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March 12, 2026

Via eCourts

Honorable John C. Porto, P.J.Ch.
Atlantic County Courthouse
1201 Bacharach Blvd., Floor 3
Atlantic City, New Jersey 08401

**RE: In the Matter of the Application of the City of Wildwood
Docket No. CPM-L-38-25**

Dear Judge Porto:

As the Court is aware, this office represents the City of Wildwood with regard to affordable housing matters. In accordance with the Consent Order filed in this matter between the City, Fair Share Housing Center ("FSHC"), and Mount Olive Community Development Corp. ("Mount Olive"), and in accordance with the amended Fair Housing Act, N.J.S.A. 52:27D-304.1(f)(2)(c), please find the following documentation to be submitted in furtherance of the City's application for a Certificate of Compliance:

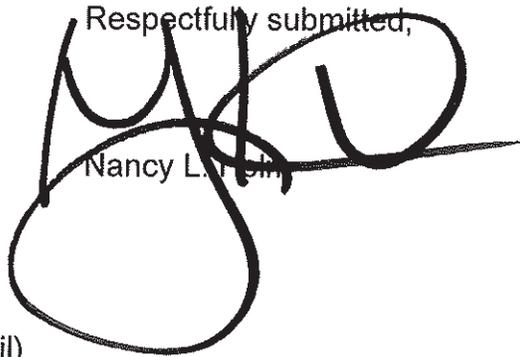
1. The City's Amended Fourth Round Housing Element and Fair Share Plan ("Amended HEFSP");
2. Planning Board Resolution adopting the Amended HEFSP;
3. Resolution No. 132-3-26 Endorsing the Amended HEFSP;
4. Resolution No. 131-3-26 Adopting the Amended Spending Plan;
5. Ordinance No. 1347-26, Repealing and Replacing the City's Affordable Housing Ordinance (which includes a new City-wide Mandatory Set-Aside Ordinance) and Development Fee Ordinance;
6. Resolution No. 134-3-26 Adopting an Affordability Assistance Manual;
7. Resolution No. 133-3-26 Adopting an Affirmative Marketing Plan;
8. Resolution No. 135-3-26 Adopting a Rehabilitation Manual for Owner-occupied and Rental Units; and

9. Resolution No. 136-3-26 Authorizing Agreement with Triad Associates to implement Rehabilitation Program.

The City has worked diligently to implement its Fourth Round HEFSP and all of the corresponding ordinances, agreements, and administrative documents. Should any documentation need to be corrected or amended, the City will do so timely, in accordance with the instructions of the Court and in collaboration with FSHC and Mount Olive.

The City extends its sincere appreciation to FSHC and Mount Olive for working together with Wildwood City to come to an agreement in an extremely short timeframe, and looks forward to finalizing its Fourth Round compliance with the Court in the coming months.

Respectfully submitted,


Nancy L. Fish

NLH/sp

Enclosures

cc: All Attorneys of Record (via eCourts)
Ashley J. Lee, Esq. (via eCourts and email)
Kenneth Goldman, Esq. (via email)
City of Wildwood (via email)
Daniel Levin, PP, AICP (via email)

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Amended Housing Plan Element and Fair Share Plan



City of Wildwood

4th Round

2026

Approved by the Planning and Zoning Board on June 9, 2025

Amended by the Planning and Zoning Board on DATE

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

Prepared by





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Acknowledgements

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Ernie Troiano, Jr. – Mayor
Steve Mikulski – Deputy Mayor
Krista McConnell - Commissioner

Planning & Zoning Board Members

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Phil Swetsky (Vice Chair)-Class IV
Ryan Troiano-Class I
Dave Bannon-Class II
Steven Mikulski-Class III
George Schwab-Class IV
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Introduction

The City of Wildwood is a well-established coastal community located in southeastern Cape May County. Covering approximately 1.3 square miles, the City is situated on a barrier island along the Atlantic Ocean and is bordered by the municipalities of North Wildwood to the north, Wildwood Crest to the south, and West Wildwood across the inland waterways to the west. Its location makes it a key destination within the Jersey Shore region, with a distinct blend of residential neighborhoods, tourism-driven commerce, and year-round community activity.

The City has prepared this Housing Plan Element and Fair Share Plan (“HEFSP”) in accordance with the requirements set forth in the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq., as amended by A4/S50 (Senate Bill No. 50) (hereinafter “Amended FHA”), including the methodology and procedures established for the Fourth Round of affordable housing obligations. In response to the requirements of the Amended FHA and the creation of a new quasi-administrative and legal procedure for processing municipal affordable housing plans, the Administrative Office of the Courts issued Directive #14-24 (“AOC Directive #14-24”), which also creates requirements for the filing of municipal HEFSP’s with the Affordable Housing Dispute Resolution Program (“the Program”) by the June 30, 2025 statewide deadline.

While the Amended FHA does not require municipalities to adopt a Fair Share Plan, doing so provides protection from exclusionary zoning litigation, including builder’s remedy lawsuits. Similarly, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) does not mandate a Housing Plan Element, but it is a prerequisite for adopting or amending zoning ordinances. Together, the FHA and MLUL require that any adopted Housing Element address the municipality’s present and prospective housing needs, with particular attention to low- and moderate-income housing. In accordance with the Fair Housing Act (N.J.S.A. 52:27D-310), as implemented through the Fourth Round methodology and procedures established in A4/S50 (P.L. 2024, c. ___), the Housing Element shall include at minimum the following components:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated. In conducting this inventory, the municipality shall have access, on a confidential basis, to all necessary property tax assessment records and information in the assessor's office, including but not limited to property record cards.
2. A projection of the municipality’s housing stock for the next ten years, including the probable future construction of low- and moderate-income housing, taking into account construction permits issued, approved applications for development, and anticipated residential development of lands.
3. An analysis of the municipality’s demographic characteristics, including but not limited to household size, income level, and age.
4. An analysis of the existing and projected employment characteristics within the municipality.

5. A determination of the municipality's present and prospective fair share obligation for low- and moderate-income housing, and an assessment of its capacity to accommodate those housing needs, in accordance with the methodologies outlined in A4/S50.
6. A consideration of lands and structures most appropriate for the development, conversion, or rehabilitation of low- and moderate-income housing, including consideration of sites owned by or offered by developers committed to providing affordable housing.
7. A map of all sites designated for the production of low- and moderate-income housing and a listing that includes the owner, acreage, lot, and block for each site.
8. The location and capacity of existing and proposed water and sewer lines and facilities relevant to the designated housing sites.
9. Copies of applications or approvals required for amendments or consistency determinations with applicable area-wide water quality management plans, including wastewater management plans.
10. A copy of the most recently adopted master plan, and where required, the immediately preceding adopted master plan.
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. If unavailable, appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service shall be submitted.
12. A copy of the appropriate United States Geological Survey (USGS) topographic quadrangle maps for each designated site.
13. Any other documentation reasonably necessary to support review and evaluation of the Housing Element under the standards applicable to the Fourth Round.

The City of Wildwood received second round certification from the Council on Affordable Housing (COAH) on April 4, 2001. The City has previously and continues to operate a housing rehabilitation program as part of a consent order issued by the Superior Court Docket No: CPM-L-00013-08. Additionally, the City has adopted zoning ordinances that established a set-aside for affordable housing in inclusionary developments and has recently developed age-restricted affordable housing units.

The City adopted its Fourth Round HEFSP on June 9, 2025 and submitted same to the Program in accordance with the amended FHA. The City received challenges to its HEFSP by the statutory deadline from Mount Olive Community Development Corp. and Fair Share Housing Center ("FSHC"). Through the Program's mediation phase, the City and the challengers were able to settle, resulting in a Consent Order, which was entered by the Court on January 16, 2026. The agreed upon settlement required that the City amend its Fourth Round HEFSP, resulting in this amended HEFSP.

Inventory of Housing Stock

Age of Housing Stock

The majority of the City's housing stock is older, with a third of the housing stock built before 1939 (30.3%). Almost half of the housing stock is over 50 years old, and since 2010, only 294 housing units have been constructed. In contrast, homes in Cape May County overall tend to be newer, with only 13.3% built before 1939.

Table 1 - Housing Characteristics				
Construction Time	Wildwood City Number of Units	Wildwood City Percent of Units	Cape May County Number of Units	Cape May County Percent of Units
Prior to 1939	2,005	30.3%	13,262	13.3%
1940 to 1949	235	3.6%	3,911	3.9%
1950 to 1959	583	8.8%	9,406	9.4%
1960 to 1969	410	6.2%	9,389	9.4%
1970 to 1979	558	8.4%	13,746	13.8%
1980 to 1989	676	10.2%	17,214	17.3%
1990 to 1999	299	4.5%	9,626	9.7%
2000 to 2009	1,549	23.4%	15,407	15.5%
2010 to 2019	243	3.7%	6,668	6.7%
2020 or later	51	0.9%	996	1.0%
Total	6,619	100%	99,625	100%

Source: 2023 American Community Survey, DP04 5-year Estimates

Condition of Housing Stock

This plan utilizes the 2023 American Community Survey 5-Year Estimates, where available, to estimate the number of substandard housing units in Wildwood that are occupied by low- and moderate- income households. ACS data considers the following factors to estimate the number of substandard housing units:

- Persons per room: 1.01 or more persons per room is an index of overcrowding.
- Plumbing facilities: Inadequate plumbing facilities is indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.
- Kitchen facilities: Inadequate facilities are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator.

Using the above indicators, the table below shows the number of substandard occupied housing in the City of Wildwood.

Table 2 Condition of Housing Stock		
	Total	Percentage
Number of Persons per Room		
● 1.01 or more	62	2.4%
Plumbing Facilities		
● Units Lacking Complete Plumbing Facilities	0	0.0%
Kitchen Equipment		
● Lacking Complete Kitchen Facilities	0	0.0%
Total Occupied Units	2,609	100%
Source: 2023 American Community Survey 5-year Estimates		

The 2023 American Community Survey (ACS) indicators were used to estimate the number of substandard housing units in the City of Wildwood. As shown in Table 2, no housing units meet the DCA's criteria for deficient housing, which includes units that are overcrowded, lack complete plumbing or kitchen facilities, or were built more than 50 years ago. In accordance with the methodology outlined in A4/S50 and implemented by the New Jersey Department of Community Affairs, this figure is used directly to calculate present need. No additional adjustments based on income levels or duplicative household factors were applied, in line with the standardized present need calculation now utilized statewide.

Purchase or Rental Value of Housing Stock

According to the 2023 ACS, the median value of housing in Wildwood was \$361,200, while the median value of a home in Cape May County was almost 10 percent higher, at \$395,000. Most of the homes in both Wildwood City and Cape May County were in the value range of \$300,000-\$499,999. Table 3 shows the percentage of housing units in each value category.

Table 3				
Value of Owner-Occupied Units	Wildwood City		Cape May County	
Value	Units	Percentage	Units	Percentage
Less than \$50,000	0	0%	1,168	3.3%
\$50,000 to \$99,999	0	0%	587	1.7%
\$100,000 to \$149,999	11	1.1%	552	1.6%
\$150,000 to \$199,999	39	4.0%	2,169	6.2%
\$200,000 to \$299,999	235	24.1%	6,656	18.9%
\$300,000 to \$499,999	433	44.5%	11,899	33.8%
\$500,000 to \$999,999	252	25.9%	8,585	24.4%
\$1,000,000 or more	4	0.4%	3,564	10.1%
Total	974	100%	35,180	100%
Median (dollars)	\$361,200		\$395,000	
Source: 2023 American Community Survey, DP04 5-year Estimates				

For rental units, the median gross rent was \$1,255 in Wildwood City compared to \$1,345 in Cape May County. Of the 1,559 occupied rental units approximately 33.7% of the City’s rental units were identified in the \$1,000-\$1,499 category, compared to 29.3% for the County. The largest concentration of the City and County rental unit pricing was identified in this category.

Table 4				
Cost of Rent	Wildwood City		Cape May County	
Occupied Units Paying Rent	Units	Percentage	Units	Percentage
Less than \$500	90	5.8%	466	5.3%
\$500-\$999	406	26.0%	1,981	23.5%
\$1,000-\$1,499	526	33.7%	2,475	29.3%
\$1,500-\$1,999	275	17.6%	2,168	25.7%
\$2,000-\$2,499	242	15.5%	1,097	13.0%
\$2,500-\$2,999	20	1.3%	180	2.1%
\$3,000 or more	0	0.0%	199	1.2%
No Rent Paid	76	-	743	-
Total Occupied Units Paying Rent	1,559	100.0%	8,446	100.0%
Median (dollars)	\$1,255		\$1,345	
Source: 2023 American Community Survey, DP04 5-year Estimates				

Occupancy Characteristics and Types of Housing Units

Out of the 6,619 total housing units in the City, 2,609 were occupied (39.4% percent). Of those occupied housing units, most were renter-occupied (1,635 or 62.7%) while over a third, or 37.3%, were owner-occupied. This reflects Wildwood City as primarily a beach community with a large number of summer rentals, in contrast to Cape May County which is primarily owner-occupied (79.3%).

Table 5a Owner Occupied/Rentals and Total Occupied Units				
	Wildwood City		Cape May County	
	Total	Percentage	Total	Percentage
Housing Units				
● Total Number of Housing Units	6,619	100%	99,625	100%
Occupied Units				
● Total Number of Occupied Housing Units	2,609	39.4%	44,369	44.5%
Owner-Occupied				
● Total Number of Owner-Occupied Housing Units	974	37.3%	35,180	79.3%
Renter-Occupied				
● Total Number of Renter-Occupied Housing Units	1,635	62.7%	9,189	20.7%
Source: 2023 American Community Survey, DP04 5-year Estimates				

The 2023 ACS indicated that there were 6,619 housing units in Wildwood, which is shown in Table 5b. Single family attached units consist of approximately a third (32.2%) of the City’s housing stock. The second largest category was identified as single-family detached units, which represented 22.3 percent. In contrast, over half of the County’s housing stock is single family housing.

Table 5b				
Housing Units				
	Wildwood City		Cape May County	
Units in Structure	Numbers in Structure	Percentage	Numbers in Structure	Percentage
1 - Unit Detached	1,476	22.3%	52,140	52.3%
1 - Unit Attached	2,129	32.2%	25,363	25.5%
2 Units	725	11.0%	6,666	6.7%
3 or 4 Units	931	14.1%	3,157	3.2%
5 to 9 Units	572	8.6%	3,093	3.1%
10 to 19 Units	298	4.5%	1,955	2.0%
20 Units or more	488	7.4%	4,157	4.2%
Mobile Home	0	0.0%	3,092	3.1%
Other	0	0.1%	2	0.0%
Total	6,619	100%	99,625	100%

Source: 2023 American Community Survey, DP04 5-year Estimates

Units Affordable to Low- and Moderate- Income Households

Low-income households are defined as those earning less than or equal to 50 percent of a regional median income. Moderate income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income. Formerly issued by COAH, the Affordable Housing Professionals of New Jersey (AHPNJ) publish annual income limits, which define low- and moderate- income limits based on household size from one (1) occupant up to eight (8) persons per household. Housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current Affordable Housing rules require that an efficiency unit be affordable to a household of one (1) as shown below in Table 6.

Table 6					
2024 AHPNJ Income Limits for Cape May County					
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
Median Income	\$68,852	\$73,770	\$78,688	\$88,524	\$98,360
Moderate (80% of Median)	\$55,081	\$59,016	\$62,950	\$70,819	\$78,688
Low (50% of Median)	\$34,426	\$36,885	\$39,344	\$44,262	\$49,180
Very Low (30% of Median)	\$20,655	\$22,131	\$23,606	\$26,557	\$29,508

Source: April 2024, AHPNJ 2024 Affordable Housing Regional Income Limits

To be considered affordable, an owner-occupied unit should not require more than 28 percent of a household’s gross income to cover principal, interest, taxes, and insurance, following a minimum down payment of five percent. For rental units, affordability is defined as a household paying no more than 30 percent of its gross income on rent and utilities. Based on the 2023 ACS data,

approximately 34.2% of owner-occupied households in Wildwood are cost-burdened, meaning they pay more than 30% of their gross income toward housing costs, while 64.8% of renter households are cost burdened. This high rate of housing cost burden reflects a significant affordability challenge for both renters and homeowners in the City.

Table 7a Wildwood City Monthly Housing Costs as a Percentage of Household Income in Owner-Occupied Units		
Percentage of Income	Number	Percentage
Less than 20%	281	40.4%
20% to 29%	177	25.4%
30% or more	238	34.2%
Total	696	100%
Not computed	0	X
Source: 2023 American Community Survey, DP04 5-year Estimates		

Table 7b Wildwood Monthly Housing Costs as Percentage of Household Income in Rental Units		
Percentage of Income	Number	Percentage
Less than 15%	78	5.1%
15% to 19.9%	77	5.0%
20% to 24.9%	158	10.3%
25% to 29.9%	223	14.6%
30% to 34.9%	184	12.0%
35% or more	807	52.8%
Total	1,527	100%
Not computed	108	(X)
Source: 2023 American Community Survey, DP04 5-year Estimates		

Projected Housing Stock

Between 2013 and 2023, Wildwood issued building permits for 399 housing units. During the same time period, the City also issued permits to demolish 137 units, which is shown below in Table 8.

Table 8 Dwelling Units Authorized			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2013	8	7	1
2014	5	11	-6
2015	8	7	1
2016	6	3	3
2017	14	1	13
2018	7	14	-7
2019	37	13	24
2020	18	26	-8
2021	73	19	54
2022	116	23	93
2023	107	13	94
Total	399	137	262

Source: New Jersey Department of Community Affairs, Division of Codes and Standards

Municipality’s Demographic Characteristics

Wildwood has generally experienced population decline over the past seven decades, with the exception of two periods of population increase between 1970 and 1980 and 1990 to 2010. While the pace of population decline has slowed in recent decades, the City’s population has continued to rise modestly. According to long-range demographic projections. The table below summarizes historical population trends and future projections for the City from 1950 through 2023.

Table 9 Wildwood City Population Characteristics 1950-2023						
Year	Wildwood City			Cape May County		
	Population	Population Change	Percentage Change	Population	Population Change	Percentage Change
1950	5,475	-	-	37,131	-	-
1960	4,690	-785	-14.3%	48,555	11,424	30.77%
1970	4,110	-580	-12.4%	59,554	10,999	22.65%
1980	4,913	803	19.5%	82,266	22,712	38.14%
1990	4,611	-302	-6.1%	95,089	12,823	15.59%
2000	4,718	107	2.3%	102,326	7,237	7.61%
2010	5,325	607	12.9%	97,265	-5,061	-4.95%
2020	5,157	-168	-3.1%	95,263	-2,002	-2.06%
2023	5,140 (est.)	-17	-0.3%	94,610	-653	-0.69%

Sources: US Census, New Jersey Department of Labor and South Jersey Transportation Planning Authority

The age distribution in Wildwood City reflects a somewhat younger population compared to Cape May County overall, with a median age of 47.7 in Wildwood City and 51.5 in Cape May County. with notable shifts over the past decade. As shown in Table 10, in Wildwood City the share of residents aged 65 and over was lower than Cape May County, or 17.8% compared to 28.6%. Overall, these changes suggest that while Wildwood City is aging, it is doing so at a slower pace than the county and continues to support a more balanced age distribution, particularly among working-age residents in the 45-64 age category.

Table 10 Population Comparison by Age				
Age Group	Wildwood City 2013	Wildwood City 2023	Cape May County 2013	Cape May County 2023
Under 5	6.9%	3.7%	4.7%	4.3%
5 to 14	8.9%	11.2%	10.2%	10.0%
15 to 24	15.7%	10.5%	11.8%	9.4%
25 to 44	29.6%	20.5%	19.9%	19.8%
45 to 64	22.8%	36.2%	31.4%	27.9%
65 and over	16.2%	17.8%	22.2%	28.6%
Total	5,269	5,140	96,684	95,236
Median Age	36.1	47.7	47.7	51.4

Source: 2023 American Community Survey, DP05 5-year Estimates

Wildwood City presents a more mixed economic picture, with lower incomes compared to the County. Almost a fifth (21.3%) of households in Wildwood City earn between 0-\$24,999 compared to 11.7% in the County. The 2023 American Community Survey reports a median household income of \$51,996, which is below the county median of \$88,046. Approximately 8.1% of households earn \$200,000 or more, and a combined 23.8% of households earn above \$100,000 annually in Wildwood City. This diversity in income brackets reflects the city's blend of long-term residents, seasonal economic influences, and a mix of housing types that contribute to a dynamic and economically varied community. A distribution of households by income for Wildwood and Cape May County are presented below in table 11.

Table 11 Households by Income		
Income Level	Wildwood City	Cape May County
Less than \$10,000	4.3%	3.3%
\$10,000-\$14,999	7.5%	3.3%
\$15,000-\$24,999	9.5%	5.1%
\$25,000-\$34,999	10.0%	6.8%
\$35,000-\$49,999	16.8%	9.6%
\$50,000-\$74,999	15.1%	14.7%
\$75,000-\$99,999	13.0%	13.4%
\$100,000-\$149,999	7.2%	18.5%
\$150,000-\$199,999	8.5%	10.9%
\$200,000 or more	8.1%	14.4%
Median Household Income	\$51,996	\$88,046

Source: 2023 American Community Survey, DP03 5-year Estimates

The 2023 ACS indicated that there were 2,609 households in the City. Approximately 41.7% of the City’s households were classified as married-couple households. The second largest household type was identified as female householder, no spouse and partner present, which represented approximately 26.9% of the City’s total households. See table 12.

Table 12 Household by Type		
Household Type	Number	Percentage
Total Occupied Households	2,609	100%
Married-couple Households	1,090	41.7%
Cohabiting couple family	274	10.5%
Female householder, no spouse and partner present	704	26.9%
> Female householder living alone	456	17.4%
Male householder, no spouse and partner present	541	20.7%
> Male householder living alone	463	17.7%

Source: 2023 American Community Survey, B11012 5-year Estimates

Employment Characteristics

Of the 2,406 employed residents in the City, approximately 88.8% worked in the private sector. The second largest category was represented by government workers. See table 13.

Table 13 Classification of Workers		
Class	Number	Percentage
Private Wage and Salary	2,137	88.8%
Government Workers	164	6.8%
Self Employed	95	3.9%
Unpaid Family Workers	10	0.4%
Total	2,406	100%

Source: 2023 American Community Survey , DP03 5-year Estimates

An analysis of the employed workforce indicated that Wildwood employees work in a broad array of economic sectors. The highest concentration of workers, 27%, are employed in the arts, entertainment, recreation, accommodation, and food services employment sectors, reflecting the City’s proximity to the shore and location as a vacation destination. The City’s workforce sector data is shown below in table 14.

Table 14 Workforce by Sector		
Sector	Number of Employees	Percentage of Workforce
Agriculture, Forestry, Fishing and Hunting, and Mining	0	0.0%
Construction	264	11.0%
Manufacturing	40	1.7%
Wholesale trade	165	6.9%
Retail Trade	420	17.5%
Transportation and Warehousing, and Utilities	31	1.3%
Information	0	0.0%
Finance, Insurance & Real Estate	89	3.7%
Professional, Scientific, Management, Administrative, and Waste Management Services	238	9.9%
Educational, Health, and Social Services	240	10.0%
Arts, Entertainment, Recreation, Accommodation and Food Services	649	27.0%
Other Services	209	8.7%
Public Administration	61	2.5%
Total	2,406	100%
Source: 2023 American Community Survey, DP03 5-year Estimates		

The workforce occupation characteristics in Wildwood were compared to those of Cape May County. As indicated in Table 15, the occupational characteristics of the City's residents differs from those of workers residing in Cape May County. While over a quarter of City residents are employed in the arts, entertainment, recreation, accommodation, and food services employment sectors; a quarter of County residents are employed in the educational, health and social services occupation sectors. Table 15 reflects the City's and County's occupational characteristics.

Table 15 Occupational Characteristics		
Sector	Wildwood (Percentage)	Cape May County (Percentage)
Agriculture, Forestry, Fishing and Hunting, and Mining	0.0%	1.3%
Construction	11.0%	8.8%
Manufacturing	1.7%	4.4%
Wholesale trade	6.9%	2.2%
Retail Trade	17.5%	10.4%
Transportation and Warehousing, and Utilities	1.3%	3.5%
Information	0.0%	1.5%
Finance, Insurance & Real Estate	3.7%	7.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	9.9%	9.6%
Educational, Health, and Social Services	10.0%	25.2%
Arts, Entertainment, Recreation, Accommodation and Food Services	27.0%	14.3%
Other Services	8.7%	4.2%
Public Administration	2.5%	7.4%
Total	100%	100%
Source: 2023 American Community Survey, DP03 5-year Estimates		

In addition, in order to understand what implications this employment data has for the City and understand what the employment field and area trends are for Wildwood City and Cape May County, the New Jersey Department of Labor (NJDOLE) has prepared projections, which analyze the expected increase or decrease in a particular employment sector by the year 2032. This data has been summarized and is illustrated within table 16.

Table 16 Cape May County Projected Employment				
Industry	2022 Actual Employment	2032 Projected Employment	Numeric Change	Outlook
Accommodation and Food Services	10,787	10,914	127	Stable
Administrative and Support and Waste Management and Remediation Services	1,410	1,443	3	Stable
Arts, Entertainment and Recreation	1,974	2,191	217	Growing
Construction	2,708	2,886	178	Growing
Educational Services	3,005	3,174	169	Growing
Finance and Insurance	932	839	-93	Declining
Government	4,913	4,869	-44	Declining
Health Care and Social Assistance	4,554	4,727	173	Stable
Information	184	176	-8	Declining
Management of Companies and Enterprises	159	159	0	Stable
Manufacturing	1,085	1,117	32	Stable
Other Services (except Government)	1,926	2,040	114	Growing
Professional, Scientific, and Technical Services	1,170	1,223	53	Stable
Real Estate and Rental and Leasing	876	895	19	Stable
Retail Trade	6,948	6,993	45	Stable
Transportation and Warehousing	306	313	7	Stable
Utilities	85	74	-11	Declining
Wholesale Trade	669	691	22	Stable
Total (All Industries)	43,691	44,724	1,033	Growing
Source: New Jersey Department of Labor and Workforce Development				

The most significant job growth is projected in arts, entertainment and recreation, construction, and health care and social assistance. These trends reflect shifting demands in service-oriented and infrastructure-supportive industries, and a portion of these job gains will likely impact the Wildwood City workforce either directly or indirectly, supporting economic opportunity in the region.

Analyses

Vacant Land Analysis

The City of Wildwood conducted a comprehensive Vacant Land Analysis (VLA) to assess its realistic development potential and identify land available to meet its affordable housing obligations. This assessment reviewed tax records, zoning designations, and physical site constraints such as wetlands, flood zones, and parcel size thresholds. All parcels listed in the ROSI (Recreation and Open Space Inventory) were excluded from the VLA due to their dedication for public recreation, natural preservation, or open space use. These include major beachfront areas like the Third and Second Ward Beaches and active recreational spaces such as Maxwell Field. These lands are not available for development due to their designation and use restrictions and therefore do not contribute to the City's developable acreage.

The City identified a number of parcels coded as vacant or underutilized in the MOD IV Tax Assessment data, as well as a consideration of lands that were most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to or rehabilitation for such housing. Upon further inspection, all of these sites were determined to be unsuitable for development due to severe environmental constraints or insufficient lot size. Many properties were less than 0.83 acres and/or fell within regulated areas under DEP and FEMA jurisdiction. As such, they were excluded from the analysis of developable land. None of the reviewed parcels met the minimum threshold to support development at 6 units per acre, even under optimal assumptions, and no sites yielded any unconstrained acreage. Based on the results of the VLA, the City of Wildwood's total Realistic Development Potential (RDP) for the City's Third and Fourth Round prospective need is 0 units.

Analysis of Multigenerational Family Continuity

The 2024 FHA requires an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20). The Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity.

A review of the City's ordinances indicates that there are no ordinances that would specifically create a detraction from meeting the Commission's goal of enabling senior citizens to reside at the homes of their extended families. Furthermore, the City's ordinances permit accessory dwelling units within the R-1, R-2, R-3, RM, WR, WR-1, and MC-R Districts within a single-family dwelling on a lot which meets all the conditional requirements of the ordinance, thus allowing senior citizens to live within close proximity to their extended families and still maintain autonomy over their dwelling unit.

Wildwood’s affordable housing ordinance requires at least 20% of all affordable housing units within inclusionary developments to be 3 bedroom units; and the City contains senior buildings where adult children of seniors can reside in a unit. Therefore, Wildwood City ordinances and local factors advance the multigenerational continuity goal.

Analysis of consistency with the State Development and Redevelopment Plan

The City’s Fourth Round Housing Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SDRP) as the approved and proposed projects outlined in the Fair Share Plan provide ample opportunity for the construction of affordable housing. All of Wildwood City is designated as Planning Area 5B Environmentally Sensitive Barrier Island. Pursuant to the SDRP, housing in PA5B areas should “Provide for housing choices through redevelopment, new construction, rehabilitation, and adaptive reuse. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.”

The development of limited but targeted affordable housing in PA5B is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into existing “centers” on the barrier islands where infrastructure can support the development and services such as open space, retail shopping, public transportation, schools are within walking distance. Adequate sewer and water capacity are available for development identified in this plan in Wildwood City. Wildwood City is located within CAFRA, and all development applications that are subject to CAFRA regulations and processes will be followed as required.

Fair Share Plan

Satisfaction of the Rehabilitation Obligation

PRESENT NEED (REHABILITATION OBLIGATION) – 15 UNITS

The City of Wildwood approved binding resolution 32-1-25 on January 22, 2025 that committed the City to a present need (rehabilitation) obligation of 15 units. The City maintains an active rehabilitation program administered by Triad Associates and will continue to offer this program to both owner-occupied and rental housing units. This rehabilitation program was approved by the Court in the 2012 Consent Order.

Satisfaction of the Prior Round Obligation

PRIOR ROUND (1987-1999) - 0 UNITS – COAH-determined Urban Aid Municipality Status

The City has a Prior Round obligation of 0 units per the Consent Order signed by the Honorable J. Christopher Gibson on December 10, 2012 after a duly-noticed Fairness Hearing. Per the Master’s Report prepared prior to the Fairness Hearing, the City and the Plaintiff, Mount Olive Community Development Corporation, with input from Fair Share Housing Center, “[a]lthough COAH assigned the City a 113-unit prior round obligation in 2008, COAH had previously determined that the City had a zero (0) prior round new construction obligation in both the first and second rounds based on Wildwood’s status as an ‘urban aid’ municipality and other criteria. . . . In the 2008 regulations, it appears that COAH had not accounted for the COAH board’s decisions and COAH’s consultant’s prior findings.”

Satisfaction of the Third Round Obligation

THIRD ROUND OBLIGATION (1999-2025) – 151 UNITS – Jacobsen Decision Determination

Per the Consent Order signed by the Hon. Judge J. Christopher Gibson on December 10, 2012, the Court ordered that the City “shall have no further obligation to engage in Third Round (post-1999) fair share housing planning or adopt a [HEFSP] that addresses Third Round (post-1999) obligations until such time as the standards with which [the City] must comply have been established.” Within that order, the City was credited with 13 new special needs credits to be applied to its future affordable housing obligation at the Lily Mae Apartments at Block 145, Lots 4.02 and 5.

In accordance with the Amended FHA, the City has a Third Round prospective need obligation of 151 units, as set forth in the “Jacobsen Decision,” In re Municipality of Princeton, No. MER-L-1550-15 & MER-L-1561-15, 2018 LEXIS 1241 (N.J. Super. Ct. March 8, 2018). N.J.S.A. 52:27D-304.3

Satisfaction of the 4th Round Obligation

4TH ROUND OBLIGATION 48

Pursuant to the requirements of the Amended FHA, in October 2024, DCA determined that the City’s Fourth Round prospective need obligation is 48 units, which was accepted by the City in its binding resolution, adopted on January 22, 2025. As noted previously in this document, Wildwood has applied a vacant land adjustment to the City’s Third and Fourth Round prospective need obligation, which establishes an RDP of 0 units. However, the Amended FHA requires that any municipality that receives an adjustment of its prospective need obligations for the fourth round based on a lack

of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so (hereinafter referred to as the “25 Percent Requirement”).

Due to the ambiguity of the 25 Percent Language in the Amended FHA, there are at least three interpretations of what the “adjusted number” referred to in the statute means for purposes of calculating the 25%; however, regardless of what the 25 Percent Language is adjudicated to be by the Program and/or an appellate ruling from the Courts, the City of Wildwood not only has enough credits to satisfy the highest calculation of this statutory requirement, but it also has adopted overlay zoning that will capture additional affordable units as the City redevelops over time.

Per the 2012 Consent Order, the City is allowed to credit 13 units from the Lily Mae Apartments toward future obligations. Since the City has a combined RDP of zero for the Third and Fourth Round, the 13 Lily Mae apartments will be counted toward the City’s “25 Percent” calculation, however that may be adjudicated.

Compliance Mechanism	Rental or Sale	Supportive/ Special Needs	Family or Age Restricted	Units	Bonus Credits	Total Credits
Lily Mae	Rental	Special Needs	Family	13	0	13

Unmet Need

Following the application of the vacant land adjustment, Wildwood City has a combined Third and Fourth Round Unmet Need of 199 units. In addition to satisfying the 25 Percent Language above with the Lily Mae Apartments, the City proposes the following mechanisms to create realistic opportunities for affordable housing units to be developed over the 2025-2035 4th round timeframe:

Compliance Mechanism	Rental or Sale	Supportive/ Special Needs	Family or Age Restricted	Units	Bonus Credits	Total Credits
Lions Center	Rental		Age Restricted	12		12
Inclusionary Housing Overlay	Both		Family	11		11
Mandatory Set Aside Ordinance	Both		Family	TBD		TBD
TOTAL				23		23

Category	Required	Provided
Total Credits	48	48
Family Units	24	24
Family Rental Units	12	13
Very Low Income Units	7	13
Very Low Income Family Units	4	13
Age Restricted Cap	14	14
Bonus Credits	12	0

Lions Center

The Lions Center is a project-based section 202 development that began operation on April 25, 2024 and is located at 3300 New Jersey Ave (Block 192, Lot 20). The project has 112 age restricted units and operates under a HUD restricted use agreement until January 1, 2043. Under the amended Fair Housing Act, the City is permitted to meet up to 30% of its obligation with age-restricted units. The City is applying 14 units at Lions Center towards its 4th round obligation. The use agreement is included as an appendix to this document.

Inclusionary Housing Overlay

Wildwood has adopted an inclusionary housing overlay within its zoning code at §17-415 Zoning Overlay Districts, which was approved by the Court in the 2012 Consent Order. This district covers approximately 81 acres and requires that any garden apartments approved and developed within the overlay zone provide a 20% set-aside for homeownership units and 15% set-aside for rental units. With a presumptive density of 6 units/acre, this overlay could produce 73 rental units or 98 affordable sale units – more than double the 4th round obligation.

Mandatory Set Aside Ordinance

In addition to the Inclusionary Housing Overlay, the City will adopt a mandatory set-aside ordinance that requires any development that includes five or more residential dwelling units to set aside at least 20% of those units for affordable housing. The set aside will also apply to projects receiving approvals from the Zoning Board for an increase in housing density.

Cost Generation

The City of Wildwood will comply with N.J.A.C. 5:93-10 regarding ensuring the elimination of unnecessary cost generating features from municipal land use ordinances. The municipality will eliminate development standards that are not essential to protecting the public welfare and will expedite (“fast track”) approvals/denials on inclusionary development applications. The City will cooperate with developers of inclusionary developments in scheduling preapplication meetings, and municipal boards shall schedule regular and special monthly meetings as needed and provide ample time at those meetings to consider the merits of the inclusionary development application.

Appendix A – Vacant Land Assessment Maps & Tables

Recreation and Open Space Inventory (ROSI)		
Block	Lot	Description
		THIRD WARD BEACH
		SECOND WARD BEACH
132	1 to 30	MAXWELL FIELD
132.01	1	MAXWELL FIELD
132.01	2	MAXWELL FIELD
132.01	3	MAXWELL FIELD
132.01	4	MAXWELL FIELD
133	1	MAXWELL FIELD
143	1 to 30	MAXWELL FIELD
152	9	MAXWELL FIELD EXT
192	19	CEDAR PARK
204.02	1	MAPLE AVE PARK
225	18	FOUNTAIN PARK
227	19	MEMORIAL PARK
242	16	POPLAR PARK
255	2	OLD FASHION GARDEN
262	1	PAVILLION
263	1	LIFE GUARD
264	1	COMFORT STATION
265	1	BAND SHELL
267	1.01	BEACHFRONT
268	1.01	BEACHFRONT
271	2.01	BEACHFRONT
274	6.01	BEACHFRONT
51	11	RECREATION CENTER
51	12	RECREATION CENTER
51	27	RECREATION CENTER
64	1	RECREATION AREA - SHUFFLE BD
72	22	HOLLY BEACH
72	23	HOLLY BEACH
72	24	HOLLY BEACH
72	7	HOLLY BEACH
72	8	HOLLY BEACH
72	9	HOLLY BEACH
86	1	COLUMBUS PARK
97	1	FOX PARK
98	1	PLAYGROUND
96	1	PINE BROOK TRIANGLE
96	2	PINE BROOK TRIANGLE
96	3	PINE BROOK TRIANGLE
101.01	3	WAMPUM BRROK PARK

105	49.11	ALONG PINE BROOK
106.07	1	ALONG PINE BROOK
117	61	BROOK ST PARK
123	1	CAMPBELL CONST PROPERTY
123	13	CAMPBELL CONST PROPERTY
123	15	CAMPBELL CONST PROPERTY
123	16	CAMPBELL CONST PROPERTY
123	17	CAMPBELL CONST PROPERTY
123	54.16	TINTON MANOR OPEN SPACE
124.11	33	TINTON GREENS OPEN SPACE
124.5	251	PARK PLACE OPEN SPACE
124.51	1002	PARK PLACE OPEN SPACE
133	14	ALONG SHARK RIVER
142.5	1.01	OPEN SPACE
142.5	1.02	OPEN SPACE
142.5	1.03	OPEN SPACE
142.5	1.04	OPEN SPACE
142.53	1	OPEN SPACE
147	13	WYNCREST
147	7	SHARK RIVER PARK/ ROUTE 33 WIDENING
147	8	SHARK RIVER PARK/ ROUTE 33 WIDENING
159	1	SHARK RIVER PARK
152A	1A	SHARK RIVER PARK

BLOCK	LOT	ADDRESS (CONTIGUOUS COMMON OWNER MERGED)	TAX CLASS	OWNER ADDRESS	OWNER ADDRESS	Acres (Total)	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Setaside
186	6	3409 PACIFIC AVE	1	1600 BOARDWALK	NORTH WILDWOOD, NJ	0.02	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
181	11.01	518 W OAK AVE	1	6327 E VALLEY GREEN RD	FLOURTOWN, PA	0.03	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	14	512 W LINCOLN AVE	1	7 ENTERPRISE DR	CAPE MAY COURT HOUSE, NJ	0.04	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
191	18.04	328 W WILDWOOD AVE	1	P.O BOX 447	ARDMORE, PA	0.04	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
191	18.03	326 W WILDWOOD AVE	1	1254 HESSIAN AVE	NATIONAL PARK, NJ	0.04	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
73	26.01	240 E BURK AVE	1	215 E 21ST AVE	NORTH WILDWOOD, NJ	0.05	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
80	18	319 W TACONY RD	1	261 NO MIDDLESEX CT	THOROFARE, NJ	0.05	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
91	11	420 W DOCK ST	1	15 MILL RD	WOOLWICH TOWNSHIP, NJ	0.05	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
203	58.02	3205 OCEAN AVE	1	205 ANDY WORHOL WAY	MARLTON, NJ	0.05	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
84	14.01	153 E BURK AVE	1	303 S BEACH AVE	CAPE MAY, NJ	0.05	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
91	24	450 W MONTGOMERY AVE	1	15 NANCY DRIVE	RICHBORO, PA	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
79	3	437 W BURK AVE	1	152 STATION RD	GLEN MILLS, PA	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
212	1	501 W MAPLE AVE	1	1848 GRANT AVE	FRANKLINVILLE, NJ	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
92	15	326 W MONTGOMERY AVE	1	803 CANAL ST	TURNERSVILLE, NJ	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
136	16.03	4001 NEW JERSEY AVE	1	100 E FORGET ME NOT RD	WILDWOOD CREST, NJ	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
78	40	501 W TACONY RD	1	404 W BURK AVE UNIT C	WILDWOOD, NJ	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
216	19	109 W MAPLE AVE	1	246 CLEMS RUN	MULLICA HILL, NJ	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
241	16	347 W POPLAR AVE	1	449 MOUNTAIN AVE	BERKLEY HEIGHTS, NJ	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
56	39.01	4702 SUSQUEHANNA AVE	1	1068 APPLETON AVE	BENSALEM, PA	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
56	20.02	4704 SUSQUEHANNA AVE	1	1068 APPLETON AVE	BENSALEM, PA	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
168	15	409 W LINCOLN AVE	1	27 DEVON RD	MOUNT HOLLY, NJ	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
190	22.02	444 W WILDWOOD AVE	1	3020 RICHMOND ST	PHILADELPHIA, PA	0.06	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
101	3	4307 MEDITERRANEAN AVE	1	305 PARKE HOLLOW LN	WEST CHESTER, PA	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
79	31.01	421 W TACONY RD	1	126 MILBOB DR	WARMINSTER, PA	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	1	501 W GARFIELD AVE	1	2720 RT 42, STE 164	SICKLERVILLE, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	7.01	513 W GARFIELD AVE	1	7 ENTERPRISE DR	CAPE MAY COURT HOUSE, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
100	25	626 W BAKER AVE	1	1185 PARADISE DRIVE	STONE HARBOR, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
124	4	329 W ROBERTS AVE	1	325 W ROBERTS AVE	WILDWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
126	1.02	149 W ROBERTS AVE	1	3603 1/2 PATTERSON AVE	BALTIMORE, MD	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
123	28	434 W YOUNGS AVE	1	440 W YOUNGS AVE	WILDWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
103	10	309 W MONTGOMERY AVE	1	4408 PARK BLVD	WILDWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
103	9	311 W MONTGOMERY AVE	1	4408 PARK BLVD	WILDWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
100	10	613 W MONTGOMERY AVE	1	7127 OXFORD AVE	PHILADELPHIA, PA	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
190	6	431 W OAK AVE	1	817 N TAYLOR AVE	PHILADELPHIA, PA	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
112	28.01	506 W ROBERTS AVE	1	SOUTH 18TH ST 2651	PHILADELPHIA, PA	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
152	13	3600 PARK BLVD	1	2202 S 3RD ST	PHILADELPHIA, PA	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
49	2	147 W RIO GRANDE AVE	1	161 WEST RIO GRANDE AVE	WILDWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
161	9	309 W GARFIELD AVE	1	62 QUEEN LILY RD	LEVITTOWN, PA	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
114	24	4206 PARK BLVD	1	4408 PARK BLVD	WILDWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
92	14	328 W MONTGOMERY AVE	1	416 DOCK ST	WILDWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
168	7	427 W LINCOLN AVE	1	18 LAKE RD	WEST WILDWOOD, NJ	0.08	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
162	5	278 W LINCOLN AVE	1	1242 GLENBROOK RD	HUNTINGTON VALLEY, PA	0.08	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	12	508 W LINCOLN AVE	1	2720 RT 42, STE 164E 164	SICKLERVILLE, NJ	0.08	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
135	3.02	144 W SPENCER AVE	1	NEW JERSEY & YOUNGS AVE	WILDWOOD, NJ	0.08	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
51	1.01	4811 PACIFIC AVE	1	17 BARBARA TERR	NORTH CAPE MAY, NJ	0.08	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
138	16.01	4009-11 NEW JERSEY	1	100 E FORGET ME NOT RD	WILDWOOD CREST, NJ	0.08	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
215	34.04	3008 NEW YORK AVE	1	3010 NEW YORK ST	WILDWOOD, NJ	0.08	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
95	16.02	100 E MONTGOMERY AVE	1	38 GARDEN ST	LODI, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
214	24.02	3018 PARK BLVD	1	170 HILLSIDE CT	NORTH WALES, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
80	16	328 W TACONY RD	1	328 W TACONY RD	WILDWOOD, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
94	20	124 W MONTGOMERY AVE	1	605 LEE DR	BROOMALL, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
94	19	128 W MONTGOMERY AVE	1	605 LEE DR	BROOMALL, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
107	20	218 E BAKER AVE	1	104 E PACIFIC AVE	MINOTOLA, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
80	14	119 W TAYLOR AVE	1	1119 LINN ST	PHILADELPHIA, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
137	5	215 E YOUNGS AVE	1	120 E ROBERTS AVE #100	WILDWOOD, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
126	6	135 W ROBERTS AVE	1	133 W ROBERTS AVE	WILDWOOD, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
154	21	138 W GARFIELD AVE	1	138 W GARFIELD AVE	WILDWOOD, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
142.01	3	3905 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
142.01	4	3903 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
142.01	2	3907 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
142.01	5	3901 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
142.01	1	3909 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
14	3	109 E HILDRETH AVE	1	161 JEFFERSON RD	SEWELL, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
138	26	140 E SPENCER AVE	1	185 WALNUT ST	NUTLEY, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
31	24	132 E HAND AVE	1	19 SOUTHALL LN	RED BANK, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
135	15	113 W YOUNGS AVE	1	2338 E HUNTINGDON ST	PHILADELPHIA, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0

84	28	150 E DAVIS AVE	1	2630 MEETINGHOUSE RD	JAMISON, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
136	4	113 E YOUNGS AVE	1	267 TWIN OAKS DR	PERKASIE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
60	6	145 W TAYLOR AVE	1	32 MARTIN LA	MERCERVILLE, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
115	7.02	201 W BAKER AVE	1	417 27TH ST	UNION CITY, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
38	6	4912 ARCTIC AVE	1	600 REED RD STE 301	BROOMALL, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
41	26	240 E RIO GRANDE AVE	1	69 ZIMMERMAN LN STE D	LANGHORNE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
136	7	125 E YOUNGS AVE	1	70 FRANKLIN DR	VOORHEES, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
163	3	3703 ARCTIC AVE	1	800 CABIN HILL DRIVE	GREENSBURG, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
154	9	131 W SPICER AVE	1	812 STATION SQ BLVD	LANSDALE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
173	5	219 E LINCOLN AVE	1	823 N 28TH ST	PHILADELPHIA, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
173	6	221 E LINCOLN AVE	1	823 N 28TH ST	PHILADELPHIA, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
164	10	147 E GARFIELD AVE	1	838 SUNFLOWER AVE	LANGHORNE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
61	27	144 E ANDREWS AVE	1	916 POPE ST	BURLINGTON, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
126	24	122 W YOUNGS AVE	1	P.O BOX 447	ARDMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
154	23	128 W GARFIELD	1	P.O BOX 447	ARDMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
126	25	120 W YOUNGS AVE	1	P.O BOX 447	ARDMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
154	5	3801 ARCTIC AVE	1	P.O BOX 447	ARDMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
154	4	3805 ARCTIC AVE	1	PO BOX 447	ARDMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
123	18	401 W ROBERTS AVE	1	4014 STARLIGHT CIRCLE	MAYS LANDING, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
217	17.01	101 E MARIE AVE	1	6440 SKY POINTE DR #140-9	LAS VEGAS, NV	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
124	11	4118 PARK BLVD	1	80 RT 40	CARNEYS POINT, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
82	9	131 W BURK AVE	1	137 W BURK AVE	WILDWOOD, NJ	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
114	3.01	4211 HUDSON AVE	1	2627 DARBY RD	HAVERTOWN, PA	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
46	12	417 W RIO GRANDE AVE	1	5905 PARK BLVD	WILDWOOD CREST, NJ	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
229	9	417 E GLENWOOD AVE	1	11253 SKYLINE DRIVE	ORRTOWN, PA	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
137	1.02	4015 PACIFIC AVE	1	3811 ATLANTIC AVE	WILDWOOD, NJ	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
190	1.02	3307-09 SUSQUEHANNA AVE	1	3020 RICHMOND ST	PHILADELPHIA, PA	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
239	1	2712-14 LAKE AVE	1	4924 CONVENT LN	PHILADELPHIA, PA	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
150	29	510 W GARFIELD AVE	1	20 CEDAR MEADOWS DR	CAPE MAY COURT HOUSE, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
145	3	3907 ARCTIC AVE	1	200 HOCKESSIN CIR	HOCKESSIN, DE	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
172	16	3601 NEW JERSEY AVE	1	270 PROSPECT AVE	WEST ORANGE, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
150	23	507 W SPICER AVE	1	505 E SPICER AVE	WILDWOOD, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
40	24	132 E RIO GRANDE AVE	1	7501 OCEAN AVE	WILDWOOD CREST, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
104	8.02	4304 ARCTIC AVE	1	9 PINE TERRACE	BELLMAWR, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
217	2.01	104 E GLENWOOD AVE	1	620 SHORE RD	SOMERS POINT, NJ	0.12	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
14	16.01	5203 NEW JERSEY AVE	1	102 E BENNETT AVE	WILDWOOD, NJ	0.12	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
235	9	116 E POPLAR AVE	1	211 W WILDWOOD AVE	WILDWOOD, NJ	0.12	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
231	16	404 W POPLAR AVE	1	3209 GOSHEN RD	NEWTOWN SQUARE, PA	0.12	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
67	32	516 W BURK AVE	1	520 WEST BURK AVE	WILDWOOD, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
66	1	645 W ANDREWS AVE	1	11825 PARADISE DR	STONE HARBOR, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
59	26	4705 PARK BLVD	1	1201 NEW JERSEY AVE	NORTH WILDWOOD, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	8	500 W LINCOLN AVE	1	2720 RT 42, STE 164TE 164	SICKLERVILLE, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
161	22	308 W LINCOLN AVE	1	118 SEASPRAY CT	NORTH WILDWOOD, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
161	20	318 W LINCOLN AVE	1	401 W RIO GRANDE AVE	WILDWOOD, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
101	24	530 W BAKER AVE	1	1919 GARY RD	STEWARTSVILLE, NJ	0.14	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
124	22	4112 PARK BLVD	1	217 W CHESTNUT AVE	NORTH WILDWOOD, NJ	0.14	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
161	6	319 W GARFIELD AVE	1	321 W GARFIELD AVE	WILDWOOD, NJ	0.14	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
170	9.03	3600 ARCTIC AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	0.15	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
168	35	3506 HUDSON AVE	1	3506 HUDSON AVE	WILDWOOD, NJ	0.15	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
245	17.02	234 E JUNIPER AVE	1	328 E 26TH AVE	WILDWOOD, NJ	0.15	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
54	18	700 W ANDREWS AVE	1	11825 PARADISE DR	STONE HARBOR, NJ	0.16	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	26	4300 NIAGARA AVE	1	421 W SPRUCE AVE	NORTH WILDWOOD, NJ	0.16	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
91	27	440 W MONTGOMERY AVE	1	15 MILL RD	WOOLWICH, NJ	0.17	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
84	14.02	4518 PACIFIC AVE	1	303 S BEACH AVE	CAPE MAY, NJ	0.17	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
105.01	24.02	118 W BAKER AVE	1	216 W BURK AVE	WILDWOOD, NJ	0.17	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
30	30	5000 NEW JERSEY AVE	1	304 S RAILROAD AVE	RIO GRANDE, NJ	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
94	22	116 W MONTGOMERY AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
164	7.01	125 E GARFIELD AVE	1	229 WEBB SMITH DR	COLFAX, LA	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
136	27	146 E SPENCER AVE	1	3020 RICHMOND ST	PHILADELPHIA, PA	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
163	2	3709 ARCTIC AVE	1	P.O BOX 4747	OAKBROOK, IL	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
192	15	247 W OAK AVE	1	PO BOX 2181	WILDWOOD, NJ	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
95	3	111 E DAVIS AVE	1	32 61ST STREET	SEA ISLE CITY, NJ	0.19	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
94	3	4405 ARCTIC AVE	1	157 W LEAMING AVE	WILDWOOD, NJ	0.19	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
245	35.02	233 E POPLAR AVE	1	229 E POPLAR AVE	WILDWOOD, NJ	0.19	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
46	1	439-447 W RIO GRANDE AVE	1	5905 PARK BLVD	WILDWOOD CREST, NJ	0.20	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
161	16	324 W LINCOLN AVE	1	1104 SEASHORE RD	COLD SPRING, NJ	0.20	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
15	1	201 E HILDRETH AVE	1	1456 E. ELMER RD	VINELAND, NJ	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	19	705 W MONTGOMERY AVE	1	213 LINDENWOLD AVE	AMBLER, PA	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0

99	28	704 W BAKER AVE	1	213 LINDENWOLD AVE	AMBLER, PA	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
62	1	4715 PACIFIC AVE	1	232 E ANDREWS AVE	WILDWOOD, NJ	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
77	52	617 W BURK AVE	1	1915 S 2ND ST	PHILADELPHIA, PA	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
142.01	12	510 W SPICER AVE	1	15 MILL RD	WOOLWICH, NJ	0.23	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
150	19	509 W SPICER AVE	1	2 WESTMINSTER DR	LUMBERTON, NJ	0.23	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
116	2	4211 ARCTIC AVE	1	421 W SPRUCE AVE	NORTH WILDWOOD, NJ	0.23	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
103	24	4300 PARK BLVD	1	987 TECUMSEH RD	ERMA, NJ	0.24	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
81	6	201 W BURK AVE	1	3020 RICHMOND ST	PHILADELPHIA, PA	0.25	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
100	26	624 W BAKER AVE	1	11825 PARADISE DRIVE	STONE HARBOR, NJ	0.28	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
91	5	424 W DOCK ST	1	15 MILL RD	WOOLWICH, NJ	0.28	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
46	7	433 W RIO GRANDE AVE	1	5905 PARK BLVD	WILDWOOD CREST, NJ	0.30	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
114	10	4210 PARK BLVD	1	4408 PARK BLVD	WILDWOOD, NJ	0.31	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	7.02	515 W GARFIELD AVE	1	15 MILL RD	WOOLWICH, NJ	0.32	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
168	30	408 W CEDAR AVE	1	410 W CEDAR AVE	WILDWOOD, NJ	0.32	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	2	505 W GARFIELD AVE	1	15 MILL RD	WOOLWICH TOWNSHIP, NJ	0.34	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	14	709 W MONTGOMERY AVE	1	12 RABBIT RUN	CAPE MAY, NJ	0.34	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	31	710 W BAKER AVE	1	986 MEADOWVIEW AVE	WEST CHESTER, PA	0.34	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
47	1	305-325 W RIO GRANDE AVE	1	3938 S MAIN RD	VINELAND, NJ	0.38	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
150	31	3800 SUSQUEHANNA AVE	1	20 CEDAR MEADOWS DR	CAPE MAY COURT HOUSE, NJ	0.40	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
163	1	3719 ARCTIC AVE	1	P O BOX 4747	OAKBROOK, IL	0.46	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	39	730 W BAKER AVE	1	986 MEADOWVIEW AVE	WEST CHESTER, PA	0.48	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
88	3	780 W MONTGOMERY AVE	1	251 ST ASAPHS RD	BALA CYNWYD, PA	0.54	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
110	24	720 W ROBERTS AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	0.59	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
63	4	307 E TAYLOR AVE	1	3501 BOARDWALK	WILDWOOD, NJ	0.64	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
122	10.01	511 W ROBERTS AVE	1	15 MILL RD	WOOLWICH, NJ	0.69	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
100	30	600 W BAKER AVE	1	4408 PARK BLVD	WILDWOOD, NJ	0.78	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
110	1	729 W BAKER AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	0.83	100% wetland / waterbody	0	0	0.0
76	1	717 W BURK AVE	1	1345 INDUSTRIAL HIGHWAY	SOUTHAMPTON, PA	1.53	Boat dock structure / FEMA / partial waterbody	0	0	0.0
121	13	4100 MEDITERRANEAN AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.58	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
142	1	3901 MEDITERRANEAN AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.68	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
131	1	525 W YOUNGS AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.68	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
122	1	519 W ROBERTS AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.68	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
44	1	600 W TAYLOR AVE	1	11825 PARADISE DR	STONE HARBOR, NJ	1.89	100% wetland / waterbody	0.00	0.0	0.0
112	1	521 W BAKER AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.96	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
55	2	601 W TAYLOR AVE	1	11825 PARADISE DR	STONE HARBOR, NJ	2.43	100% wetland / waterbody	0.00	0.0	0.0
111	1	601 W BAKER AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	2.77	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0

41.12

RDP Based Upon Data Above = 0