City's regional fair share of affordable housing for low, moderate & middle-income households, including housing for the handicapped and elderly.
- *Policy:* Promote, preserve and enhance City's unique community life and housing stock.
- *Policy:* Provide for the present and future housing needs of the City while retaining the community's coastal, tourist-town quality and diversity of life.
- *Policy:* Ensure that new housing does not negatively impact the natural or man-made environment or place an undue burden on existing infrastructure.

Circulation Policy

- *Policy:* 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, Olde New Jersey Dining & Entertainment District, beach and Boardwalk, City Hall, Fire Stations, etc.).
- *Policy:* 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.

- *Policy:* Coordinate with State, County and Task Force efforts to enhance evacuation capabilities.
- *Policy:* Evaluate the "storm-proofing" of any Vertical Development and the philosophy of "sheltering in place", depending on the degree of predicted storm intensities as a means to mitigating mass evacuation.
- *Policy:* 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.
- *Policy:* Utilize the Tram-car service or institute an off-Boardwalk shuttle service to alleviate reliance on the private automobile. Create off-Boardwalk routes as a means of Island-wide mass transit.
- *Policy:* Evaluate the feasibility for discounted Tram-car / shuttle rates for City residents, Boardwalk employees, visitors and other targeted groups to encourage ridership.
- *Policy:* Evaluate the need for a Boardwalk reconstruction project similar to that required in the City of Wildwood.
- *Policy:* Develop a comprehensive strategy to address parking issues in North Wildwood, specifically as relates to the City's tourist-oriented districts.
- *Policy:* Continue to utilize governmentally-owned land in strategic sections of the City for surface parking lots. Explore the feasibility of developing one (1) or more structured parking garages on these lands.
- *Policy:* Expand the existing Tram-car service, or institute a parallel service, to alleviate reliance on the automobile by tourists and conventioners. Utilize the existing system to

create off-Boardwalk routes from the centralized parking areas referenced above to specific points of interest or economic generators.

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

Explore a joint arrangement with the City of Wildwood when (if) this municipality establishes such an entity.

- *Policy:* In order to fund the centralized parking structure referenced above, 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.

Utilities & Infrastructure Policy

- *Policy:* Continue the policy of upgrading the City's subsurface utilities in conjunction with municipal road reconstruction projects.
- *Policy:* 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.
- *Policy:* 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 Agencies 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.

- *Policy:* 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.
- *Policy:* Work with private utility providers and the Wildwood Water Utility to ensure 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 drinking water and fire protection throughout the City (domestic upgrades for individual Vertical development will be the responsibility of the individual developers).
- *Policy:* Work with the Wildwoods Water Utility to explore the feasibility of undertaking a Water Distribution System Evaluation & Master Plan to guide potable water and fire protection improvements over the next several years.
- *Policy:* Explore the feasibility of undertaking a Sanitary Sewer System Evaluation & Master Plan to guide sanitary sewer improvements over the next several years.
- *Policy:* Evaluate upgrades to the City's storm drainage system(s) 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.
- *Policy:* In conjunction with recommendations contained in the Land Use Plan Element (section 6.0 herein), modify the City's Storm Sewer Ordinance as appropriate to accommodate for future Vertical Development.
- *Policy:* Work with Cape May County for any future stormwater drainage system upgrades for New Jersey Avenue, the only County road within the City, which utilizes a separate and outfalls from the City's stormwater infrastructure.

Community Facilities, Open Space & Recreation Policy

- *Policy:* Investigate use of the beach for additional active and passive recreation activities.
- *Policy:* Utilize recreation as a tool for preserving open spaces.
- *Policy:* Ensure that open space- and recreation-related decision-making clearly reflect the community's philosophy of open space stewardship.
- *Policy:* Ensure that all municipal open space and recreational opportunities are accessible for all citizens by abiding by the requirements of the Americans with Disabilities Act (ADA).
- *Policy:* Analyze the adequacy of the City's current open space and recreation system against the present and projected public recreational goals for open space established by the City. Balance these needs against the fiscal reality of the municipal budgetary process. Determination need for additional lands and facilities as well as the need for rehabilitated facilities, necessary to meet the current and future needs of the community and to protect open space resources valued by the community.
- *Policy:* Update the City's "identified needs" formula to reflect current conditions.
- *Policy:* Maximize use of the City's natural resources to augment its man-made recreation facilities.
- *Policy:* Work with the Board of Education to address physical plant issues facing the school system, including, but not limited to, the need for new school building(s), renovations to existing buildings and the need for new / rehabilitated recreational facilities. Identify appropriate locations for same.
- *Policy:* Update the City's Open Space and Recreation Inventory to reflect current conditions.

- *Policy:* Ensure that all open spaces that the City wishes to protect are included on the City's Open Space and Recreation Inventory.
- *Policy:* Create a new (ROSE) Recreation, Open Space & Education zoning classification for these valuable recourses.

Conservation Policy

- *Policy:* Respect and protect the City's physical (natural) environment.
- *Policy:* Support the revisions to the City's Land Use Plan and Land Development Ordinance recommended under this Comprehensive Master Plan Update, which are designed to support 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.
- *Policy:* Use all of the tools and programs at the City's disposal to ensure that growth in the City is comprehensively planned and managed in as orderly a fashion as possible.
- *Policy:* Manage the City's growth while protecting against the potential negative impacts of growth.
- *Policy:* Make appropriate use of the City's natural resources.
- *Policy:* Where appropriate, encourage the expansion of the City's water- dependent and water-oriented land uses along the bayside waterways.
- *Policy:* Recognizing the fully-developed nature of the City, the special nature of the Wildwoods 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

- “Wildwoods Rule” in order to tailor the Coastal Zone Management Rules to take advantage of the Wildwoods’ assets and designations while appropriately protecting the natural environment.
- *Policy:* Support economic activity and programmatic elements designed to make appropriate use of the City’s environmental resources.
 - *Policy:* The focus of Policies A. and B. herein should be a relaxation of the regulatory environment in order to achieve a balance between economic redevelopment, including Vertical Redevelopment, and the protection of the City’s precious environmental resources.
 - *Policy:* Maximize the use of “Green power” and energy efficiency for all mechanical building systems for new developments in the City.
 - *Policy:* Maximize the use of environmentally-friendly, LEED building systems and technologies in all Projects.
 - *Policy:* Within the context of the foregoing, ensure that any “green” infrastructure is well designed so as not to produce a dangerous situation or unattractive visual environment.
 - *Policy:* 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.
 - *Policy:* As part of the Centralized Parking Plan detailed under the Circulation Plan Element herein, institute a shuttle (mass transit) system to reduce VMTs.
 - *Policy:* Repair the newly installed dune system (which was partially destroyed during the nor’easter storm of November 2009) and maintain the system to protect the City’s Amusement Piers and Boardwalk.

- *Policy:* Continue to monitor the condition of the beaches and take whatever remediation actions are required to fulfill the Policy above.
- *Policy:* Undertake an analysis of the effects of the movement of sand and initiate corrective projects.
- *Policy:* Evaluate the effects of the Beach projects and the natural flow of sand on the Hereford Inlet and the southern bays. If there is a general flow of sand to these locations, explore the feasibility of recapturing and using these sands.
- *Policy:* Establish and maintain a working relationship with Federal and State officials to ensure that these needs are recognized and addressed.

Economic Development Policy

- *Policy:* Support the development of a physical environment and programmatic elements designed to foster and enhance the North Wildwood visitors’ experience, including elements designed to make appropriate use of the City’s environmental resources.
- *Policy:* 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.
- *Policy:* Support the modernization of the City’s tourist infrastructure to compete with other, more modern, destination resorts.
- *Policy:* 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.
- *Policy:* 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.

- *Policy:* Institute a plan for centralized public parking structures and public transit (shuttle) services outlined in the Circulation Plan Element (section 8.0) of this Comprehensive Master Plan Update.
- *Policy:* Institute the recommendations contained in this Comprehensive Master Plan Update to transform the City from a seasonal resort to a year- round vacation destination.
- *Policy:* 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.
- *Policy:* 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 four-month economy to one which attracts visitors year-round.
- *Policy:* The above 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.
- *Policy:* Utilize all the tools and powers available to the City through the *Local Redevelopment and Housing Law*, Urban Enterprise Zone and other pro- development programs to support economic development.
- *Policy:* Utilize the Seaport Pier / Block 291 Redevelopment Project (section 6.6 herein) to develop a new customer-base in North Wildwood and to provide a market for amenities not currently existing in the City.
- *Policy:* Investigate the feasibility of consolidating municipal functions to centralized facilities, thereby providing for a more efficient arrangement of functions and freeing existing City-owned land for more productive use. Investigate grant funding from County, State or other sources to study potential centralization.
- *Policy:* Investigate the feasibility of outsourcing certain municipal operations.

This may include entering into joint cooperation agreements with adjacent municipalities for shared municipal services as a means of reducing municipal costs. Investigate grant funding from the County or the State for studies related to this Policy.
- *Policy:* Ensure that any such consolidation or outsourcing results in increased efficiency and effectiveness for the City. Efforts resulting in financial benefit (cost savings) while negatively impacting operations is not recommended.
- *Policy:* Continue supporting the Convention Center as a catalyst to transform the City's seasonal economy in order to create year-round jobs.
- *Policy:* 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.
- *Policy:* Strengthen and enforce the City's property maintenance codes.
- *Policy:* Employ unique design elements, including, but not limited to, the Doo- Wop / Jetsonian theme for street signage and other public elements where appropriate.
- *Policy:* Review and consider adoption and maximizing the use of the Design Guidelines for the Wildwoods Boardwalk (section 13.7.4 B. & Exhibit 8 herein) as a policy tool to "encourage" and "discourage" architectural design

elements for Boardwalk development; including design elements for iconic signage.

- *Policy:* North Wildwood’s Planners reaffirm their commitment to the goals and objectives and program initiatives of the WWUEZ, including, but not limited to:
 - the creation of jobs targeting the full spectrum of skill-levels; thereby providing the widest possible employment base for City residents; and
 - the creation of business opportunities in order to provide for the expansion of existing City businesses as well as to attract new businesses to North Wildwood.
- *Policy:* Maximize commercially-zoned lands within the City to take full advantage of Urban Enterprise Zone assistance for economic redevelopment projects as appropriate; thereby increasing the resources available to the Urban Enterprise Zone for other economic development initiatives.
- *Policy:* Coordinate with the Wildwood Urban Enterprise Zone’s Board of Trustees to ensure that the Zone-adopted Wildwood’s Strategic Economic Plan is consistent with the concepts adopted under this Comprehensive Master Plan Update.
- *Policy:* Support the policies and programs of the Wildwood’s Boardwalk Special Improvement District (“BSID”) in its ongoing efforts to improve the economic conditions on the Boardwalk.
- *Policy:* Explore the feasibility of creating additional Special/Business Improvement Districts as conditions warrant.
- *Policy:* Where appropriate, utilize zoning, tax abatement and other financial and non-financial incentives and programs to achieve the City’s economic development policies.

Recycling Policy

- *Policy:* Encourage greater overall recycling efficiency and promote greater resident, business and tourist participation in recycling.
- *Policy:* Undertake efforts to achieve the State’s goals of 50% reduction of Municipal Solid Waste and 60% reduction of all solid waste through source separation and recycling by residential, commercial and institutional uses.

Historic Preservation Policy

- *Policy:* Establish policies designed to protect the City’s traditional and non- traditional historic architecture.
- *Policy:* Strengthen the City’s code enforcement efforts to protect and preserve existing historic architecture (as well as all buildings in the City).
- *Policy:* 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 commercial and residential sections of the City.
- *Policy:* Support the Wildwoods’ Doo-Wop Preservation League in its goal to protect and preserve existing historic architecture where possible and practical. Review and, where necessary, update the roles of related entities to better support the City’s Planning Board and Zoning Board of Adjustment in their development approval processes.
- *Policy:* 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.

- *Policy:* Discourage unremarkable and undifferentiated (“box-like”, cookie-cutter) architecture which has become so prevalent in the City.
- *Policy:* Discourage the use of Exterior Insulation Finish Systems (EIFS), smooth-faced concrete block (CMU), stucco or stucco-like products (Dryvit or similar), barnboard (T-111) and pre-fabricated steel panels unless such materials are appropriately treated to provide architectural interest.
- *Policy:* Employ unique design elements, including, but not limited to the Doo-Wop / Jetsonian theme, for street signage and other public elements where appropriate.
- *Policy:* Adopt and maximizing the use of the Design Guidelines for the Wildwoods Boardwalk, which has its basis in the classic design elements which made the Boardwalk an historical icon, as a policy tool to “encourage” and “discourage” architectural elements for the renovation of existing facades and for new development on the Boardwalk.

Municipal Vision Statement

The following Vision Statement for the City of North Wildwood was included in the 2010 Comprehensive Master Plan Update and articulates the desires of the community regarding the future direction of the municipality, based on the community’s goals, objectives and overall values at the time the Plan was adopted:

This Vision Statement desires to balance the changing demands of the tourist economy with the need to maintain the City of North Wildwood as a premier shore resort destination as well as a year-round community.

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 North Wildwood:

- A. Supports the development of physical and programmatic elements designed to foster and enhance the Wildwoods’ 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 this Vision, North Wildwood seeks to partner with the appropriate State officials in order to implement the State Plan, which designates the Wildwoods 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 North Wildwood’s economic renaissance while protecting its neighborhoods and natural resources.

Section B

The extent to which such problems and objectives have been reduced or have increased subsequent to such date

Many of the policies noted in City's 2010 Comprehensive Master Plan Update remain valid, whereas others need to be revised to reflect the City's current problems and objectives.

General Policies

The General Policies outlined in the 2010 Comprehensive Master Plan focused on the purpose of the Municipal Land Use Law and the seasonal population fluctuation between the summer/tourism season and the winter/off-season pertaining to population cohorts, sustainability, economic activities, and severe weather events. These general policies are still relevant.

Land Use Policy

Since the City adopted the 2010 Master Plan, a significant revision was made to the City's Land Development Ordinance, particularly in the creation of new zoning districts and changes to existing zones. Zones that were created include the following zoning districts:

- BC Bayside Conservation (former Conservation District)
- IC Inlet Conservation (former Conservation District)
- OC Oceanside Conservation (former Conservation District)
- ROSE Recreation, Open Space, and Education
- R-1.5 Single-Family Residential (former parts of the R-2 Single Family Residential 2)
- GA Garden Apartment (former APT/TH-1 Apartment Townhouse Residential)
- RR-1 Resort Residential (former Resort Residential Planned Community)
- RR-2 Resort Residential

- TH Townhouse Residential (former APT/TH-3 Apartment Townhouse Residential)
- CBD Central Business District (formerly parts of the R-2 and GB General Business)
- OS Oceanside (former parts of R-1/OB-2 Zones)
- D&E Dining and Entertainment (former OB-1 Oceanside Business)
- MC Motel Commercial (former OB-2 Oceanside Business)
- RH Resort Hotel (former parts of R-1/OB-2 Residential/Oceanside Business)
- SPRA Seaport Pier Redevelopment Area (former B Boardwalk)

The HLH Hereford Lighthouse District and PCD Planned Commercial Development District were repealed.

The City also amended the height regulations by increasing the height from 35 feet to 36 feet.

Additionally, the City permits "high rises"/vertical development in the Resort Hotel Zoning District. The Motel/ Commercial Zoning district also permits vertical development but has more limitations on the height of buildings.

The Design Guidelines for the Wildwoods Boardwalk were formally adopted for the RH Resort Hotel District (§276-25(G)(3)(f)).

Certain regulations regarding signage were changed. Signs are permitted to animate and flash and illusionary signs are permitted on the Boardwalk in the Resort Hotel and Pier Districts.

Code Enforcement

The City of North Wildwood abolished the joint construction office utilized by the Wildwoods and set-up its own Construction office to strengthen the City's building inspections and code enforcement efforts in January 2010.

Circulation

The City continues to encourage bike riding and is working to construct a multi-million-dollar bike path along the beach. The City previously dedicated a bikes-only lane along Surf Avenue between 1st Ave and 26th Ave. The City is also working on a Jitney Program to assist with alleviating traffic congestion, most notable in the summer months.

In July 2013, the Greater Wildwoods Tourism and Development Improvement Authority (GWTIDA) sponsored the "Draft Wildwoods Transportation Improvement Study". This Study proposes improvements to various road infrastructure within the City.

The City established an "in-lieu of" parking fee ordinance for the CBD District (§276-35(F)(2)). This ordinance permits special standards to help developers meet their on-street parking requirement by either including 50% of the on-street parking spaces towards the non-residential component of a project's parking requirement and/or by satisfying up to two spaces of nonresidential parking by contributing to the municipal parking capital improvement fund. Due to the option of including on-street parking spaces towards the off-street requirement, the parking fees are not utilized.

The City secured a grant from NJDOT to partially fund streetscape improvements along Olde New Jersey Avenue, with emphasis on gateway entrances and improvements to the municipal parking lot on Spruce and Olde New Jersey Avenues.

Utilities & Infrastructure

The City has upgraded its sewer infrastructure. South Jersey Gas has also extensively upgraded its infrastructure and utilities within the City. In addition, a number of roads, sewer service lines, and storm water lines have been replaced "simultaneously".

West Pine Avenue received simultaneous improvements to the sanitary sewer, storm sewer drainage, and water utilities during roadway reconstruction. This task took place between February 2015 through May 2015.

In addition to West Pine Avenue, a number of streets within the City received sanitary and storm sewer replacement, water utility improvements, drainage improvements, and roadway reconstruction. The existing beach bike paths and concrete paths were also improved and constructed. Disturbed areas during the construction were restored. The limits of this construction included Surf Avenue between 1st and 11th Avenues, Ocean Avenue between 2nd and 18th Avenues, and the Beach Bike Path between 5th and 15th Avenues. The project was funded under a NJDEP/NJEIT program.

The 2nd Avenue street end bulkhead was replaced in 2015. Additional bulkheads replaced and/or repaired include the bay front bulkhead on Maryland Avenue off of SW 18th Avenue, front bulkhead at 18th and Delaware Avenues, bulkhead on JFK Beach Drive between 3rd and 4th Avenues, and the bulkhead at JFK Beach Drive between 2nd and 3rd Avenues and the Gazebo Landing Area.

Community Facilities, Open Space & Recreation

As recommended in the 2010 Master Plan, the City created the "ROSE" zoning district, which represents the Recreation, Open Space and Educational properties within the City.

The City also purchased the Bill Henfey Park and developed the site with playground equipment, a baseball field and associated fieldhouse, and a bathroom facility, as recommended in the 2010 Master Plan. The park opened in May 2015.

Allen Park also received an extensive makeover. The hockey and basketball courts were reconstructed and the surrounding fence was improved. The project was completed in 2015.

The City of North Wildwood worked with the City of Wildwood to take sand from the City of Wildwood's outfall pipes to use as replenishment on North Wildwood's beaches from 2nd to 7th Avenues. This "shared service" benefits both Cities. The City of Wildwood gets the outfall pipes clean while the City of North Wildwood receives sand for beach maintenance.

The Boat Ramp in the City received new concrete planters, a dog waste bag station, and kayak storage stations.

The City has continued to improve a number of beach access locations to become ADA compliant. ADA accessible beach locations include 16th, 17th, 18th, 19th, 20th, 23rd, and 24th Avenues. The Beach Bike Path in the vicinity of 15th and 17th Avenues was also replaced.

Conservation

The City amended its zoning ordinance in 2012 to provide additional zones for conservation which included the BC Bayside Conservation, IC Inlet Conservation, OC Oceanside Conservation, and ROSE Recreation, Open Space, and Education districts.

The City adopted the Community Forestry Management Plan (2016) and Public Lands Vegetation Management Plan (2016). The City's public lands and natural areas are a critical natural resource which range from the beaches, which provides habitats for local plants and wildlife and serve as protective buffers for dissipating coastal storm energy, to providing green space and recreational opportunities in a developed setting.

The Community Forestry Management Plan was prepared utilizing a Green Communities Grant. The mission of the Community Forestry Management Plan "is to protect, enhance, and sustain productive community shade tree and forest resources that will improve the quality of life for residents, visitors and wildlife that inhabit and/or visit this unique resort community." The Plan further includes goals and objectives, community overview, administration details, baseline inventory of street trees and forest-related resources, and plan implementation.

The Public Lands Vegetation Management Plan works in conjunction with the Community Forestry Management Plan. Vegetation management consists of monitoring, evaluating, maintaining, enhancing, planting, and controlling plant species where appropriate. The Plan contains goals and objectives, priority areas, management standards and an implementation plan.

Economic Development

The Greater Wildwood Tourism and Development Improvement Authority acts as the collective "5-Mile Island" destination management organization overseeing the integrated process of product development, research and planning, marketing, advertising, promotions, and public relations. The City continues to support the GWTDIA through financial contributions assessed for all commercial or tourism items across the Island. Chapter 270-1 et seq. in the City's code, entitled "Tourism Improvement and Development District", adopted in 1993 and amended in 2004, continues to show the City's support for the Convention Center and the GWTDIA.

The City also continues to support the Convention Center by hosting street festivals and other tourist events which the GWTDIA promotes under the collective umbrella of the "5-Mile Island".

As mentioned previously, the City amended its zoning ordinance to permit high rises in the Resort Hotel District, which may create "modern hotels" with amenities customary to supporting the needs of the Convention Center.

Since the 2010 Master Plan, the City and the Boardwalk Special Improvement District have been able to mutually benefit one another. The Boardwalk Improvement District, Greater Wildwood Tourism and Development Improvement Authority, and the Urban Enterprise Zone (UEZ) districts are in effect and proving beneficial. Commercial properties are continuing to take advantage of the UEZ program.

The City continues to have shared service agreements with the surrounding communities, including Municipal Court Administration and Tax Assessor functions.

Recycling

Since the 2010 Master Plan, the City has undertaken extensive outreach programs to encourage recycling across the City. These programs have proven to be successful based upon the amount of recycling materials sent through the County recycling system.

Section C

The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised

Since the adoption of the City’s 2010 Comprehensive Master Plan Update, there have been changes in the assumptions, policies, and objectives. These include demographic characteristics, housing conditions, employment, affordable housing, and regional plans.

Demographic Characteristics

Since the 2010 North Wildwood Master Plan Update, the 2010 Census was conducted, and its data released. As a result, the demographics that inform the City’s Master Plan have shifted and should be reevaluated for changes variations since the 2000 Census. Below are a series of characteristics that impact policies and assumptions.

The population trends experienced in North Wildwood, Cape May County, and the State of New Jersey from 1930 through 2010 are shown below as well as the 2016 population estimate from the U.S. Census Bureau American Community Survey. There were 4,041 residents in North Wildwood in 2010, which was a decrease of 894 people, or 18.1 percent, from 2000. The 2016 population estimate shows a slight decrease of 98 persons.

North Wildwood experienced steady growth between 1950 and the 1990s with its largest and most significant increase in population occurring during the 1970s when population increased by 20.4 percent. The City began seeing its population decline in 2000, a trend that continues through 2016. Cape May County and the State have also experience relatively steady growth. The County similarly experienced its largest growth during the 1970s, whereas the State’s largest growth period occurred during the 1960s. Just as with North Wildwood, Cape May County began seeing population declines in 2010.

Population Trends									
Year	North Wildwood			Cape May County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	2,049	-	-	29,486	-	-	4,041,334	-	-
1940	1,921	-128	-6.2%	28,919	-567	-1.9%	4,160,165	118,831	2.9%
1950	3,158	1,237	64.4%	37,131	8,212	28.4%	4,835,329	675,164	16.2%
1960	3,598	440	13.9%	48,555	11,424	30.8%	6,066,782	1,231,453	25.5%
1970	3,914	316	8.8%	59,554	10,999	22.7%	7,171,112	1,104,330	18.2%
1980	4,714	800	20.4%	82,266	22,712	38.1%	7,365,011	193,899	2.7%
1990	5,017	303	6.4%	95,089	12,823	15.6%	7,730,188	365,177	5.0%
2000	4,935	-82	-1.6%	102,326	7,237	7.6%	8,414,350	684,162	8.9%
2010	4,041	-894	-18.1%	97,265	-5,061	-4.9%	8,791,894	377,544	4.5%
2016 Estimate	3,946	-98	-2.4%	95,404	-1,861	-1.9%	8,915,456	123,562	1.4%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

The median age of the residents in North Wildwood in 2010 was 54.9 years. Analysis of age group characteristics provides insight into the actual changes in population. This comparison is helpful in determining impacts these changes have on housing needs, community facilities and services for the municipality. As detailed in the table below, the entire composition of North Wildwood experienced notable shifts since 2000. Every age group, with the exception of the 55-64 and 65 and over cohorts experienced declines. The most significant decrease was in the 35 to 44 age cohort, which saw a decrease of 47.1 percent. The 5 to 14 age cohort also decreased significantly by approximately 44 percent. The largest age cohort in North Wildwood in 2010 was the 65 and over cohort, which comprised 29.7 percent of the population.

Population	2000		2010		Change, 2000 to 2010	
	Number	Percent	Number	Percent	Number	Percent
Total population	4,935	100.0%	4,041	100.0%	-894	-18.1%
Under 5 years	195	4.0%	159	3.9%	-36	-18.5%
5 to 14	495	10.0%	276	6.8%	-219	-44.2%
15 to 24	453	9.2%	336	8.3%	-117	-25.8%
25 to 34	511	10.4%	358	8.9%	-153	-29.9%
35 to 44	656	13.3%	347	8.6%	-309	-47.1%
45 to 54	721	14.6%	554	13.7%	-167	-23.2%
55 to 64	736	14.9%	775	19.2%	39	5.3%
65 and over	1,171	23.7%	1,202	29.7%	31	2.6%

Source: 2010 Census

765 units (37.4%) were renter-occupied.

Housing Characteristics

North Wildwood’s housing stock consists of primarily older structures. In 2010, North Wildwood had a total of 2,047 occupied housing units. A majority of these units (1,282 or 62.6%) were owner-occupied while

	2000		2010		Change, 2000 to 2010	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	7,411	100.0%	8,840	100.0%	1,429	19.3%
Occupied Housing Units	2,309	31.2%	2,047	23.2%	-262	-11.3%
Owner Occupied	1,531	66.3%	1,282	62.6%	-249	-16.3%
Renter Occupied	778	33.7%	765	37.4%	-13	-1.7%
Vacant Housing Units	5,102	68.8%	6,793	76.8%	1,691	33.1%

Source: 2010 Census

The City experienced housing booms in the 1950s and 1960s. During that time, roughly 30 percent of the City’s housing stock was built. Since the 1960s, housing construction has remained steady. Another construction boom was experienced in the 2000s when an additional 1,784 units were built. The median year of construction for the housing stock in North Wildwood is 1964. Since 2000, the total number of units as well as the number of vacant units have increased. However, the number of occupied units has decreased by roughly 11 percent. It’s interesting to note that the 2010 population of North Wildwood was 4,041. Yet the number of housing structures within the City is more than twice that, indicating a large number of vacant, seasonal housing.

Year Structure Built City of North Wildwood, 2010		
	Number	Percentage
Built 1939 or earlier	1,426	16.3%
Built 1940 to 1949	995	11.4%
Built 1950 to 1959	1,500	17.1%
Built 1960 to 1969	1,224	14.0%
Built 1970 to 1979	837	9.5%
Built 1980 to 1989	648	7.4%
Built 1990 to 1999	352	4.0%
Built 2000 to 2009	1,784	20.4%
Built 2010 or later	0	0.0%
Total	8,766	100.0%
Median Year Structure Built	1964	

Source: 2009-2013 American Community Survey 5-Year Estimates

Employment Data

The 2012-2016 5-year American Community Survey estimates reveal that 53.7 percent of North Wildwood’s 16 and over population is in the labor force. The County’s employment status is similar to that of North Wildwood. Over 40 percent of both the City’s and the County’s over 16 population are not in the labor force (46.3% and 40.3%, respectively).

Employment City of North Wildwood and Cape May County, 2016 Estimates				
	North Wildwood		Cape May County	
	Number	Percent	Number	Percent
Population 16 years and over	3,489	100.0%	80,541	100.0%
In labor force	1,872	53.7%	48,081	59.7%
Civilian Labor Force	1,872	53.7%	47,194	58.6%
Employed	1,568	44.9%	42,837	53.2%
Unemployed	304	8.7%	4,357	5.4%
Armed Forces	0	0.0%	887	1.1%
Not in labor force	1,617	46.3%	32,460	40.3%

Source: 2012-2016 American Community Survey 5-Year Estimates

There is currently very limited information available on actual jobs within municipalities. The Department of Labor collects information on covered employment, which is employment and wage data for private employees covered by unemployment insurance. The table below provide a snapshot of private employers located within North Wildwood. The first table reflects the number of jobs covered by private employment insurance from 2009 through 2016.

According to data from the New Jersey Department of Labor and Workforce Development, the highest number of covered jobs in North Wildwood was in 2014 when 1,148 jobs were covered by unemployment insurance. Private employment has experienced fluctuation in North Wildwood since 2009, with its largest gain occurring between 2011 and 2012 (6.0%).

Private Wage Covered Employment 2009-2016 City of North Wildwood			
Year	Number of Jobs	# Change	% Change
2009	1,001	-	-
2010	1,020	19	1.9%
2011	1,061	41	4.0%
2012	1,125	64	6.0%
2013	1,098	-27	-2.4%
2014	1,146	48	4.4%
2015	1,138	-8	-0.7%
2016	1,091	-47	-4.1%

Source: NJ Dept. of Labor & workforce Development Labor Force Estimate

Tourism in North Wildwood

In 2012, the South Jersey Transportation Planning Organization (SJTPO) released a Regional Transportation Plan that included demographic forecasts for the year 2040. This report presents regional forecasts regarding the populations, households, and employment of the southern New Jersey counties of Atlantic, Cape May, Cumberland, and Salem. The 2012 SJTPO report predicts North Wildwood’s employment will increase by 5 percent by the year 2040. In addition, the New Jersey Department of Labor released a Regional Community Fact Book for each county in New Jersey. Between 2010 and 2020, Cape May County is projected to increase its job holding by 2,200 jobs. The healthcare and social services industry is projected to create the most jobs in Cape May County, adding a predicted total of 550 jobs.

According to the 2014 report *New Jersey Shore Protection Project Hereford Inlet to Cape May Inlet*, produced by the US Army Corps of Engineers, tourism is the top industry in Cape May County, whose revenue is second only to Atlantic County. The tourism industry generates one out of every three jobs in Cape May County. Much of the employment is seasonal, occurring predominantly in the summers when vacationers flock to the Jersey Shore.¹

Affordable Housing

The status of affordable housing is currently in flux in New Jersey. The Council on Affordable Housing no longer has jurisdiction over the affordable housing obligations by New Jersey municipalities.

In the New Jersey Supreme Court Decision decided on March 10, 2015, In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (“Mount Laurel IV”), the Supreme Court held that since COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a transitional process for municipalities to seek a Judgment of Compliance and Repose (“JOR”) in lieu of Substantive Certification from COAH.

The New Jersey Supreme Court Decided on January 18, 2017 in In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, pursuant To The Supreme Court’s decision In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015), that for the sixteen year period between 1999 and 2015 (known as the “gap period”) when the Council on Affordable Housing failed to implement rules creating fair share obligations for municipalities, the Mount Laurel constitutional obligation did not go away. Therefore, municipalities continue to be responsible for the need created during the gap period.

The City of North Wildwood participated in COAH’s Second Round rules. The City adopted a Housing Plan Element to its Master Plan in

¹ New Jersey Shore Protection Project Hereford Inlet to Cape May Inlet Cape May County, Volume 3, Feasibility Study, page 4-6.

1997, and petitioned COAH for Second Round Certification on April 25, 1997. Second Round certification was received on January 5, 1999 and was deemed valid for a period of six (6) years from certification date (to expire January 5, 2005). Under the Second Round, the City's obligation included a 33-unit present need and an 80-unit prospective need, resulting in a total obligation of 113 units. At that time, the City and COAH determined that there were three (3) sites of developable land suitable for inclusionary development within the City. North Wildwood was issued a Vacant Land Adjustment (VLA), creating a realistic development potential (RDP) of seven (7) units with an unmet need of 73.² The City addressed its prior round obligation through a thirty-unit rehabilitation program and 10 credits from the existing Marina Bay Towers age restricted affordable development. The City's unmet need of 73 units was addressed through excess units from the Marina Bay Towers development.

Following COAH's December 20, 2004 adoption of its Third Round Methodology and Rules, North Wildwood prepared a Housing Element and Fair Share Plan draft. However, when the aforementioned Third Round Rules were deemed invalid by the New Jersey Appellate Court, the City released a Plan draft in 2007 that deferred action relating to a Housing Element and Fair Share Plan until new rules were adopted by COAH.

Subsequent to the release of COAH's revised Third Round rules in 2008, North Wildwood's Planning Board adopted a Housing Element/Fair Share Plan on December 10, 2008, and the Governing Body endorsed the Fair Share Plan ("2008 Plan") on December 16, 2008. On December 22, 2008, the City petitioned COAH for Third Round substantive certification, and was deemed complete on February 5, 2009. The City, however, did not receive substantive certification for the Third Round because the Appellate Division deemed the Third Round growth share methodology invalid.

The City is currently involved in litigation regarding one of its affordable housing sites and that dispute is on-going.

² City of North Wildwood Third Round Housing Element and Fair Share Plan, December 2008, page 19

Cape May County Multi-Jurisdictional Hazard Mitigation Plan (2010, 2016)

Cape May County developed the Multi-Jurisdictional Hazard Mitigation Plan (HMP) in 2010 and updated it in 2016 in accordance with FEMA regulations. The HMP is designed to improve planning for, response to, and recovery from, disasters by requiring State and local entities to implement pre-disaster mitigation planning and HMPs. The HMP is required to be updated on a five-year basis to prepare for and reduce the potential impacts of natural hazards.

The 2016 HMP notes the following Hazard Risks for North Wildwood:

- Climate and Sea Level Rise- High Hazard Ranking
- Coastal Erosion- Medium Hazard Ranking

Significant coastal erosion occurs between 2nd and 5th Streets due to the inlet tidal current and waves impacting the shoreline.

- Flooding- High Hazard Ranking

The entirety of the City falls within the 100-year (1% chance) and 500-year (0.2% chance) floodplains. North Wildwood has approximately 54 buildings within the VE zone³. These buildings have a replacement value of nearly \$69 million.

An additional 4,868 buildings are located within the A Zone⁴ and has over a \$3.5 billion replacement cost value. The replacement cost value includes structure and contents.

- Hurricanes and Tropical Storms- High Hazard Ranking
- Nor'easter- High Hazard Ranking
- Severe Weather- High Hazard Ranking
- Severe Winter Weather- High Hazard Ranking

³ VE Zone is the area subject to the 1% annual chance flood event with additional hazards due to storm-induced velocity wave action

⁴ The A Zone is the area subject to the 1% Annual Chance Flood Event; also known as the 100-year flood zone.

- Tsunami- Low Hazard Ranking
- Wildfire- Medium Hazard Ranking

Cape May County Strategic Recovery Planning Report (2016 Draft)

The New Jersey Department of Community Affairs established the Post Sandy Planning Assistance Grant Program to support long-range planning for municipalities and counties affected by Super Storm Sandy. The Report reviews the physical environment, land use, demographics, transportation, and economy of the County. North Wildwood falls within the County’s resort area, signifying developed land which contains the heart of the County’s economy, as it serves as a major anchor of the County’s tourism.

Although North Wildwood participates in the National Flood Insurance Program (NFIP) Community Rating System (CRS) program, the City has the second highest number of single-family repetitive loss properties and 2-4 family repetitive loss properties in the County, with 154 and 98, respectively. Additionally, the City has 4 condos, 9 other residential properties, and 48 non-residential properties which are also repetitive loss properties. The City also has 34 single-family, 256 2-4 family, 1 condo, 5 other residential, and 17 non-residential buildings which are considered Severe Repetitive Loss properties.

Additionally, between 2012 and 2013 (before and after Super Storm Sandy), North Wildwood lost approximately 3% of its equalized assessed property value, or \$87 million. The entire County’s equalized assessed property value decreased by 4% or \$2 billion.

The Cape May County SRPR also identifies recovery projects appropriate at the County level. Listed below are the projects which would directly involve North Wildwood:

- Prepare, modify or replace plans for Local Neighborhoods or specific areas that were impacted by Sandy (i.e. Redevelopment or Rehabilitation Plans, Economic Development Plans and Strategies, Historic District Plans, and Open Space/Recreation Plans)

- Where appropriate, support retrofitting or relocation of structures located in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss properties as a priority. Identify facilities that are viable candidates for retrofitting based on cost-effectiveness versus relocation. Where retrofitting is determined to be a viable option, consider implementation of that action based on available funding.
- Obtain backup power to ensure continuity of operations for stormwater, wastewater, public potable water, pumping stations, etc.
- Support municipalities with the development or update of local stormwater master plans
- Encourage municipalities to participate in the Getting to Resilience community planning evaluation tool from the Jacques Cousteau National Estuarine Research Reserve.

New Jersey Shore Protection Study: Hereford Inlet to Cape May Inlet

In 2014, the US Army Corp of Engineers prepared the Final Feasibility Report and Integrated Environmental Assessment for the Hereford Inlet to Cape May Inlet Shore Protection Study. The Study focused on dune and berm construction through the back passing of sand from a beach borrow source and relocating that sand as a means to provide hurricane and storm damage reduction. In this instance, sand is relocated from Wildwood City, Wildwood Crest and Lower Township and moved to the other oceanfront communities between Hereford Inlet and Cape May.

NJDOT Complete Streets

In 2009, the New Jersey Department of Transportation (NJDOT) adopted a Complete Streets Policy. The goal is to meet the needs of all types of users and all modes of transportation for circulation purposes. Complete streets are designed and operated to enable safe access for pedestrians, bicyclists, motorists, and transit riders of all

ages and abilities. Since the initiation Policy was adopted, NJDOT has released several design guidelines, the most recent dated May 2017.

The City adopted a Complete Streets Policy in October 2012 and received an award for Complete Streets Excellence in 2013 from the New Jersey Complete Streets Summit.

Time of Decision

In May 2010, the "Time of Decision" law was nullified. The Time of Decision law allowed municipalities to modify the zoning regulations after an application for development was submitted to a municipality's planning/zoning board but before a formal decision was rendered. The new law (P.L. 2010 c.9) no longer permits changes to the zoning ordinance once a completed application is submitted. The development regulations that are in place at the time a development application is submitted to the planning/zoning board will govern the review of the application and any decision pertaining to it.

Municipal Land Use Law Amendments-Land Use Plan

A recent law was passed in January 2018 which requires the Land Use element of a municipality's Master Plan to address "smart growth which in part, shall consider potential locations for the installation of electric vehicle charging stations, storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and environmental sustainability issues."

Redevelopment Law

In 2013, the Local Redevelopment and Housing Law (LRHL) was amended to address concerns regarding the use of eminent domain. The purpose of the amendment was in direct response to several court cases regarding the use of eminent domain within redevelopment areas. Criterion 'e' was also amended to clarify its application. Additionally, prior to the initiation of a study, the governing body, through its initial resolution, must indicate whether it is seeking to consider a "Non-Condensation Redevelopment Area" or a "Condensation Redevelopment Area."

The 2013 legislation also amended and clarified the conditions necessary to classify an area in need of rehabilitation when there is evidence of environmental contamination.

Electronic Waste Management Act (2011)

In 2011, the New Jersey Department of Environmental Protection requires that televisions, computers, electronic tables, e-book readers, and monitors be recycled at designated recycling collection points. These electronic devices are no longer able to be discarded in the regular waste stream as most contain lead, mercury, cadmium, nickel, zinc, brominated flame retardants, and other potentially hazardous materials.

Coastal Area Facilities Review Act

North Wildwood falls within the jurisdiction of the Coastal Area Facilities Review Act (CAFRA). CAFRA was adopted to regulate development along the coastline of New Jersey and requires that all regulated development within the CAFRA region obtain a permit from the NJ Department of Environmental Protection. Regulated development activities include residential projects with 25 or more units, any public or industrial development and commercial projects with 50 or more parking spaces if the property is located beyond 150 feet of the mean high-water line.

In general, CAFRA does not regulate land uses but controls the impacts of a proposed use by issuing permits. These permits ensure the uses meet standards related to development intensities identified in State Development and Redevelopment Plan's Planning Areas, including impervious coverage, storm water management and impacts to wetlands.

The entirety of the City falls within the Coastal Environmentally Sensitive Planning Area and within the Wildwoods CAFRA Regional Center. The policy objectives pursuant to NJAC7.7-13.15(f) include the following:

1. Protect environmentally sensitive features by guiding development into centers and maintaining low intensity development patterns elsewhere, carefully link the location, character and magnitude of development to the capacity of natural and built environments to support new growth, accommodate development at higher intensities in the Coastal Environmentally Sensitive Planning Area barrier island centers, compatible with development patterns in existing centers, discourage the development of public infrastructure facilities outside of centers;
2. Encourage transportation systems that link centers and support the travel and tourism industry, recreational and natural resource-based activities, and address the special seasonal demands of travel and tourism to barrier islands;
3. Locate economic development opportunities in centers that serve the surrounding region and the travel and tourism industry and accommodate in other areas appropriate seasonal, recreational, and natural resource based-activities that have a minimal impact on environmental resources; and
4. Protect sensitive natural resources critical to the maintenance of coastal ecosystems by maintaining large contiguous areas of undisturbed habitat, open space and undeveloped land, maintain the balance of ecological systems and growth, and protect the areas outside of centers from the effects of development by maintaining it as open space.

CAFRA rules define impervious cover limits and vegetative cover percentages for sites within the area. Because North Wildwood falls within a Coastal Regional Center (The Wildwoods), the City has an 80% maximum impervious surface requirement for all areas within a sewer service area. These areas also have a 10% tree preservation for forested portion of the site and a 0% tree preservation and/or planting percentage for unforested portion of the site.

State Development and Redevelopment Plan (2004)

The State Planning Commission adopted the most recent State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey.

The SDRP provides State-wide Planning Goals, which are derived from the State Planning Act, that "coordinate(s) public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment and protect(s) the Environs, consistent with the Statewide Policies and the State Plan Policy Map." The goals are as follows:

- Goal # 1: Revitalize the State's cities and towns
- Goal # 2: Conserve the State's natural resources and systems
- Goal # 3: Promote beneficial economic growth, development and renewal for all residents in New Jersey
- Goal # 4: Protect the environment, prevent and clean up pollution
- Goal # 5: Provide adequate public facilities and services at a reasonable cost
- Goal # 6: Provide adequate housing at a reasonable cost
- Goal # 7: Preserve and enhance areas with historic, cultural, scenic, open space and recreation value
- Goal # 8: Ensure sound and integrated planning and implementation statewide

The SDRP's principal mechanism for guiding growth is its Planning Area classification system, whereby land areas are categorized along a spectrum from urban to environmentally sensitive. Each category is associated with a particular set of goals, policies, and objectives for land development or preservation. The 2001 SDRP identifies North Wildwood as part of the Environmentally Sensitive Barrier Island Planning Area (PA 5B).

The intent of the PA 5B Environmentally Sensitive Barrier Planning Area is to accommodate growth in centers, protect and enhance the existing character of barrier island communities, minimize the risks of natural hazards, provide access to coastal resources for public use and enjoyment, maintain and improve coastal resource quality, and revitalize cities and towns.

Additionally, the City falls within the Designated Regional Center known as the Wildwoods.

Draft State Strategic Plan (2011)

Since North Wildwood's Comprehensive Master Plan Update in 2010, the State released the final draft of the State Strategic Plan in 2011, meant as an update to the 2001 SDRP. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to plan with updated State goals and objectives in mind so as to be prepared for its eventual implementation, or the implementation of a State Plan with similar goals.

The 2011 State Strategic Plan contains four over-arching goals that "incorporate(s) administrative actions, legislative and regulatory forms, and public investment prioritization." These goals are as follows:

- Goal 1: Targeted Economic Growth
- Goal 2: Effective Planning for Vibrant Regions
- Goal 3: Preservation and Enhancement of Critical State Resources
- Goal 4: Tactical Alignment of Government

The Strategic Plan further states "these goals must work in tandem as their interrelationship represents a critical piece of the State's blue print for success."

Additionally, the 2011 State Strategic Plan articulates a number of goals as Garden State Values, stated as follows:

- Garden State Value # 1: Concentrate development and mix uses.
- Garden State Value # 2: Prioritize Redevelopment, infill, and existing infrastructure.
- Garden State Value # 3: Increase job and business opportunities in priority growth investment areas.
- Garden State Value # 4: Create High-Quality, Livable Places.
- Garden State Value # 5: Provide Transportation Choice & Efficient Mobility of Goods.
- Garden State Value # 6: Advance Equity.
- Garden State Value # 7: Diversify Housing Options.
- Garden State Value # 8: Provide for Healthy Communities through Environmental Protection and Enhancement.
- Garden State Value # 9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
- Garden State Value # 10: Make Decisions within a Regional Framework

Section 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

As part of this Master Plan Reexamination Process, it is recommended that the Land Development Ordinance and the Master Plan be updated in response to the changes which have occurred since the last Master Plan adoption in 2010.

Changes to Land Development Regulations

The following are recommended changes to the land development regulations:

- Central Business District Uses

A detailed analysis of the Central Business District was undertaken in order to determine whether there should be potential revisions to the CBD Zone.

The City of North Wildwood's Central Business District zone is a relatively shallow district located along the length of New Jersey Ave. The zone permits a wide variety of commercial uses and conditionally permits upper story residential development. Although the district is long, the entire CBD district is less than 40 acres in size. The zone includes a number of successful retail businesses but, for the most part, these businesses are scattered and separated by residential uses and retail service uses such as banks insurance agencies and realtors.

An analysis of existing uses was conducted and is shown on the accompanying map. What is striking is that nearly 60% of all CBD zone lots are devoted to pure residential uses. This includes detached one- and two-family homes and multifamily parcels. Most of the lots devoted to residential uses front on intersecting side streets and not New Jersey Ave.

Additionally, a review of mixed-use buildings shows a fairly high vacancy rate for ground-floor commercial uses. For the most part, the lots in the zone are small and do not lend themselves to wholesale redevelopment.

It is ultimately recommended that the existing permitted uses and bulk standards should remain as is with the exception of revising the conditional use standards for residential flats. Due to numerous vacant commercial units along New Jersey Avenue, it is recommended that Section 276-20G(2)(n) Residential Flats as Conditional Uses be deleted in its entirety. It is further recommended the Ordinance be revised to provide clarity in regards to permitting outdoor dining/parklets where the Mayor and Council may find appropriate within the CBD Zone without requiring additional parking spaces.

- Potential residential uses in the MC Motel Commercial Zone

North Wildwood has two relatively small areas zoned MC Motel Commercial. Less than half of the land area within the Motel zones is devoted to hotel and motel use. In order to provide for new investment and reasonable use of smaller parcels in particular, the possibility of permitting one- and two-family housing in the City's two MC zones was considered.

It is recommended the smaller northern MC zone along Surf Avenue between 16th Avenue and 17th Avenue be expanded to include the entirety of the parking lot for the existing Surf 16 Motel. This site recently received Planning Board approval for a three-lot subdivision and construction of three duplexes.

Within the MC zones, it is recommended that single-family residential development be permitted on 5,000 sq. ft. lots subject to the standards of the R-1 Zone. Residential flats, as defined per Section 276-7, should be prohibited.

It is further recommended that duplexes be permitted in the MC zone as a conditional use between 17th Avenue and 24th Avenue per the requirements of the R-1.5 which states, "Two-family dwellings, as defined in § 276-7, provided that they are designed so as to appear as though they were a detached single-family dwelling, as defined in § 276-7, and provided further that they comply with the bulk requirements for duplexes in the R-2 Zoning District."

Duplexes should be permitted on 5,000 sq. ft. lots with a perimeter setback of 10 feet. (See recommendation for Two-family homes on 50-foot-wide lots in the R-2 Zone below).

Additionally, Accessory Apartments should also be permitted as a conditional use in the MC Zoning Districts pursuant to the requirements of the R-1.5, which provides the following:

- (1) Accessory apartments, as conditional uses, and the requirements for all of those residences shall be the same as for single-family residences within this zone. Accessory apartments can be developed as an optional development scheme and are subject to the following:
 - (a) Conditional accessory apartments that are not located within a single-family detached dwelling unit are prohibited.
 - (b) Studio apartments are prohibited.
 - (c) Conditional accessory apartments in the R-1.5 Zoning District shall be limited to one such accessory apartment per the lesser of one lot or one single-family detached dwelling unit.
 - (d) Conditional accessory apartments shall be no larger than 40% of the net habitable floor area of the single-family detached dwelling unit in which they are located and shall contain no less than the minimum net habitable floor area as required by the City's Affordable Housing Ordinance, regardless of whether

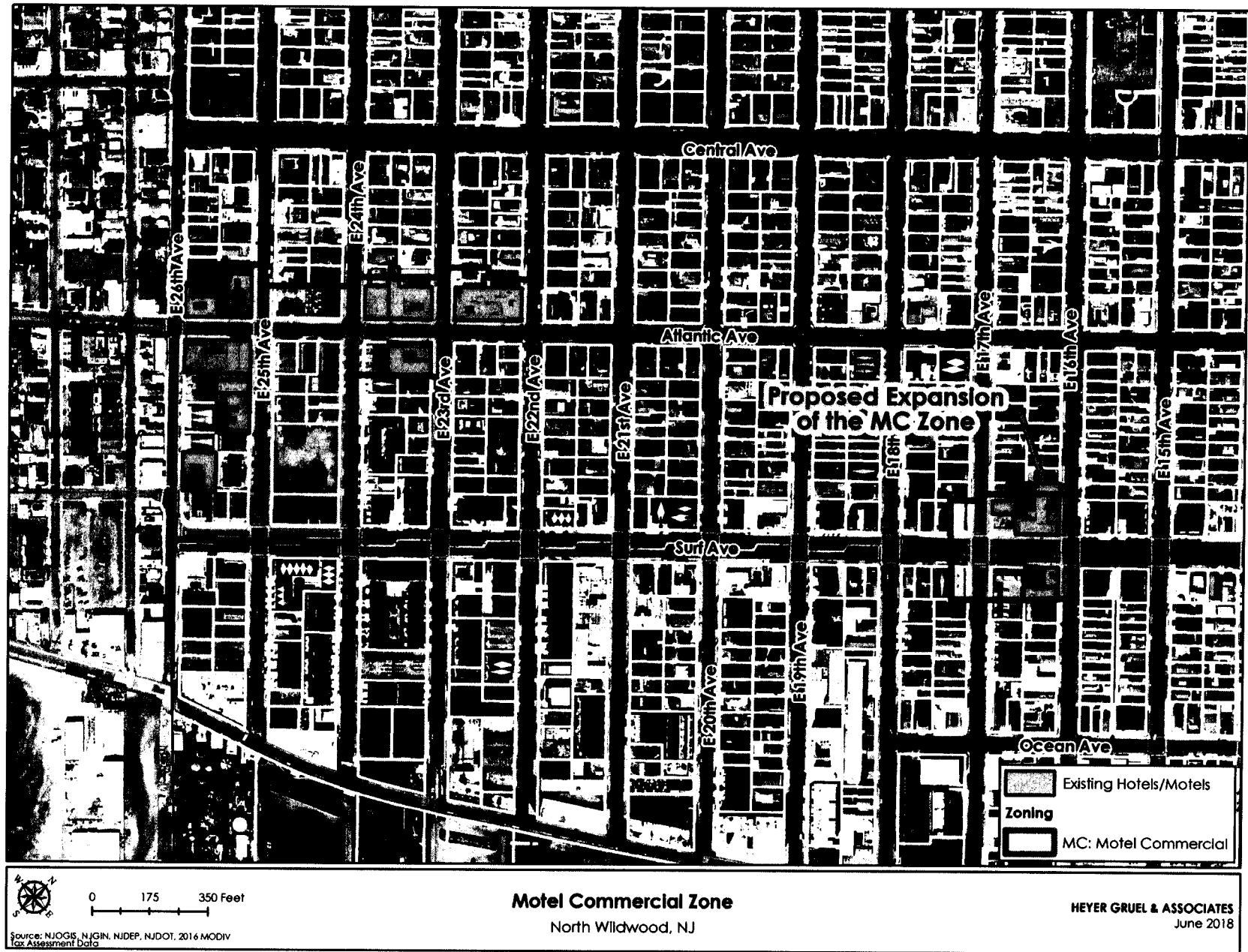
or not the conditional accessory apartment is to be created under the City's Affordable Housing Ordinance, as applicable.

- (e) Any increase in the number of bedrooms on the lot in question caused by the addition of a conditional accessory apartment to an existing single-family detached dwelling shall require compliance with the parking requirements of the RSIS (N.J.S.A. 5:21-1 et seq.).
- (f) Entrances to conditional accessory apartments shall be limited to the front or side elevations of the single-family detached dwelling unit in which they are located. If located on a side elevation, such entrance shall be situated within the front 1/3 of the structure.
- (g) All conditional accessory apartments shall comply with the Americans with Disabilities Act (ADA) and the accessibility and adaptability requirements of N.J.A.C. 5:94-3.14.

Lastly, it is recommended the definition of Hotel/Motel be revised. The Definition currently reads as:

"A building which contains six or more hotel units and/or dwelling units which are designed or intended to be used, let or hired out for compensation for transient occupancy by the public at large; contains a public lobby or public registration officer serving the guest rooms as the case may be; may contain one or more dining rooms; and has full-time on-site management. Each unit shall include a minimum of two rooms; a bedroom and a separate bathroom. No more than 25% of the units shall include cooking facilities within said unit. This definition shall also mean and include any motor hotel or motel, as the case may be, provided that this definition shall be

construed to include any building or structure defined as a multiple dwelling with the New Jersey Department of Community Affairs (as required under the Hotel and Multiple-Dwelling Health and Safety Law, N.J.S.A. 55:12A-1 et seq.) and occupied or intended to be occupied as such.”



- Two-family homes on 50-foot-wide lots in the R-2 Zone

The existing R-2 zone permits large building envelopes on lots with 50 feet of street frontage. Single-family detached homes are permitted on 4,000 sq. ft. lots and two-family and semi-detached dwellings are permitted on 6,000 sq. ft. lots. The City's ordinances previously permitted two-family development on 50 ft. wide lots. While two-family homes on 50 ft. wide lots may be appropriate, scale and design should be considered in order to be sensitive to the context in which the development is located.

It is recommended that to the Land Development Ordinance be amended two-family dwellings on existing 50 ft. wide lots provided those 50 ft. wide lots are existing as of the date of the adoption of the ordinance. This ordinance revision would prohibit owners of 100 ft. wide lots from subdividing the property into two 50 ft. wide lots and taking advantage of this portion of the Zoning Ordinance.

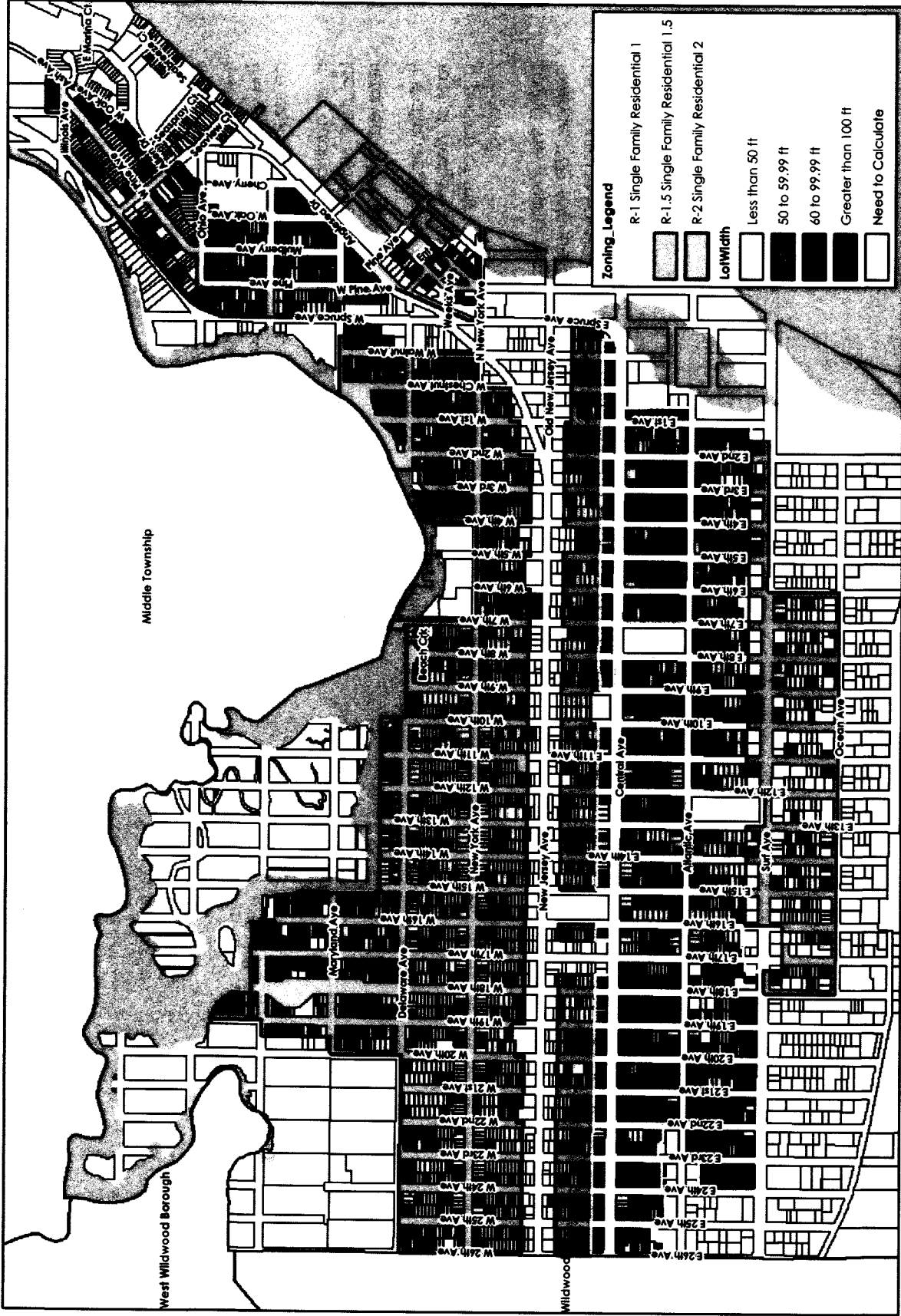
It is recommended that design standards be created which contain requirements for attractive architectural elements and landscaping.

It is further recommended that duplexes built on 50 ft. wide lots be proposed as a conditional use with the following bulk standards:

- Minimum Lot Area- 5,000 sq. ft.
- Minimum Lot Frontage and Width- 50 ft.
- Minimum Lot Depth- 100 ft.
- Minimum Side Yard Setback- 6 ft. for one / 12 ft. for both
- Minimum Front Yard Setback- 10 ft.
- Minimum Rear Yard Setback- 10 ft.
- Maximum Building Coverage- 70%
- Maximum Impervious Coverage- 80%

Additional standards proposed for duplexes as a conditional use are as follows:

- o No fully enclosed ground level garages should be permitted
- o Development should be limited to two (2) habitable residential floors above base flood elevation
- o All development should be a minimum of 5 to 12 roof pitch
- o In order to maintain traditional seashore style development, two-family structures should be designed so it shall appear as though it were a detached single-family dwelling, presenting only one (1) entrance to the structure on the street side of the building, presenting an asymmetrical front façade and off-set decks, if decks are included in the design.
- o Corner lots, as defined in Section 276-7, may have an entrance on each street frontage.





 0 500 1,000 Feet




 Source: NACGIS, NJGIN, NJDEF, NJDOT, 2016 MOOV

 Tax Assessment Data






Residential Lot Analysis in the R-1, R-1.5 and R-2 Zones
North Wildwood, NJ

HEYER GRUEL & ASSOCIATES
August 2017

Zoning_Legend

-  R-1 Single Family Residential 1
-  R-1.5 Single Family Residential 1.5
-  R-2 Single Family Residential 2

LotWidth

-  Less than 50 ft
-  50 to 59.99 ft
-  60 to 99.99 ft
-  Greater than 100 ft
-  Need to Calculate

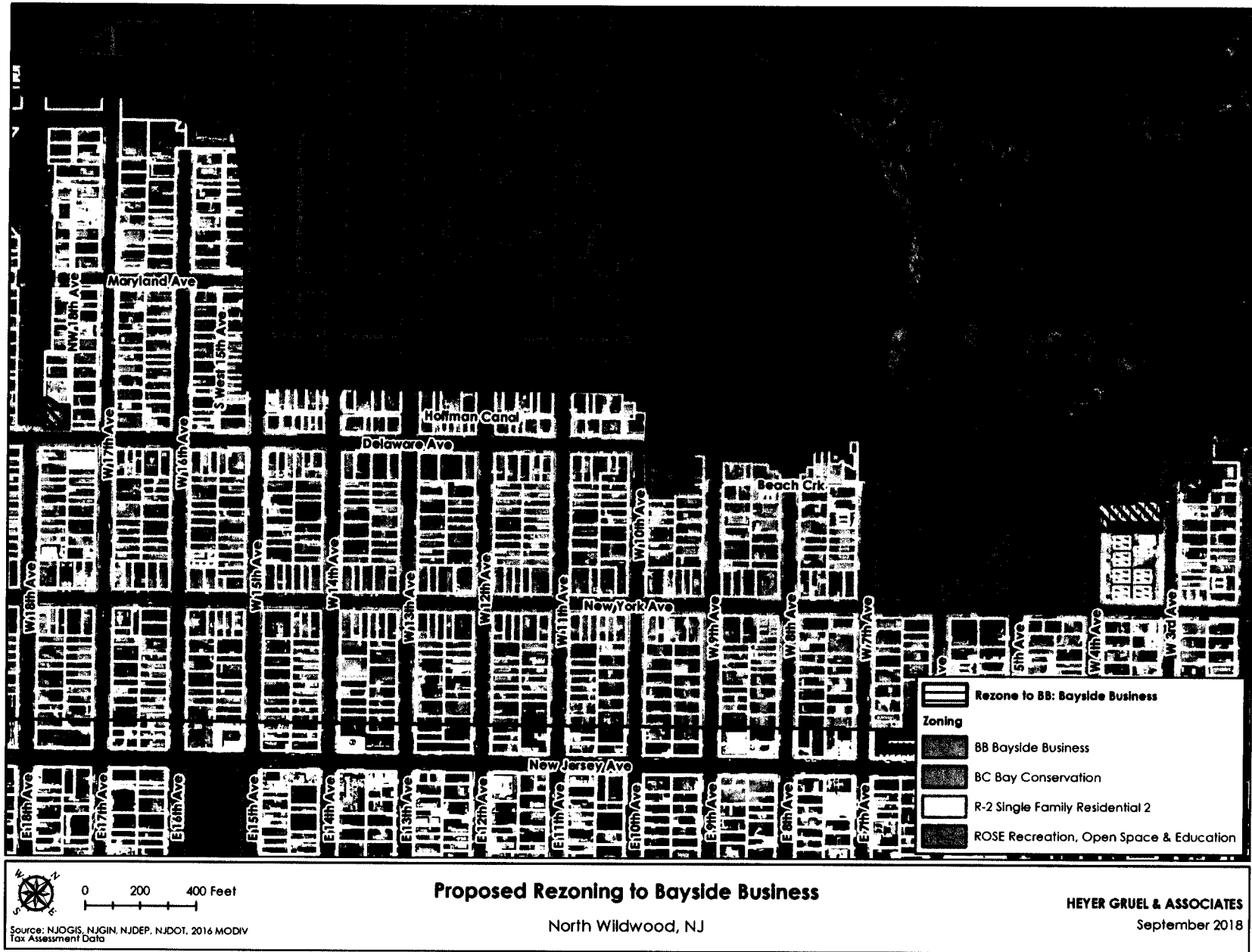
- Bayside Business Zone Boundary Changes

It is recommended that a portion of the R-2 district at Delaware Avenue and 10th Avenue, which is currently developed with an active marina and the Surfing Pig restaurant, be rezoned to the Bayside Business Zone. The docks associated with this marina are recommended to be rezoned from the Bay Conservation Zone to Bayside Business. The adjacent lot is (Block 149 Lot 23) is also recommended to be rezoned to Bayside Business.

It is additionally recommended that the condominiums located between 3rd and 4th Avenues and the Bay be rezoned to the Bayside Business Zone.

It is also recommended that Block 156 Lot 1, located at the foot of West 3rd Avenue be rezoned to Bayside Business. Only a portion of this lot is zoned BB while the remaining piece is zoned R-2.

Lastly, the marina located at the intersection of Delaware Avenue, 18th Avenue and the bay is also recommended to be rezoned to Bayside Business from the R-2 Zone.



- Rezoning RH: Resort Hotel Zone to OS: Ocean Side and Creation of Boardwalk Zone

It is recommended that the City rezone the entirety of the RH: Resort Hotel zone to the OS: Oceanside Zone. Within the OS zone, the RH uses and bulk requirements shall become conditional uses within the OS zone. Hotels/motels shall be permitted along JFK Beach Drive between E 15th Avenue and E 2nd Avenue.

Parcels that are located within 100-feet of the boardwalk between 26th Avenue and 16th Avenue shall be rezoned to a new zone entitled B: Boardwalk Zone. If a parcel fronting on the boardwalk is located more than 100 feet from the boardwalk, the entirety of the parcel shall be rezoned to B Boardwalk.

The B: Boardwalk Zone shall permit the existing permitted uses within the RH Resort Hotel Zone, which includes bed-and-breakfast establishments, retail sales of goods, retail sales of services, specialized open-air entertainment/recreation elements, public parking lots, miniature golf courses, enclosed amusement arcades, publicly oriented tourist information centers, public safety substations for municipal providers, public restrooms and other public purpose uses, and bicycle, beach accessory and water-sport sales and rentals, to name a few.

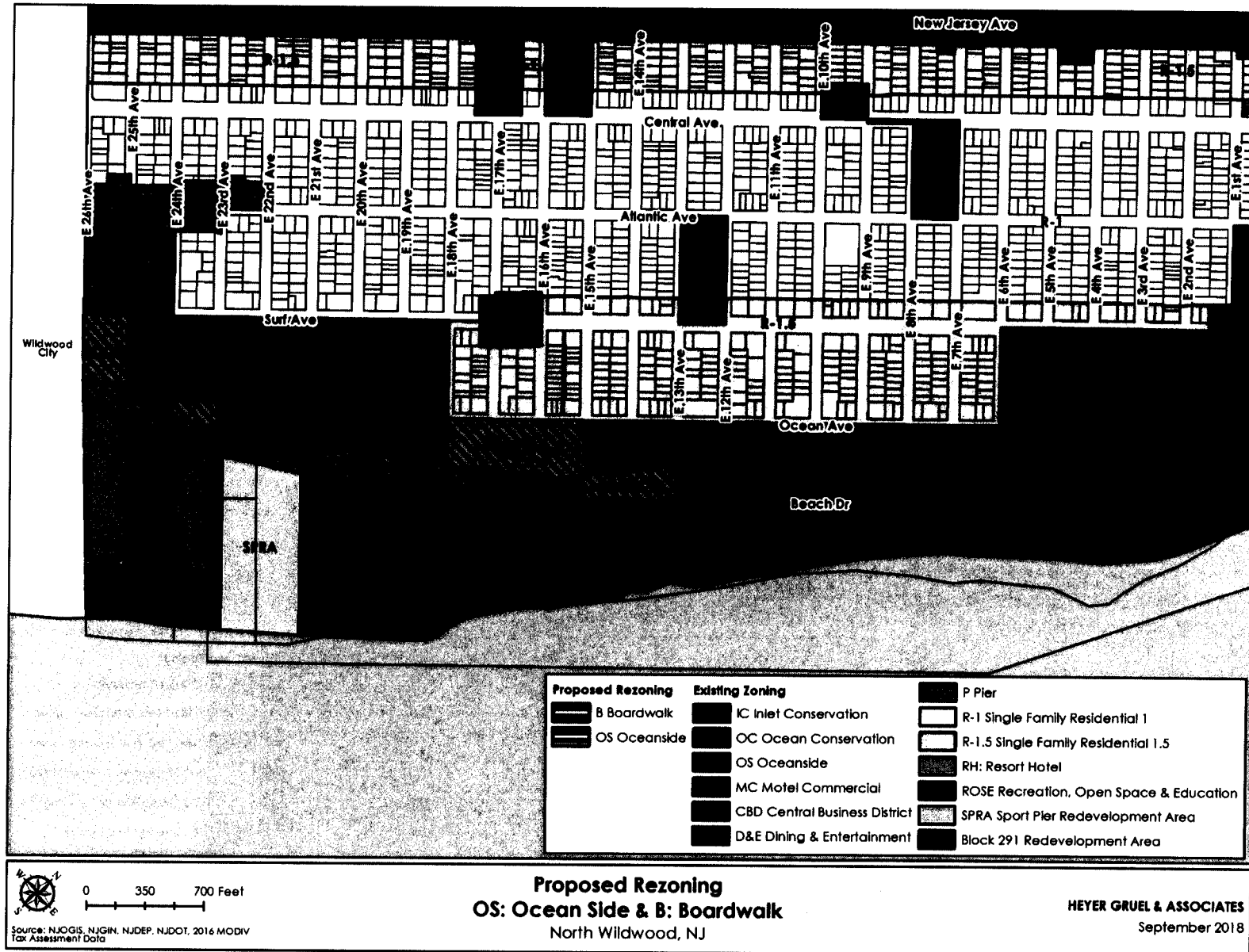
However, motel and hotels shall be a conditional use within the B: Boardwalk Zone. Resort hotel structures shall also be a

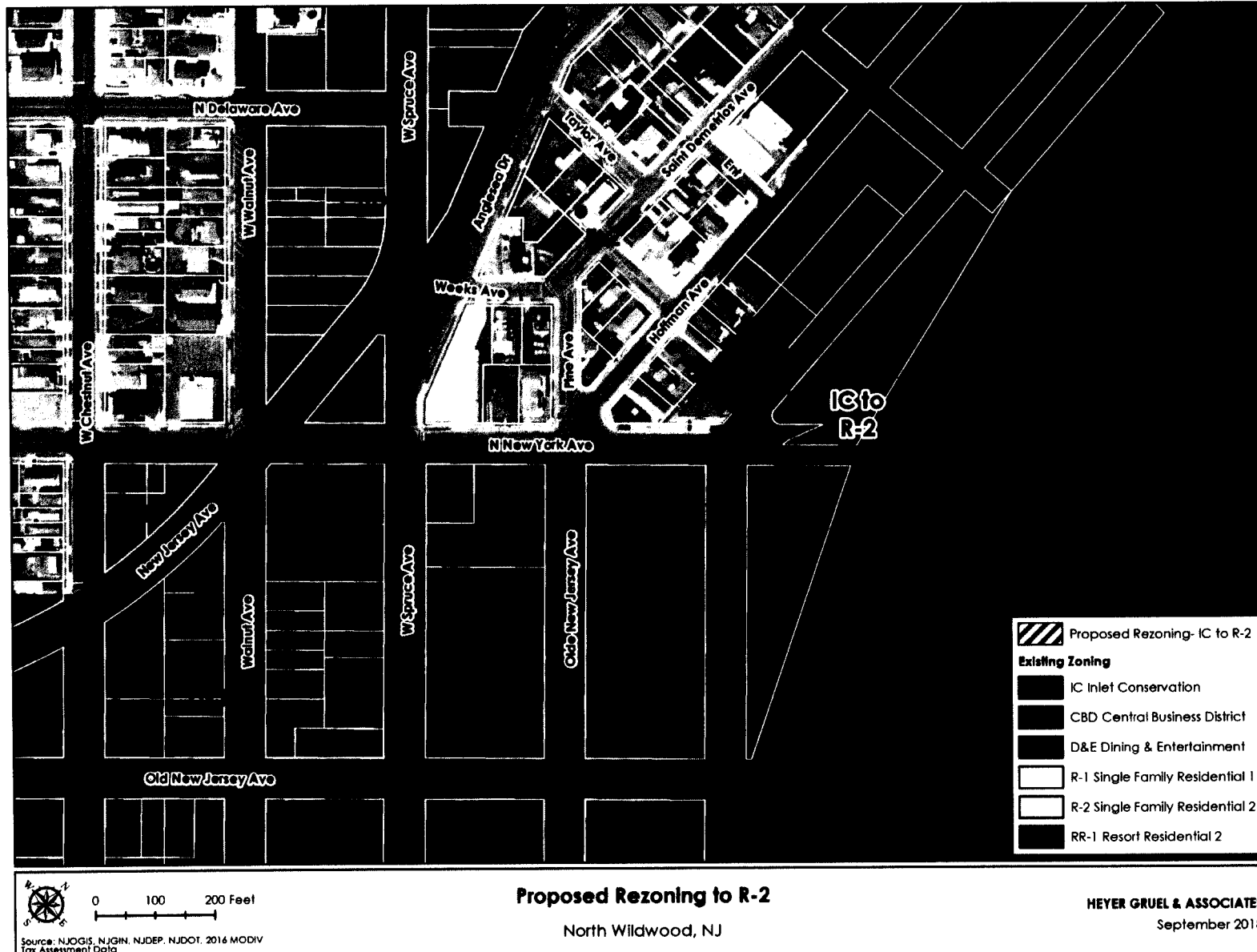
conditional use. Resort hotel structures are defined as a structure which contains, but is not necessarily solely comprised of, resort hotel units (as defined in § 276-7) which are designed, designated and intended to be used, let or hired out for compensation for transient occupancy to the general public by reservation or walk-up without reservation, but in any case without lease, for occupancy in periods of not less than one night and not more than 20 continuous nights; except that resident management shall not be subject to the occupancy limitation.

Additionally, the Design Guidelines for the Wildwoods Boardwalk shall be adopted and incorporated into the B: Boardwalk Zone, a recommendation which is included in the City's 2010 Master Plan.

- Rezoning a Portion of the IC: Inlet Conservation Zone to R-2: Single Family Residential 2

It appears three (3) properties were incorrectly zoned to IC: Inlet Conservation. These properties, Block 6.03 Lots 11, 12, and 13, located at 200 Hereford Avenue, 202 Hereford Avenue, and 204 Hereford Avenue, should be rezoned to the R-2: Single Family Residential Zone.





- Bump Outs/Overhangs and Permitted Encroachments

Structural “bump outs” or “overhangs” continue to be a topic of concern for the City. It is recommended that “bump outs” or “overhangs” be defined by the Zoning Ordinance to address this issue. In addition, standards should be developed in order to control this type of development. The residential districts currently have inconsistent standards regarding the projection of bump-outs into the yard setbacks. It is recommended bump outs be permitted at least 10 ft. from the property line across all residential zones.

It is additionally recommended that HVAC systems, proposed trash enclosures, and outdoor showers may extend into the side and rear yards, provided each maintain a minimum setback of 4 feet.

- Stair Landings

It is recommended the Ordinance be revised to allow “stair landings” and “open air decks” to encroach within the front yard setback a maximum of four (4) feet to provide access to the first floor living space within all residential zoning districts.

Additionally, the following language: “Open porches, open air decks, stairs, stair landings and/or steps providing access to the first floor only shall be permitted to extend four (4) feet into the required front yard setback distance, but must be setback a distance of four (4) feet from all street and property lines” may be added to other zoning districts which permits single- and two-family development, as appropriate.

Additionally, it is recommended that “open porches”, “open air decks”, and/or “stair landings” be defined added to Section 276-7, Definitions, for consistency.

- Retaining Walls

The City currently does not have an ordinance regulating retaining walls. Retaining walls are generally used to stabilize land where there are areas of steep slopes. It does not appear that the City has steep enough slopes which would warrant a retaining wall for a project.

However, it is recommended the City permit retaining walls provided they are located up to and inside the property line and are setback a minimum of 6 feet from the public right-of-way. Retaining walls shall be a maximum height of 2 ft. from grade. Any retaining wall which is proposed to be higher than 2 ft. shall require relief from the Board. Additionally, any retaining wall which fronts a public street must incorporate decorative features such as stucco, brick face, or similar finished surface to improve the aesthetic appearance of the wall.

In the event a property owner wants to construct/incorporate a fence above the retaining wall, the height of the combined structure must conform to maximum fence heights.

The following ordinance revisions are also recommended:

- The Flood Hazard Areas Map from Exhibit (276(f)) be deleted as this map does not have a regulating ordinance.
- The Wetlands Map from Exhibit (276-(g)) be deleted as this map does not have a regulating ordinance.
- The following standards should be added to “Home Occupations” in Section 276-7: “One (1) one (1) sq. ft. sign wall mounted on the 1st floor shall be permitted”
- Section 276-9 Lighthouse Square Planned Commercial Development should be deleted since the area has been rezoned and this zone is obsolete.
- The Ordinance should be revised to allow handicap access to the property line in all Residential Zones. Currently, a 5-foot setback is required.

- Ordinance Section 276-16(B)(11) refers to permitting cottages as a conditional use. The Land Development Ordinance does not have standards for cottages as a conditional use. Additionally, it is inconsistent with the purpose and intent of the R-2 Zone. It is recommended Section 276-16(B)(11) be deleted in its entirety.
- Ordinance Section 276-47(B) General Exceptions and Modifications- Height Limits shall be deleted in its entirety as it is inconsistent with the bulk requirements in each zone.
- Ordinance Section 276-47(F) General Exceptions and Modifications- Exception to Depth Requirements of Lots should be deleted in its entirety as it is an inconsistent reference to Section 276-16(E)(1), which permits exceptions to area and yard requirements in the R-2 Zone. The R-2 zone was amended during the previous ordinance revision.
- Section 276-16(E)(1)(a), Exceptions to area and yard requirements in the R-2 Zone, should be amended to explicitly state, "In R-2 Zoning Districts, the following lot depths shall be permitted as exceptions to the lot depth requirement of 100 feet and shall be permitted as exceptions to the lot area requirement in that zoning district:"
- Ordinance Section 276-34(B)(9)(d), Nonconforming Lots, Structures and Uses- Structures and Uses- should be revised to read as, "No building or addition constructed thereon shall be constructed under this subsection on a lot less than 30 feet wide without variance relief and/or Zoning Board approval." The existing Ordinance permits contradictory heights inconsistent with Section 276-34(B)(9)(c) Maximum Building Heights for nonconforming lots and structures.
- Section 276-45 Waivers should be deleted as it is redundant and refers to Section 276-71, entitled "Waivers".
- Section 276-42(A) provides regulations for private residential swimming pools. It is recommended Section 276-42(A)(1) be revised to read as "No private residential swimming pool shall

be constructed or installed on any lot unless the lot contains a residence building. Pools and the fence surrounding it shall be located in side or rear yard area(s) only. The following section which reads as, "and the water area of any pool shall be located no closer than the setback distance prescribed for accessory uses in the applicable zoning district as prescribed in this chapter" be removed as it is redundant and standards are in place in the following section (276-42(A)(4)).

Additionally, Section 276-42(A)(4) should be revised to reflect a side yard and rear yard setback of four (4) feet. The Ordinance currently requires a side and rear yard setback of six (6) feet.

- It is recommended Section 276-35(F)(2) Off-Street Parking and Loading - Special Standards Applicable to the CBD Central Business District, which reads "A developer may satisfy up to two spaces of nonresidential parking deficiency by contributing to a municipal parking capital improvement fund for the design, purchase, construction and maintenance of municipal parking lots. The developer shall make a contribution of \$4,000 per deficient space. Full payment is required as a condition of the issuance of the first construction permit" be deleted from the zoning ordinance.

Additionally, Section 276-35(F) Off-Street Parking and Loading- Special Standards Applicable to the CBD Central Business District be amended to allow dining and entertainment permitted uses within all zones to utilize 276-35(F)(1), which permits 50% of the on-street parking spaces to count towards the non-residential parking requirement. This provision may be used as an incentive for development. Section 276-35(F) should be amended to read as "Special standards applicable to the CBD Central Business District and Dining and Entertainment Permitted Uses".

- Section 276-41(B) Streets, Curbs and Sidewalks- Curbs and Section 276-4(C)- Sidewalks and Aprons are in need of

significant revisions. The Section 276-41(B)- Curbs should be amended to read as the following:

1. New curbs constructed in combination with new streets approved as part of a subdivision and/or site plan shall be constructed in accordance with the standards established by the New Jersey Residential Site Improvement Standards (RSIS) (NJSA 5:21-1 et. seq.)
2. Before any new construction work undertaken through a Construction Permit application and/or Board approved Resolution of Approval, areas of curb and sidewalk in existing disrepair, as determined by the Zoning Official, shall be repaired as part of the new construction in accordance with City standards. All sidewalks, curbs, and driveways, including repairs, replacement and reconstruction thereof, shall be constructed to the strict line and grade as established by the City Engineer and of the materials as specified by City standards.
 - A. Whenever a sidewalk corner curb is repaired or replaced, the repair or replacement shall comply with the requirements of the American with Disabilities Act (ADA) requiring a ramp leading from the sidewalk to the road, through the curb, so as to, provide a smooth unrestricted passageway between the road and the sidewalk. In connection with the repair or replacement of any other curbs, the same compliance with ADA may be required, depending upon the availability of other ramps in the general vicinity. The owner and/or constrained doing the work must apply at the City Zoning Office for a permit and shall be advised of the applicability of the ADA requirements at that time. Specifications therefor are on file in the City Zoning Office.

Section 276-41(C) Sidewalks and Aprons should be amended to read as the following:

1. Existing sidewalks and aprons are required on both sides of all existing and proposed streets, and in accordance with approved City Typical Section. Please refer to Appendix XX.
2. Existing sidewalks shall be at least five (5) feet wide and shall be four (4) inches to six (6) inches thick, constructed on a subgrade properly prepared as required by, and with the approval of, the City Engineer and in accordance with approved City Typical Section. Please refer to Appendix XX.
3. New sidewalks and aprons constructed in combination with new streets approved as part of a subdivision and/or site plan shall be constructed in accordance with the standards established by the New Jersey Residential Site Improvement Standards (RSIS) (NJSA 5:21-1 et. seq.)

Section 276-41(D) should be added to the Section 276-41 Streets, Curbs and Sidewalks to read as the following:

D. Liability of contiguous land owner and notice to repair

1. The responsibility of maintaining the existing sidewalk, curb and private driveway all lying within the bed of a public street is upon the contiguous property owner, who should maintain said areas so that they do not become dangerous to the public. Said owner should replace, reconstruct, or repair same as needed. The responsibility of said owner does not depend upon being notified to make repair by the City. However, in the event the City of North Wildwood should determine that any existing sidewalk, curb or driveway, which is located within the public right of way, is in such condition that it should be replaced, reconstructed, or repaired, or does not conform to the provisions of this Ordinance, the zoning Officer is authorized to give notice to the property owner

to replace, repair, or reconstruct the same within 30 days from the service of such notice.

2. Whenever any lot, tract or parcel of land is located in an area where public convenience and necessity require the construction of a curb or sidewalk, or both, the Zoning Official and/or Construction Official is hereby authorized and empowered to give notice to the property owner to cause the same to be constructed within 30 days from the service of the notice. Such areas are intended to mean those where the general public would be likely to pass or repass with reasonable frequency; those located where the lands abutting have improvements erected thereon, and lands located in vicinity which has been developed by the construction of improvements on other lands.

Whenever a notice is required by this Ordinance to be given by the Zoning Official and/or Construction Official, such notice shall be in writing. Service of the notice shall be by personal service upon the owner if the owner is domiciled in North Wildwood, or by service at the owner's place of abode upon any member of the owner's family who has attained 15 years of age. Service upon an owner who cannot be served as above set forth shall be deemed sufficient if mailed by registered mail or certified mail, with postage prepaid, to the owner at the owner's address as disclosed by the latest official records of the Tax Assessor.

3. Work to be done by City
 - A. In the event the owner does not make the replacement, repair or reconstruction as required by the notice and the provisions of this Ordinance herein, the City may make the necessary replacement, repair or reconstruction, and the cost of the work shall be assessed against the lands of the owner in the manner prescribed by law.

Additionally, whenever directed to act by the Mayor and Council in specific instances, the Construction Official or the Zoning Officer shall utilize the provisions of NJSA 40:65, by giving notice to the owner that unless the owner completes the particular replacement, repair or reconstruction of a sidewalk, curb, or driveway within 30 days after service of the notice, the City will make the improvement at the sole expense of the owner. The cost of the work shall be assessed against the real estate of the owner in the manner prescribed by law.

4. Enforcement

- A. The Construction Official, Zoning Officer and Code Enforcement Officer hereby are empowered to enforce this article and the several provisions thereof. The Zoning Official and/or Construction Official are hereby further empowered to enforce the discretionary powers which are considered necessary in order to make the provisions hereof properly effective and useful for the benefit of the public. In order to avoid injustice, the possible abuse of discretion and to correct the possibility of error in judgement, any owner who received a notice from the Construction Official, Zoning Officer and Code Enforcement Officer has the right to appear to the Mayor and Council by filing a notice of appeal with the City Clerk within the 30-day period heretofore mentioned. Upon receipt of any such notice of appeal, the Mayor and Council will hear the appeal at its regular meeting, at which time the owner and any other persons appearing in the matter will be heard or afforded the opportunity to be heard. After the hearing, the Mayor and Council will consider the matter, reach a decision and notify the owner thereof.

- Wireless antennas should be added as a permitted use and/or conditional use for the following zoning districts: B, OS, P, CBD, D&E, BB, ROSE, SC AND RR-1. Standards for Wireless Antennas as a permitted use may require that new antennas utilize co-location/existing structures in the above referenced Zoning Districts. Conditional Use standards may be developed which would apply to new structures in new locations within the above referenced Zoning Districts.
- There appears to be a typo in several of the Residential Zoning Districts Bulk Schedules, where the ordinance currently states, "Building Coverage for all building(s)" where it should be revised to state "Maximum Lot (Impervious) Coverage". These Sections include:
 - Section 276-15(D)- R-1 Single-Family Residential Area and Yard Requirements- where the chart shows the Maximum Building Coverage of All Building(s) as 80% and should be revised to read as "Maximum Lot (Impervious) Coverage" as 80%.
 - Section 276-15.1(F) R-1.5 Single-Family Residential Area and Yard Requirements- where the chart shows the Maximum building impervious lot coverage (all buildings and impermeable surfaces) as 80% and should be revised to read as "Maximum Lot (Impervious) Coverage" as 80%.
 - Section 276-18.1(E) RR-2 Resort Residential Area and Yard Requirements- where the chart shows the Maximum Building Coverage (all buildings) as 80% and should be revised to read as "Maximum Lot (Impervious) Coverage" as 80%.
- The following sections of §276-16(E)(1)(a)- R-2 Single-Family Residential 2- Area and Yard Requirements- Exceptions to Area and Yard Requirements should be amended to correct existing typos and/or conform to the City's current Tax Map to read as follows:
 - Section 276-16(E)(1)(a)(1)- "In Block 64, Block 114 and Block 114.01, the minimum lot depth requirement shall be 80 feet. In Block 89, the minimum lot depth requirement shall be 65 feet."
 - Section 276-16(E)(1)(a)(3)- "In Block 117, the minimum lot depth requirement shall be 90 feet. In Block 117.01, Lots 1-9, the minimum lot depth requirement shall be 88 feet."
 - Section 276-16(E)(1)(a)(4)- "The Block 90, the minimum lot depth requirement shall be 60 feet."
 - Section 276-16(E)(1)(a)(5)- "In Block 92.01, the minimum lot depth requirement shall be 50 feet."
 - Section 276-16(E)(1)(a)(6)- "In Block 118.02, the minimum lot depth requirement shall be 88 feet. In Block 118.03, the minimum lot depth requirement shall be 60 feet."
 - Section 276-16(E)(1)(a)(8)- Block 121.032 should be changed to "121.03".
- Ordinance Section 276-63(D)(1)- Application Requirements- Informal Review by the Planning Board should be amended to read as the following, "At the request of a developer, the Planning Board shall grant one informal review of a concept plan for a major subdivision/major site plan for which the developer intends to prepare and submit an application for development."
- Ordinance Section 276-28 from Article V, entitled "General Provisions and Design Standard- Accessory Buildings and Structures" should be deleted and relocated to Ordinance Section 276-12 Principal Buildings and Uses Per Lot, sub-item A through E.
- It is recommended that "elevator equipment rooms" be added to the Maximum Building Height Exemptions in all

residential zones. These amendments and additions include the following:

- o Section 276-15(C)(1)(a) R-1 Single-Family Residential- Maximum Building Height- Height Limit Exceptions should be amended to read as: "Mechanical rooms and other roof structures for the housing of stairways, tanks, ventilating fans, HVAC equipment or similar equipment including elevator equipment rooms required to operate and maintain the building."
- o Section 276-15.1(E)(1)(a) R-1.5 Single-Family Residential- Maximum Building Height- Height Limit Exceptions should be amended to read as: "Mechanical rooms and other roof structures for the housing of stairways, tanks, ventilating fans, HVAC equipment or similar equipment including elevator equipment rooms required to operate and maintain the building."
- o Section 276-16(D)(1)(a)(1) R-2 Single Family Residential 2- Maximum Building Height- Height Limit Exceptions should be amended to read as: "Mechanical rooms and other roof structures for the housing of stairways, tanks, ventilating fans, HVAC equipment or similar equipment including elevator equipment rooms required to operate and maintain the building."
- It is recommended Section 276-16(D)(1)(a)(3) R-2 Single-Family Residential 2- Maximum Building Height- Height Limits be deleted. This Ordinance currently reads as, "Safety enclosures of rooftop areas of hotels and motels used for subdecks and other recreational purposes (may be erected above the maximum building height)". Hotels and Motels are not permitted uses in this Zone and this provision is therefore not applicable.
- It is recommended the City revise its Stormwater Ordinance to require developers to "retain and drain" all or a portion of stormwater on site rather than flushing it into the City's stormwater infrastructure.

Recommended Master Plan Elements

It is recommended the City update the following Master Plan Elements:

Land Use Element

It is recommended that the City of North Wildwood adopt a comprehensive Land Use Element. The Land Use Element will represent the synthesis of all other plan elements and serve as the basis for future ordinance revisions. The Land Use Element will address the 2018 Municipal Land Use Law Amendments including "smart growth".

Housing Element/Fair Share Plan

Although the City is currently working to fulfill its affordable housing obligation under the current round, it is recommended that the City adopt a Housing Element and Fair Share Plan as an element to the Master Plan.

Resiliency & Sustainability

It is recommended the City pursue and adopt an overarching Sustainability Element as part of its Master Plan. The Plan would include resiliency measures concerning flooding, sea level rise, severe storms, and soil erosion along its beaches as a means to protect lives, property, and improve the quality of life for its residents. The Element should also incorporate the recommendations from the US Army Corps of Engineer Feasibility Report, County Hazard Mitigation Plan and Draft County Strategic Recovery Planning Report.

In conformance with the Amendment to the Municipal Land Use Law passed in January 2018, the City's Master Plan should address smart growth and consider potential locations for the installation of electric vehicle charging stations, storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and environmental sustainability issues.

North Wildwood Gateway - Route 147/West Spruce Ave/New Jersey Corridor

The City may want to consider developing a revitalization plan for the Route 147/West Spruce Avenue/New Jersey Corridor, also known as the "NW Gateway". This area currently has a number of vacant and underutilized properties. The Plan should include recommendations and development initiatives to foster development, particularly of the vacant properties.

Section 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 seq.) 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.

The City of North Wildwood has two Redevelopment Areas: The Seaport Pier Redevelopment Area and Block 291 Redevelopment Area.

There have not been any additional Redevelopment Studies and/or Plans since the 2010 Master Plan.