

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

**RESOLUTION**

**ENDORISING THE HOUSING ELEMENT AND FAIR SHARE  
PLAN ADOPTED BY THE NORTH WILDWOOD PLANNING  
BOARD**

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, which amended the New Jersey Fair Housing Act; and

**WHEREAS**, for ease in reference, this resolution shall refer to the Fair Housing Act as amended as "FHA II"; and

**WHEREAS**, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan ("HEFSP") and secure immunity in the process of seeking approval; and

**WHEREAS**, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 and filing that plan with the Affordable Housing Dispute Resolution Program (the "Program") within 48 hours of adoption; and

**WHEREAS**, by taking these actions, a municipality could secure and maintain immunity from all exclusionary zoning suits inclusive of builder's remedy suits; and

**WHEREAS**, in accordance with this statutory procedure, the City of North Wildwood adopted a binding resolution on January 21, 2025 and filed a declaratory relief action within 48 hours from adoption of the resolution; and

**WHEREAS**, the City also had its affordable housing planning consultant, Christopher Dochney PP, AICP of CME Associates prepare a HEFSP to address the City's affordable housing obligations under FHA II; and

**WHEREAS**, Christopher Dochney PP, AICP prepared a HEFSP and the City Planning Board adopted the Plan on June 18, 2025, which is attached hereto as Exhibit A; and

**WHEREAS**, in accordance with the procedure established by FHA II, the City's affordable housing counsel filed the duly adopted HEFSP with the Program within 48 hours from adoption; and

**WHEREAS**, the City Mayor and Council now wishes to endorse the Housing Element and Fair Share Plan adopted by the North Wildwood Planning Board and seek approval of the HEFSP by the Program and Court.


**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. The Mayor and Council hereby endorses the Fourth Round HEFSP adopted by the North Wildwood City Planning Board on June 18, 2025 and attached hereto.

2. The Mayor and Council hereby directs the City's Affordable Housing Counsel to (a) file this resolution with the Program, along with any additional documents he deems necessary or desirable; and (b) seek a Compliance Certification from the Program and/or Vicinage area judge as may be appropriate formally approving the Plan.
3. The City reserves the right to further amend the HEFSP attached hereto, should that be necessary.

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 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 Mayor and Council of the City of North Wildwood at a meeting duly held on the 23<sup>rd</sup> day of June, 2025.

Dated: June 23, 2025

Signed: 

W. Scott Jett, City Clerk

APPROVED: 

Patrick T. Rosenello, Mayor

|           | Motion | Second | Aye | Nay | Abstain | Absent |
|-----------|--------|--------|-----|-----|---------|--------|
| Tolomeo   |        | ✓      | ✓   |     |         |        |
| Rullo     | ✓      |        | ✓   |     |         |        |
| Kane      |        |        |     |     |         | ✓      |
| Del Conte |        |        | ✓   |     |         |        |
| Koehler   |        |        | ✓   |     |         |        |
| Bishop    |        |        | ✓   |     |         |        |
| Zampirri  |        |        |     |     |         | ✓      |