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March 18, 2026

VIA ECOURTS

Honorable John C. Porto, P. J. Cv.
Burlington County Superior Court
49 Rancocas Road
6 Mount Holly, New Jersey 08060

RE: In the Matter of the Application of the City of North Wildwood
Docket No.: CPM-L-27-25

Dear Judge Porto:

On behalf of the City of North Wildwood (“City” or “North Wildwood”), please be advised that on March 17, 2026, the City adopted the resolutions I furnished the Court on March 13, 2026. These resolutions, in conjunction with the ordinances previously adopted and supplied, implement the Consent Order with Fair Share Housing Center Inc. More specifically, on March 17, 2026, the City adopted the following resolutions:

1. Resolution adopting affirmative marketing plan, adopted March 17, 2026. See Exhibit 1.
2. Resolution adopting spending plan, adopted March 17, 2026. See Exhibit 2.
3. Resolution adopting rehab manual, adopted March 17, 2026. See Exhibit 3.
4. Resolution adopting affordability assistance manual, adopted March 17, 2026. See Exhibit 4.

By adopting the resolutions on March 17, 2026, we are in compliance with this Court’s order extending the deadline to file by one day.

The City looks forward to addressing any questions or concerns the Court may have once it reviews this package of documents. We appreciate your attention to this matter.

Respectfully submitted,

Jeffrey R. Surenian

Jeffrey R. Surenian

cc: All Attorneys of Counsel (via ecourts)

Exhibit 1

**CITY OF NORTH WILDWOOD
Cape May County, New Jersey**

RESOLUTION

**ADOPTING THE AFFIRMATIVE MARKETING PLAN
PREPARED BY TRIAD ASSOCIATES**

WHEREAS, the City of North Wildwood (“City”) is required to administer its affordable housing programs in accordance with the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq., the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., applicable court orders, and the City’s Court-approved Housing Element and Fair Share Plan; and

WHEREAS, the proper implementation of affordable housing programs requires that all housing opportunities be affirmatively marketed to low- and moderate-income households in compliance with State regulations, including targeted outreach to racial and ethnic minorities, persons with disabilities, and other protected classes; and

WHEREAS, Triad Associates, serving as the City’s affordable housing consultant, has prepared a comprehensive Affirmative Marketing Plan outlining procedures for public outreach, advertising methods, eligibility guidelines, referral networks, application intake, lottery protocols, and compliance monitoring (hereinafter “Affirmative Marketing Plan”); and

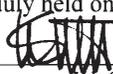
WHEREAS, Council has reviewed the Affirmative Marketing Plan and finds it compliant with UHAC requirements, consistent with the City’s affordable housing obligations, and in the best interest of ensuring fair and equal access to all affordable housing opportunities within the City; and

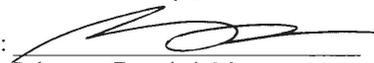
WHEREAS, Council desires to formally adopt the Affirmative Marketing Plan and direct its use by City’s Administrative Agent and other representatives.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of North Wildwood, County of Cape May, State of New Jersey, as follows:

1. All of the statements of the preamble are repeated and are incorporated herein by this reference thereto as though the same were set forth at length.
2. The Affirmative Marketing Plan for implementation in the administration of all affordable housing units and programs within the City is hereby adopted.
3. The City’s Administrative Agent and all of its representatives are hereby directed to implement and enforce the policies and procedures contained in said Affirmative Marketing Plan.
4. Said Affirmative Marketing Plan may be updated from time to time to ensure ongoing compliance with State law, court-ordered requirements, and the City’s Housing Element and Fair Share Plan, provided such updates are approved by the City Council.
5. Said Affirmative Marketing Plan shall be annexed to and made part of this Resolution.

I, W. Scott Jett, City Clerk of the City of North Wildwood, in the County of Cape May, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a Resolution adopted by the Council of the City of North Wildwood at a meeting duly held on the 17th day of March, 2026.

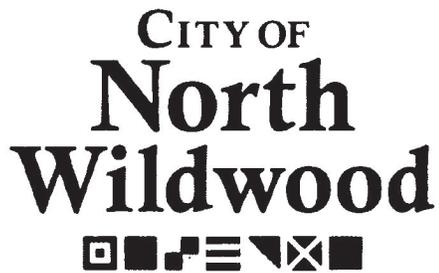
Dated: _____ March 17, 2026 _____ Signed:  W. Scott Jett, City Clerk

APPROVED: 
Salvatore Zampirri, Mayor

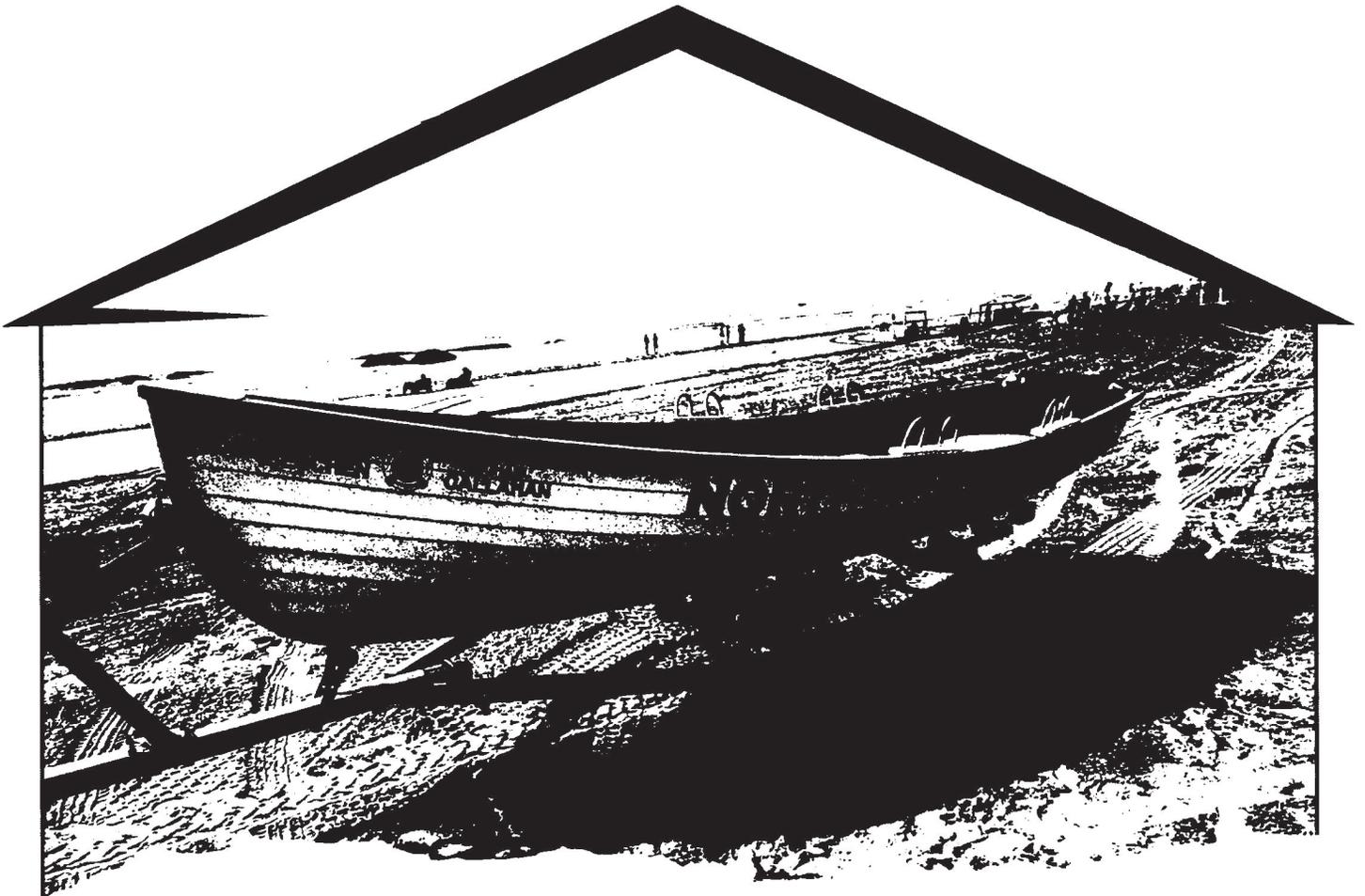
	Motion	Second	Aye	Nay	Abstain	Absent
Tolomeo			✓			
Rullo			✓			
Kane						✓
Del Conte		✓	✓			
Crowe	✓		✓			
Bishop			✓			
Rosenello						✓

AFFIRMATIVE MARKETING PROCESS

For the Administration of
Marketing Affordable Housing Units



*In Accordance
with the Uniform
Housing Affordability Controls*



PREPARED BY



JANUARY 2026



AFFIRMATIVE FAIR HOUSING MARKETING PROCESS For Affordable Housing in (REGION 6)

I. APPLICANT AND PROJECT INFORMATION

1a. Administrative Agent Name, Address, Phone Number Triad Associates 1301 W. Forest Grove Road Vineland NJ 856-590-9590	1b. Development or Program Name, Address City of North Wildwood 901 Atlantic Avenue North Wildwood, NJ 08260 P: 609-522-2030 F: 609-884-8589
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✓ FOR RENT UNITS ✓ FOR SALE UNITS

1c. Total Number of Units: TBD Number of Affordable Units: TBD Number of Affordable Rental Units: TBD Number of Sales Units: TBD	1d. Price or Rental Range From: To be determined To: To be determined	1e. State and Federal Funding Sources (if any) N/A
1f. ✓ Age Restricted ✓ Non-Age Restricted	1g. Approximate Starting Dates Advertising: To be determined Occupancy: To be determined Lottery Date: To be Determined for Each Project	
1h. County Cape May, Atlantic, Cumberland, and Salem Counties	1i. Census Tract(s):	
1j. Managing/Sales Agent’s Name, Address, Phone Number To be Determined for Each Project		
1k. Application fee, credit background check fees may apply. Each landlord to establish application fees & rental criteria.		

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

INITIAL RANDOMIZATION

The Affirmative Marketing period begins when the applicant waitlist opens, and a property is posted on the NJHRC website. During this 120-day period, the property is advertised and interested applicants have the opportunity to submit Preliminary Applications. After a minimum of 60 days from the date that the affirmative marketing period begins, a lottery randomization takes place, which will establish the applicant waitlist. The lottery date will be included in all affirmative marketing materials.

All applicants are included in the lottery and randomized regardless of household size or desired number of bedrooms. The process is as follows:

The lottery will be conducted by the Administrative Agent with at least two professionals present. The applicant pool will include all applicants who have applied. The Administrative Agent will utilize a computer program to randomly assign a number, which will then become the applicant’s lottery number.

When a unit becomes available, the Administrative Agent will identify the applicants that match the number of bedrooms and affordability (very low, low, or moderate income). Those who work or live in Region 6 will be given preference and contacted for the unit first. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised. If a veteran’s preference is in effect, the veterans will be offered the unit prior to the general applicant pool.

Preliminary Applications received after the lottery date will be added to the applicant pool in the order they were received.

If the applicant pool becomes close to being depleted, the Administrative Agent will conduct additional marketing until all units are filled.

III. MARKETING

<p>3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors):</p> <p> <input checked="" type="checkbox"/> White (non-Hispanic) <input checked="" type="checkbox"/> Black (non-Hispanic) <input checked="" type="checkbox"/> Hispanic <input checked="" type="checkbox"/> American Indian or Alaskan Native <input checked="" type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> Other group: </p>
<p>3b. HOUSING RESOURCE CENTER (www.njhrc.gov) A free, online listing of affordable housing.</p>
<p>3c. Commercial Media (required) (Check all that apply)</p>

ONLINE ADVERTISING

Listed for the duration of the affirmative marketing process	Craigslist/Zillow	Continuous	Regional
Listed for the duration of the affirmative marketing process	triadhousingprograms.com	Continuous	Regional
Listed for the duration of the affirmative marketing process	NJHRC.gov	Continuous	Regional
An online digital ad to run in conjunction with a print ad. Ad will include a link to the website and application portal.	Shore Local	2-4 Weeks	Regional
Run social media ads targeting the housing region of the City.	www.facebook.com	8 weeks	Regional
	DURATION & FREQUENCY OF OUTREACH	REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS PARTIAL COAH REGION 6			
Daily Newspaper			
✓	Press release	Press of Atlantic City	Regional
✓	Press release	Daily Journal	Regional
✓	Press release	NJ.COM	Regional
Weekly Newspaper			
✓	1 Print ad at the beginning of outreach	Herald Newspaper	Cape May County
✓	Press release	Bridgeton News	Cumberland
✓	Press release	Cape May Star & Wave	Cape May County
✓	Press release	Shore Local News Magazine	Atlantic
✓	Press release	Current of Ventnor, Margate, Longport	Atlantic
✓	Press release	Beachcomber News	Atlantic
✓	Press release	The Current of Galloway, Absecon, Hamilton, Brigantine, Port Republic & Egg Harbor City	Atlantic
✓	Press release	Current of Egg Harbor Township	Atlantic
✓	Press release	Current of Mays Landing and Hamilton Township	Atlantic
✓	Press release	Current of Northfield, Linwood and Somers Point	Atlantic
✓	Press release	Hammonton Gazette	Atlantic
✓	Press release	Hammonton News	Atlantic
✓	Press release	Mainland Journal	Atlantic
✓	Press release	Record Journal	Atlantic

✓	Press release	Cape May County Herald	Cape May
✓	Press release	The Current of Cape May County	Cape May
✓	Press release	Ocean City Gazette	Cape May

3d. Community Contacts (names of community groups/organizations throughout the housing region who will receive direct notification of the availability of affordable housing units and who will be asked to post advertisements and distribute flyers and application forms regarding available affordable housing to their constituencies).

✓	Flyers to be mailed at beginning of Marketing	Family Success Center of Cape May County	1046 NJ-47, Rio Grande, NJ 08242
✓	Flyers to be mailed at beginning of Marketing	Fair Share Housing.org	orlandosalas@fairsharehousing.org
✓	Flyers to be mailed at beginning of Marketing	Cape May County Social Services	4005 Rt. 9 S, Rio Grande, NJ 08242
✓	Flyers to be mailed at beginning of Marketing	Atlantic County Social Services	1333 Atlantic Avenue Atlantic City, NJ 08401-8297
✓	Flyers to be mailed at beginning of Marketing	Cumberland County Social Services	275 North Delsea Dr. Vineland, NJ 08360-3607
✓	Flyers to be mailed at beginning of Marketing	Collaborative Support Programs of NJ	jzoyac@cspnj.org
✓	Flyers to be mailed at beginning of Marketing	Family Promise of Cape May County	505 Townbank Road, North Cape May, NJ 08204
✓	Flyers to be mailed at beginning of Marketing	Volunteers of America of the Delaware Valley	kfriess@voadv.org
✓	Flyers to be mailed at beginning of Marketing	Veteran's Multi Service Center	415 N. High Street, Millville, NJ 08332
✓	Flyers to be mailed at beginning of Marketing	Cape Counseling Services	1129 Route 9 South Cape May Court House, NJ 08210
✓	Flyers to be mailed at beginning of Marketing	Catholic Charities of South Jersey	Cynthia.LeBron@camdeniocese.org
✓	Flyers to be mailed at beginning of Marketing	Native American Advancement Corporation	75 N. Pearl Street P.O. Box 824, Bridgeton, NJ 08302
✓	Flyers to be mailed at beginning of Marketing	Puerto Rican Action Committee	801 Washington Avenue, Woodbine, NJ 08270
✓	Flyers to be mailed at beginning of Marketing	New Jersey SHARES	801 Washington Avenue Woodbine, NJ 08270

✓	Flyers to be mailed at beginning of Marketing	Salem County Social Services	147 South Virginia Avenue Penns Grove, NJ 08069-1797
✓	Flyers to be mailed at beginning of Marketing	Catholic Charities	1304 Rt. 47 South, Unit C1 P.O. Box 232 Rio Grande, NJ 08242
✓	Flyers to be mailed at beginning of Marketing	Latino Action Network	Freehold, NJ, United States, 07728
✓	Flyers to be mailed at beginning of Marketing	NAACP Conference	4326 Harbor Beach Blvd. #775 Brigantine, NJ 08203
✓	Flyers to be mailed at beginning of Marketing	Cape May County NAACP	PO Box 932 CMCH, NJ 08210
✓	Flyers to be mailed at beginning of Marketing	Cumberland County NAACP	PO Box 744 Vineland 08360
✓	Flyers to be mailed at beginning of Marketing	Atlantic County NAACP	PO Box 1977 Atlantic City 08404
✓	Flyers to be mailed at beginning of Marketing	Salem County NAACP	396 Bailey Street Woodstown 08098
✓	Flyers to be mailed at beginning of Marketing	Supportive Housing Association	185 Valley St, South Orange, NJ 07079
✓	Flyers to be mailed at beginning of Marketing	Fair Share Housing Development	1 Ethel Lawrence Blvd, Mt Laurel Township, NJ 08054
✓	Flyers to be mailed at beginning of Marketing	Cape Hope	Denise Venturini P.O. Box 1061, Cape May, NJ 08204
✓	Flyers to be mailed at beginning of Marketing	Fair Share Housing Center	510 Park Blvd, Cherry Hill, NJ 08002
✓	Flyers to be mailed at beginning of Marketing	Tri-County Community Action Partnership	110 Cohansey Street, Bridgeton
✓	Flyers to be mailed at beginning of Marketing	Anti-Poverty Network of NJ	272 Dunns Mill Road, Acme Commons Center, #327, Bordentown, NJ 08505
✓	Flyers to be mailed at beginning of Marketing	DCA Rental Assistance	20 Market St, Camden, NJ 08102
✓	Flyers to be mailed at beginning of Marketing	Anti-Poverty Network of NJ	272 Dunns Mill Road, Acme Commons Center, #327, Bordentown, NJ 08505
✓	Flyers to be mailed at beginning of Marketing	American Red Cross	850 N. Franklin Avenue Pleasantville, NJ 08232
✓	Flyers to be mailed at beginning of Marketing	Bethel Commandment Church	1717 Bishop Richard Allen Avenue in