BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY

RESOLUTION NO. 42-26

RESOLUTION ADOPTING AN OPERATING MANUAL IN ACCORDANCE WITH THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Planning Board of the Borough of Cape May Point adopted a Fourth Round Housing Element and Fair Share Plan ("Fourth Round HEFSP") on May 20, 2025; and

WHEREAS, the Board of Commissioners of the Borough of Cape May Point endorsed the adopted Fourth Round HEFSP on May 27, 2025, and approved the Fourth Round Spending Plan appended to the Fourth Round HEFSP, by Resolution No. 68-25; and

WHEREAS, the adopted Fourth Round HEFSP and Fourth Round Spending Plan established an affordable accessory apartment program and affordability assistance program; and

WHEREAS, pursuant to N.J.A.C. 5:97 *et seq.* and N.J.A.C. 5:99-7.2 *et seq.*, the Borough of Cape May Point is required to approve and adopt an operating manual to ensure that the programs are administered in accordance with P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls ("UHAC")(N.J.A.C. 5:80-26.1 *et seq.*), N.J.A.C. 5:97 *et seq.,* and N.J.A.C. 5:99; and

WHEREAS, an affordable housing operating manual, dated January 2026, has been prepared by Triad Associates, the Borough of Cape May Point's authorized Administrative Agent; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Borough of Cape May Point, County of Cape May Point, State of New Jersey, does hereby adopt the attached operating manual:

BE IT FURTHER RESOLVED that the appropriate municipal officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger		X	X			
vanHeeswyk	X		X			
Yunghans			X			

I certify that the foregoing is a true and correct copy of a Resolution adopted by a majority of the full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on March 10, 2026.

BOROUGH OF CAPE MAY POINT NEW JERSEY 1908 CAPE MAY COUNTY

Elaine L. Wallace

Municipal Clerk