

CITY OF WILDWOOD
Cape May County, New Jersey
RESOLUTION

**RESOLUTION OF THE CITY BOARD OF COMMISSIONERS OF THE
CITY OF WILDWOOD ENDORSING A FOURTH ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

WHEREAS, the City adopted a “binding resolution” accepting the DCA-calculated Present Need and Prospective Need, as required by the Amended FHA, on January 22, 2025, establishing its Fourth Round Present Need of 15 and Prospective Need of 48; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the City filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 24, 2025; and

WHEREAS, the filing of the DJ Complaint gave the City automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, the City did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, resulting in the statutory automatic acceptance of the City’s Fourth Round obligations on March 1, 2025; and

WHEREAS, on March 27, 2025, the Court entered an order establishing the City’s Fourth Round Present Need of 15 and Prospective Need of 48; and

WHEREAS, now that the City has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the City’s affordable housing planner drafted a Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 9, 2025 and adopted the Fourth Round Housing Element and Fair Share Plan via a resolution on that same night; and

WHEREAS, the Acting Administrative Director of the AOC issued Directive #14-24 on December 19, 2024, which stated that the Fourth Round Housing Element and Fair Share Plan should be endorsed by the municipal governing body; and

WHEREAS, the City Board of Commissioners wishes to endorse the Fourth Round Housing Element and Fair Share Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Wildwood, County of Cape May, State of New Jersey, as follows:

1. The City Board of Commissioners hereby endorses the Fourth Round Housing Element and Fair Share Plan, which is attached hereto as Exhibit A, which was adopted by the City’s Planning Board on June 9, 2025.
2. The City Board of Commissioners hereby directs the City’s Affordable Housing Counsel to (a) file with the Program and the Court, the Fourth Round Housing Element and Fair Share Plan if it has not done so already, along with any additional documents the professionals deem necessary or desirable and (b) seek Program and Court approval of the Fourth Round Housing Element and Fair Share Plan via a Compliance Certification.

3. The City reserves the right to further amend the Fourth Round Housing Element and Fair Share Plan, should that be necessary.

PREPARED BY: NANCY HOLM, ESQ.

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Krista McConnell, Commissioner

Steve Mikulski

Steve Mikulski, Commissioner

Ernest Troiano, Jr., Mayor

Resolution No. 234-6-25

Offered By McConnell

Seconded by Mikulski

I, Lisa A. Brown, City Clerk of the City of Wildwood, do hereby certify that the foregoing Resolution was adopted at a Regular Meeting of the Wildwood Board of Commissioners, held this 11th day of June, 2025, and in witness whereof I have hereunder set my hand and official seal on this date written.

Lisa A. Brown

LISA A. BROWN, CITY CLERK

Housing Plan Element and Fair Share Plan



City of Wildwood

4th Round

2025

Approved by the Planning and Zoning Board on (Insert date)

Endorsed by the Mayor and Council via Resolution # , on (Insert date)

Prepared by

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