

Housing Plan Element and Fair Share Plan



Borough of Wildwood Crest

4th Round

2025

Approved by the Planning Board on (Insert date)

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

Prepared by



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Introduction

The Borough of Wildwood Crest is a coastal community located in Cape May County, New Jersey. Covering approximately 1.5 square miles, the Borough is situated on the southern end of the Wildwoods barrier island. It is bordered by the City of Wildwood to the north, the Atlantic Ocean to the east, and Lower Township to the south and west. The Borough 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 Borough of Wildwood Crest has a consistent history of working to meet its constitutional obligation to provide a fair share of affordable housing. In accordance with the New Jersey Fair Housing Act, the Borough prepared its first Housing Element and Fair Share Plan in 1987 and received First Round substantive certification from the Council on Affordable Housing (COAH) on March 11, 1993. A Second Round Plan was submitted on March 20, 2000, with COAH granting Second Round certification on January 7, 2004, valid through January 7, 2010.

Following the collapse of COAH and the transition to a court-supervised compliance process, Wildwood Crest filed a Declaratory Judgment action with the Superior Court of New Jersey on July 6, 2015, seeking to establish Third Round compliance and immunity from builder's remedy litigation. The Court granted temporary immunity on July 27, 2015. As part of the process, the Borough engaged with the Fair Share Housing Center (FSHC) to negotiate settlement terms that would satisfy its affordable housing obligations. The Planning Board adopted an initial Housing Element and Fair Share Plan in 2017, which was subsequently refined to reflect settlement terms and zoning revisions that would facilitate the development of affordable housing. The Borough and FSHC entered into a Settlement Agreement dated November 1, 2017, which was approved by the Court after a duly-noticed Fairness Hearing on December 12, 2017. A revised Plan was adopted on March 29, 2018, which was approved by the Court in a Final Judgment of Compliance and Repose dated June 25, 2018.

In accordance with the requirements set forth by the Amended FHA, the Borough adopted a "binding resolution" on January 22, 2025, and a Declaratory Judgment Complaint with the Program on January 24, 2025. The Borough accepted its Present Need and Prospective Need calculations as determined by the Department of Community Affairs on October 18, 2024. The Borough did not receive any objections to its acceptance of the DCA numbers by the statutory deadline of February 28, 2025, and the Court issued an Order confirming the Borough's Fourth Round Present and Prospective Need Obligations on March 27, 2025.

Inventory of Housing Stock

Age of Housing Stock

A third of the Borough's housing stock was constructed prior to 1939, compared to a little over 10% for the County (13.3%). The second greatest period for construction in the Borough was between 2000 and 2009, when 23.4% of the units were constructed. Since 2010, only 216 housing units have been constructed.

Table 1 - Housing Characteristics				
Construction Time	Wildwood Crest Number of Units	Wildwood Crest Percent of Units	Cape May County Number of Units	Cape May County Percent of Units
Prior to 1939	985	30.3%	13,262	13.3%
1940 to 1949	245	3.6%	3,911	3.9%
1950 to 1959	1,170	8.8%	9,406	9.4%
1960 to 1969	526	6.2%	9,389	9.4%
1970 to 1979	603	8.4%	13,746	13.8%
1980 to 1989	520	10.2%	17,214	17.3%
1990 to 1999	253	4.5%	9,626	9.7%
2000 to 2009	1,136	23.4%	15,407	15.5%
2010 to 2019	171	3.7%	6,668	6.7%
2020 or later	45	0.9%	996	1.0%
Total	5,654	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 Crest 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 Borough of Wildwood Crest.

Table 2 Condition of Housing Stock		
	Total	Percentage
Number of Persons per Room		
• 1.01 or more	0	0.0%
Plumbing Facilities		
• Units Lacking Complete Plumbing Facilities	0	0.0%
Kitchen Equipment		
• Lacking Complete Kitchen Facilities	0	0.0%
Source: 2023 American Community Survey, DP04 5-year Estimates		

The 2023 American Community Survey (ACS) indicators were used to estimate the number of substandard housing units in the Borough of Wildwood Crest. As shown in Table 2, no units meet the New Jersey Department of Community Affairs (DCA) 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 DCA, this figure is used directly to calculate present need. No additional adjustments based on income levels or duplicative household factors were applied, consistent 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 Crest was \$526,600 while the median value of a home in Cape May County was a third lower at \$395,000. Most of the homes in Wildwood Crest were in the \$500,000 to \$999,999 value range while in Cape May County the value range was \$300,000-\$499,999. Table 3 shows the percentage of housing units in each value category.

The table below shows the percentage of housing units in each value category.

Table 3				
Value of Owner-Occupied Units	Wildwood Crest		Cape May County	
Value	Units	Percentage	Units	Percentage
Less than \$50,000	28	1.9%	1,168	3.3%
\$50,000 to \$99,999	17	1.1%	587	1.7%
\$100,000 to \$149,999	56	3.7%	552	1.6%
\$150,000 to \$199,999	80	5.3%	2,169	6.2%
\$200,000 to \$299,999	26	1.7%	6,656	18.9%
\$300,000 to \$499,999	495	32.8%	11,899	33.8%
\$500,000 to \$999,999	717	47.5%	8,585	24.4%
\$1,000,000 or more	92	6.1%	3,564	10.1%
Total	1,511	100%	35,180	100%
Median (dollars)	\$526,600		\$395,000	
Source: 2023 American Community Survey, DP04 5-year Estimates				

For rental units, the median gross rent in Wildwood Crest was \$950. Of the 367 occupied rental units listed by the 2023 ACS, approximately 40.3% of the Borough's rental units were identified in the \$500-\$999 category.

Table 4				
Cost of Rent	Wildwood Crest		Cape May County	
Occupied Units Paying Rent	Units	Percentage	Units	Percentage
Less than \$500	61	16.6%	466	5.3%
\$500-\$999	148	40.3%	1,981	23.5%
\$1,000-\$1,499	128	34.9%	2,475	29.3%
\$1,500-\$1,999	0	0.0%	2,168	25.7%
\$2,000-\$2,499	11	3.0%	1,097	13.0%
\$2,500-\$2,999	19	5.2%	180	2.1%
\$3,000 or more	0	0.0%	199	1.2%
No Rent Paid	26	-	743	-
Total Occupied Units Paying Rent	367	100.0%	8,446	100.0%
Median (dollars)	\$950		\$1,345	
Source: 2023 American Community Survey, DP04 5-year Estimates				

Occupancy Characteristics and Types of Housing Units

According to the 2023 ACS, out of the 5,654 total housing units in the Borough, only a third were occupied, or 1,904 units (33.7%). Of the 1,904 occupied housing units, 1,511 (79.4%) were owner-occupied units and 393 (20.6%) were renter-occupied units. Notably, this is almost the exact ratio of renter and owner-occupied units in Cape May County.

Table 5a Owner Occupied/Rentals and Total Occupied Units				
	Wildwood Crest		Cape May County	
	Total	Percentage	Total	Percentage
Housing Units				
• Total Number of Housing Units	5,654	100%	99,625	100%
Occupied Units				
• Total Number of Occupied Housing Units	1,904	33.7%	44,369	44.5%
Owner-Occupied				
• Total Number of Owner-Occupied Housing Units	1,511	79.4%	35,180	79.3%
Renter-Occupied				
• Total Number of Renter-Occupied Housing Units	393	20.6%	9,189	20.7%
Source: 2023 American Community Survey, DP04 5-year Estimates				

The 2023 ACS reported a total of 5,654 housing units in the Borough of Wildwood Crest, as shown in Table 5b. Single-family detached homes make up the largest share of the Borough's housing stock, accounting for approximately 36.8 percent of all units. The next largest category is single-family attached homes, which represent 34.3 percent of the total. The remainder of the housing stock includes a mix of small and mid-sized multifamily structures, with relatively few mobile homes (1%) or other non-traditional housing types.

Table 5b				
Housing Units		Wildwood Crest		Cape May County
Units in Structure	Numbers in Structure	Percentage	Numbers in Structure	Percentage
1 - Unit Detached	2,079	36.8%	52,140	52.3%
1 - Unit Attached	1,939	34.3%	25,363	25.5%
2 Units	500	8.8%	6,666	6.7%
3 or 4 Units	177	3.1%	3,157	3.2%
5 to 9 Units	613	10.8%	3,093	3.1%
10 to 19 Units	115	2.0%	1,955	2.0%
20 Units or more	174	3.1%	4,157	4.2%
Mobile Home	57	1.0%	3,092	3.1%
Other	0	0.0%	2	0.0%
Total	5,654	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 American Community Survey (ACS) data, approximately 37.9% of owner-occupied households in Wildwood Crest are cost-burdened, meaning they spend more than 30% of their income on housing costs. While a majority of owner households—over 62%—remain within affordable thresholds, the presence of over one in three cost-burdened households highlights a continued affordability challenge for a segment of the population, particularly in the context of rising coastal property values.

Table 7a Wildwood Crest Monthly Housing Costs as a Percentage of Household Income in Owner-Occupied Units		
Percentage of Income	Number	Percentage
Less than 20%	365	49.1%
20% to 29%	96	12.9%
30% or more	282	37.9%
Total	743	100%
Not computed	0	X
Source: 2023 American Community Survey 5-year Estimates		

Table 7b Wildwood Crest Monthly Housing Costs as Percentage of Household Income in Rental Units		
Percentage of Income	Number	Percentage
Less than 15%	59	16.1%
15% to 19.9%	33	9.0%
20% to 24.9%	0	0.0%
25% to 29.9%	23	6.3%
30% to 34.9%	74	20.2%
35% or more	178	48.5%
Total	367	100%
Not computed	26	(X)
Source: 2023 American Community Survey, DP04 5-year Estimates		

Projected Housing Stock

Between 2013 and October 2024, Wildwood Crest issued building permits for 102 housing units. During the same time period, the Borough issued permits to demolish 105 units. As a result, the net number of units subtracted was three, which is shown below in Table 8. This trend reflects the Borough's ongoing shift toward infill development and redevelopment of older structures.

Table 8 Dwelling Units Authorized			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2013	0	1	-1
2014	0	1	-1
2015	5	5	0
2016	1	9	-8
2017	1	7	-6
2018	0	1	-1
2019	5	13	-8
2020	5	10	-5
2021	29	25	4
2022	17	12	5
2023	39	21	18
Total	102	105	-3
Source: New Jersey Department of Community Affairs, Division of Codes and Standards			

Municipality's Demographic Characteristics

Wildwood Crest has experienced a fluctuating population over the past seven decades, with large increases in population up until 1980, followed by modest shifts in population. The largest decline (-17.85%) was between 2000 and 2010. Since 2010 the Borough's population has largely remained consistent. Unlike other neighboring municipalities that have faced significant growth pressures or population loss, Wildwood Crest has maintained a steady residential base.

Table 9
Wildwood Crest Population Characteristics 1950-2023

Year	Wildwood Crest			Cape May County		
	Population	Population Change	Percentage Change	Population	Population Change	Percentage Change
1950	1,772	–	–	37,131	-	-
1960	3,011	1,239	69.92%	48,555	11,424	30.77%
1970	3,483	472	15.68%	59,554	10,999	22.65%
1980	4,149	666	19.12%	82,266	22,712	38.14%
1990	3,631	-518	-12.48%	95,089	12,823	15.59%
2000	3,980	349	9.61%	102,326	7,237	7.61%
2010	3,270	-710	-17.84%	97,265	-5,061	-4.95%
2020	3,101	-169	-5.17%	95,263	-2,002	-2.06%
2023	3,094 (est.)	-7	-0.23%	94,610	-653	-0.69%

Sources: US Census, New Jersey Department of Labor and South Jersey Transportation Planning Authority ; Cape May County Demographics

Over the past decade, both Wildwood Crest and Cape May County have experienced a noticeable demographic shift toward an older population. As shown in Table 10, the share of residents aged 65 and over in Wildwood Crest increased by 8.6 percentage points from 2013 to 2023, now comprising 39.8% of the Borough's population. Similarly, Cape May County saw a 6.4-point increase in this age group, reaching 28.6%. At the same time, nearly all younger age cohorts—particularly those under 45—declined in their share of the total population in both geographies. These trends reflect broader regional patterns of aging and suggest that Wildwood Crest is evolving into an increasingly retirement-oriented community, with limited population growth among younger families and working-age individuals. The Borough's median age of 61.0 in 2023, up from 56.2 in 2013, underscores this demographic trend and stands nearly a full decade higher than the countywide median of 51.4.

Table 10
Population Comparison by Age

Age Group	Wildwood Crest 2013	Wildwood Crest 2023	Cape May County 2013	Cape May County 2023
Under 5	2.6%	1.0%	4.7%	4.3%
5 to 14	11.5%	4.2%	10.2%	10.0%
15 to 24	6.1%	5.9%	11.8%	9.4%
25 to 44	15.1%	12.8%	19.9%	19.8%
45 to 64	33.5%	36.2%	31.4%	27.9%
65 and over	31.2%	39.8%	22.2%	28.6%
Total	3,254	3,094	96,684	95,236
Median Age	56.2	61.0	47.7	51.4

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

Wildwood Crest has a relatively affluent household income profile compared to the broader region. According to the 2023 American Community Survey 5-Year Estimates, the median household income in the borough is \$82,143, with almost a third (28.2%) of households earning between \$100,000 and \$149,999 annually. with over 10% earning \$200,000 or more annually. Lower-income households—those earning below \$35,000—represent a smaller share of the population, collectively accounting for less than 20.1% of all households. These figures reflect the borough’s status as a stable, primarily residential community with a strong economic base and a concentration of owner-occupied housing. A distribution of households by income for Wildwood Crest and Cape May County are presented below in table 11.

Table 11
Households by Income

Income Level	Wildwood Crest	Cape May County
Less than \$10,000	4.1%	3.3%
\$10,000-\$14,999	6.0%	3.3%
\$15,000-\$24,999	4.2%	5.1%
\$25,000-\$34,999	6.1%	6.8%
\$35,000-\$49,999	10.5%	9.6%
\$50,000-\$74,999	17.9%	14.7%
\$75,000-\$99,999	6.8%	13.4%
\$100,000-\$149,999	28.2%	18.5%
\$150,000-\$199,999	5.6%	10.9%
\$200,000 or more	10.7%	14.4%
Median Household Income	\$82,143	\$88,046

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

According to the 2023 ACS, Wildwood Crest is home to 1,904 occupied households. The majority—38.9%—are married-couple households, while the second largest household type was identified as female householder, no spouse and partner present, which represented approximately 30.0% of the Borough’s total households. This household composition reflects the community’s aging population and coastal residential character, where smaller household sizes and a high proportion of retirees contribute to a stable but mature demographic profile. See table 12.

Table 12 Household by Type		
Household Type	Number	Percentage
Total Occupied Households	1,904	100%
Married-couple Households	742	38.9%
Cohabiting couple family	195	10.2%
Female householder, no spouse and partner present	572	30.0%
> Female householder living alone	427	22.4%
Male householder, no spouse and partner present	395	20.7%
> Male householder living alone	337	17.6%
Source: 2023 American Community Survey, B11012 5-year Estimates		

Employment Characteristics

Based on the 2023 American Community Survey 5-Year Estimates, Wildwood Crest has a total of 1,385 employed residents. The majority of these individuals are employed in the private sector, followed by government workers and self-employed individuals. See table 13.

Table 13 Classification of Workers		
Class	Number	Percentage
Private Wage and Salary	827	59.7%
Government Workers	456	32.9%
Self Employed	102	7.4%
Unpaid Family Workers	0	0.0%
Total	1,385	100%
Source: 2023 American Community Survey , DP03 5-year Estimates		

Based on the 2023 American Community Survey 5-Year Estimates, Wildwood Crest's employed residents are distributed across various economic sectors. The leading industries include educational, health, and social services; professional, scientific, management, administrative, and waste management services, and arts, entertainment, recreation, accommodation and food services. The Borough’s workforce sector data is shown in table 14.

Table 14 Workforce by Sector		
Sector	Number of Employees	Percentage of Workforce
Agriculture, Forestry, Fishing and Hunting, and Mining	13	0.9%
Construction	93	6.7%
Manufacturing	60	4.3%
Wholesale trade	23	1.7%
Retail Trade	117	8.4%
Transportation and Warehousing, and Utilities	49	3.5%
Information	29	2.1%
Finance, Insurance & Real Estate	49	3.5%
Professional, Scientific, Management, Administrative, and Waste Management Services	183	13.2%
Educational, Health, and Social Services	514	37.1%
Arts, Entertainment, Recreation, Accommodation and Food Services	179	12.9%
Other Services	28	2.0%
Public Administration	48	3.5%
Total	1,385	100%
Source: 2023 American Community Survey, DP03 5-year Estimates		

The workforce occupation characteristics in Wildwood Crest were analyzed to better understand the Borough's economic profile. As shown in Table 15, Wildwood Crest maintains a higher share of workers employed in educational, health, and social services; retail trade; and professional, scientific, management, administrative, and waste management services sectors compared to the broader Cape May County totals. These categories reflect the Borough's strong ties to seasonal, service-oriented, and infrastructure-related employment. In contrast, Cape May County overall shows higher percentages of workers in finance, insurance and real estate and public administration sectors more closely aligned with regional institutions and year-round employment centers. Table 15 presents a comparative view of occupational characteristics in Wildwood Crest and Cape May County.

Table 15
Occupational Characteristics

Sector	Wildwood Crest (Percentage)	Cape May County (Percentage)
Agriculture, Forestry, Fishing and Hunting, and Mining	0.9%	1.3%
Construction	6.7%	8.8%
Manufacturing	4.3%	4.4%
Wholesale trade	1.7%	2.2%
Retail Trade	8.4%	10.4%
Transportation and Warehousing, and Utilities	3.5%	3.5%
Information	2.1%	1.5%
Finance, Insurance & Real Estate	3.5%	7.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	13.2%	9.6%
Educational, Health, and Social Services	37.1%	25.2%
Arts, Entertainment, Recreation, Accommodation and Food Services	12.9%	14.3%
Other Services	2.0%	4.2%
Public Administration	3.5%	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 Borough and understand what the employment field and area trends are for Wildwood Crest 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 administrative and support services; health care and social assistance; and transportation and warehousing. These trends reflect shifting demands in service-oriented and infrastructure-supportive industries, and a portion of these job gains will likely impact the Wildwood Crest workforce either directly or indirectly, supporting economic opportunity in the region.

Analyses

Vacant Land Analysis

The Borough of Wildwood Crest 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. Below is a summary of the results:

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 municipally-owned beaches, parklands such as Lakeview/Turtle Gut Park, and riparian grant areas. These lands are not available for development due to their designation and use restrictions, and therefore do not contribute to the Borough's developable acreage.

The Borough identified a number of parcels coded as vacant or underutilized in the MOD IV Tax Assessment data. Upon further inspection, all of these sites were determined to be unsuitable for development due to environmental constraints or insufficient lot size. Examples include parcels on Ephraims Island that are 100% constrained by wetlands and flood zones, resulting in zero unconstrained acres available for development. In addition, several other parcels were excluded for having less than 0.83 acres of unconstrained land, which would not realistically support a density of 6 dwelling units per acre after accounting for required infrastructure and environmental buffers. Based on the results of the VLA, the Borough's total Realistic Development Potential (RDP) is zero (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 Borough'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. Notable characteristics of the Borough's housing stock, which promote multigenerational family continuity include the presence of many large homes and residential structures that contain three or more bedrooms, and a variety of housing stock in terms of for-sale and rental units in the form of single-family and multi-family units. In addition, Wildwood

Crest's affordable housing ordinance requires at least 20% of all affordable housing units within inclusionary developments to be three-bedroom units.

Analysis of consistency with the State Development and Redevelopment Plan

The Borough'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 Crest 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 Crest. Wildwood Crest 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 Rehabilitation Obligation

PRESENT NEED (REHABILITATION OBLIGATION) – 10 UNITS

The Borough of Wildwood Crest approved binding resolution 24-49-25 on January 22, 2025 that committed the Borough to a present need (rehabilitation) obligation of 10 units. The Borough maintains an active rehabilitation program administered by Triad Associates and will continue to offer this program to owner-occupied units. In addition, the Borough maintains a rental rehabilitation program, which is administered by Acuity Consulting Services, and Wildwood Crest will continue to offer this program as well. This rehabilitation programs were approved by the Court in the 2018 Judgment of Compliance and Repose.

Satisfaction of Prior Round Obligation

PRIOR ROUND (1987-1999) - 42 UNITS

Wildwood Crest Borough has a Prior Round Obligation for the period between 1987 and 1999 of 42 units. The Borough's submitted and accepted Vacant Land Adjustment found the Borough to have a RDP of zero. Therefore, the Borough's 42-unit prior round obligation became unmet need and was addressed through other mechanisms.

Satisfaction of Third Round Obligation

THIRD ROUND (1999-2025) – 263

The Borough has a Third Round Prospective Need of 263 units, which covers the period from 1999 to 2025. The Third Round Prospective Need of 263 units agreed upon by all parties had been deemed to be fair and appropriate per the Fairness Hearing held on December 12, 2017. The Third Round Vacant Land Adjustment showed the Borough lacked sufficient vacant land to accommodate its Third Round obligation. It could not realistically contribute any units towards the Third Round. Wildwood Crest Borough therefore addressed its accumulated unmet need through several inclusionary zoning practices to satisfy the obligation.

Inclusionary Zoning Ordinance

The Borough has adopted an inclusionary zoning ordinance that requires any new multi-family residential development with five (5) or more units to have a mandatory affordable housing set aside. The set aside for rental developments shall be 15% and the set aside for owner-occupied (for-sale) developments shall be 20%, subject to additional conditions intended to assure the economic feasibility of the development affordable housing to the region's low- and moderate-income households. The adopted inclusionary zoning ordinance can be found in the Appendix.

Affordable Housing Overlay

In addition to the inclusionary zoning ordinance, the Borough has adopted an ordinance that implements an affordable housing overlay zone over the Borough's existing B-1 Business Zone. The overlay zone permits affordable housing developments to occur without the need for rezoning. The overlay zone permits a maximum density on all parcels within the overlay area of eighteen (18) units

per acre. The overlay zone includes realistic bulk and density requirements for affordable housing projects to be economically feasible. The adopted ordinance and associated map of the overlay zone can be found in the Appendix. The area covered by the overlay district is serviced by public water and sewer utilities and, per New Jersey Department of Environmental Protection GIS data, is free of wetland areas. Additionally, there is proof that this mechanism is working, as one project (T&C LLC) is in progress and will create two (2) affordable units that will be applied to the 4th round when completed.

- **T&C LLC:** On April 6, 2022 the Borough Planning Board approved an application at 418 E. Farragut Rd (Bl. 98.02, L. 18-21) for nine (9) dwelling units across two buildings. Because of the set-aside requirement, two (2) affordable units were required as part of this project. On July 10, 2024, the Borough entered into an agreement with the developer where it was established that units G and H in the project would not be permitted to receive Certificates of Occupancy until affordable units were completed and occupied off-site. If the off-site units were not completed by December 31, 2024, then Units G & H would be converted from market rate to affordable units, unless otherwise agreed to. Both the Borough and the developer are in discussions to extend or revise the current agreement, and as such, Units G and H do not have affordability controls; however, the Borough will ensure the units are completed on or off-site in accordance with the ordinance. The Borough will apply both units towards the Unmet Need for the Third Round.

TABLE 17 – COMPLIANCE MECHANISMS ADDRESSING PRIOR AND 3RD ROUND UNMET NEED

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units	Bonus Credits	Total Credits
T&C LLC	Rental	Family	2	0	2
Inclusionary Zoning Ordinance	Both	Family	TBD		TBD
Affordable Housing Overlay	Both	Family	TBD		TBD

Satisfaction of Fourth Round Obligation

FOURTH ROUND (2025-2035) - 25

DCA determined that the obligation for Wildwood Crest for the Fourth Round is 25 units, which was accepted by the Borough in its binding resolution. As noted previously in this document, the Borough has applied a vacant land adjustment to this obligation, which establishes a new 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”). This would create a requirement to create a realistic opportunity for 7 units.

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 Borough of Wildwood Crest has already adopted inclusionary zoning ordinances and overlay zoning that will capture additional affordable units as density increases over time. Both of these mechanisms will be applied to address the Unmet Need obligation for the Fourth Round.

Unmet Need

Following the application of the vacant land adjustment, Wildwood Crest has a combined Prior Round, Third and Fourth Round Unmet Need of 330 units. As mentioned previously, the Borough will continue to implement the inclusionary zoning ordinance and affordable housing overlay to create realistic opportunities for affordable housing units to be developed over the 2025-2035 4th round timeframe.

Cost Generation

The Borough of Wildwood Crest will focus on complying 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 Borough 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 – Resolution accepting the Fourth Round Obligations

**BOROUGH OF WILDWOOD CREST
COUNTY OF CAPE MAY
NEW JERSEY**

Resolution No. 25-49

**BINDING RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE BOROUGH OF WILDWOOD CREST, CAPE MAY COUNTY,
ACCEPTING THE ROUND 4 PRESENT AND PROSPECTIVE NEED
OBLIGATIONS AS CALCULATED BY THE NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS.**

WHEREAS, on April 8, 2024, Governor Murphy signed into law substantial amendments to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to 329 (“FHA”), setting forth the procedures, deadlines, and substantive statutory provisions to be applied by New Jersey municipalities for the period between July of 2025 and July of 2035, commonly referenced as “Round 4;” and

WHEREAS, pursuant to the FHA, the New Jersey Department of Community Affairs (“DCA”) on October 20, 2024 published its statewide calculations of the present and prospective affordable housing obligations for every New Jersey municipality; and

WHEREAS, per DCA’s calculations, the Borough of Wildwood Crest’s Round 4 affordable housing obligations are:

- | | |
|-----------------------------------------|----|
| 1. Present (Rehabilitation) Need: | 10 |
| 2. Prospective (New Construction) Need: | 25 |

WHEREAS, on December 13, 2024, the New Jersey Administrative Office of the Courts issued Directive #14-24 which, among other things, directed municipalities to file a Declaratory Judgment Complaint and Case Information Statement in the New Jersey Superior Court, Law Division, within 48 hours of the adoption of this Binding Resolution; and

WHEREAS, notwithstanding the fact that the Borough lacks sufficient vacant and suitable land to fully address a 25-unit Prospective Need, it intends to accept the DCA’s calculations and will likely seek a “vacant land adjustment” as a component of its Round 4 Housing Element and Fair Share Plan; and

WHEREAS, the Borough also intends to accept the DCA’s 10-unit Present Need and will take measures to satisfy said obligation as a part of its ongoing Affordable Housing Rehabilitation Program for the period between 2025 and 2035.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Wildwood Crest, County of Cape May, State of New Jersey, as follows:

1. The Borough of Wildwood Crest hereby accepts and adopts the DCA’s “fair share” obligations thereby establishing the Borough’s Present Need obligation of 10 and its Prospective Need obligation of 25; and
2. The Borough’s Special Mount Laurel Counsel is directed to file the mandatory Declaratory Judgment Complaint and Case Information Statement in the New Jersey Superior Court, Law Division, within 48 hours of the adoption of this Binding Resolution; and
3. A certified copy of this Binding Resolution shall be immediately forwarded to (a) the New Jersey Department of Community Affairs; (b) the Borough’s Special Mount Laurel Counsel and Planner, and (c) Fair Share Housing Center; and
4. A true copy of this Binding Resolution shall be posted on the Borough’s official website.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Schiff	✓		✓			
Franco		✓	✓			
Cabrera			✓			

CERTIFICATION

I, Patricia A. Feketics, Borough Clerk for the Borough of Wildwood Crest, do hereby certify that the foregoing Resolution is a correct and accurate copy of a resolution adopted on January 22, 2025 with the voting record as indicated above.


Patricia A. Feketics, RMC

Appendix B – Resolution appointing Municipal Housing Liaison

**BOROUGH OF WILDWOOD CREST
COUNTY OF CAPE MAY
NEW JERSEY**

Resolution No. 24-363

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
BOROUGH OF WILDWOOD CREST AUTHORIZING APPOINTMENT
OF A MUNICIPAL HOUSING LIAISON**

WHEREAS, pursuant to N.J.A.C. 5:96-17 et. seq. and N.J.A.C. 5:80-26.1 et. seq., the Borough of Wildwood Crest is required to appoint a Municipal Housing Liaison for the administration of Wildwood Crest's affordable housing program to enforce the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et. seq.; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Wildwood Crest, in the County of Cape May, New Jersey that Joseph Franco is hereby appointed as the Municipal Housing Liaison (primary designation) for the administration of the affordable housing program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Borough of Wildwood Crest, in the County of Cape May, New Jersey that Joseph Franco is hereby appointed by the Governing Body of the Borough of Wildwood Crest as the primary designation for the administration of the affordable housing program.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Schiff	✓		✓			
Franco		✓			✓	
Cabrera			✓			

CERTIFICATION

I, Patricia A. Feketics, Borough Clerk for the Borough of Wildwood Crest, do hereby certify that the foregoing Resolution is a correct and accurate copy of a resolution adopted on December 18, 2024 with the voting record as indicated above.


 Patricia A. Feketics, RMC

Appendix C – Approvals and Development Agreement for T&C LLC

**BOROUGH OF WILDWOOD CREST PLANNING BOARD
RESOLUTION NO.: PB-22-04**

WHEREAS, the Wildwood Crest Planning Board held a regular meeting on April 6, 2022; and

WHEREAS, at said meeting the Wildwood Crest Planning Board (hereinafter “Board”) heard and considered the application of T&C, LLC (hereinafter “Applicant”), owner of the property located at 418 E. Farragut Road, a/k/a Block 98.02, Lots 18, 19, 20, & 21 (hereinafter “Subject Property”), seeking preliminary and final site plan approval and ‘C’ variance relief in relation to minimum contiguous raised curb (35% contiguous raised curb is required whereas 9% is proposed), in order to construct two (2) multi-family dwellings consisting of four (4) units and five (5) units; and

WHEREAS, the Applicant complied with all of the requirements of the Municipal Land Use Act and the Wildwood Crest Planning Board procedural requirements in order to prosecute this application; and

WHEREAS, at said meeting, the Wildwood Crest Planning Board carefully considered the application submitted as well as the testimony and evidence presented as follows:

1. The Applicant was represented by Jeffrey Barnes, Esquire of the Barnes Law Group, LLC.
2. Mr. Barnes provided the Board with an overview of the application and reviewed the relief sought in connection with same.
3. The subject property is a vacant parcel of land measuring 200ft. x 200ft. located in the M-1-B zone.
4. Mr. Barnes advised the Board that the Applicant is seeking preliminary and final site plan approval in order to construct two (2) multi-family dwellings, one containing

five (5) units and the other four (4) units. Each unit will contain a total of three (3) bedrooms.

5. Brian Newswanger, R.A. of Atlantes Architects appeared on behalf of the Applicant and he was recognized as an expert in the field of architecture. Mr. Newswanger was placed under oath and he testified from the proposed architectural plans, consisting of six (6) sheets, dated December 2021, and revised February 11, 2022, which were received by the Board and which are incorporated herein as fact.
6. Mr. Newswanger provided the Board with an overview of the structures which currently exist in the neighborhood surrounding the subject property. He indicated that the neighborhood is developed with a significant number of hotels and multi-family dwellings.
7. Mr. Newswanger advised the Board that the Applicant is proposing to develop a total of nine (9) residential units between two multi-family dwellings at the subject property.
8. Mr. Newswanger testified that the M-1-B zone allows more than one principal use to exist on a single lot.
9. Mr. Newswanger reviewed the proposed building elevations for the benefit of the Board.
10. He advised the Board that the proposed structures are setback approximately 30ft. from the front yard property line in an effort to maintain the view corridor that currently exists along Farragut Road.
11. The proposed units will be offset and modulated and designed with different materials in order to ensure that each unit has its own unique aesthetic appearance.

12. Mr. Newswanger reviewed the proposed floor plans for the benefit of the Board.
13. Mr. Newswanger testified that the structures will provide a garage/storage area on the ground floor, the second floor will be an open floor plan layout containing living space, and the third floor will contain three (3) bedrooms and a staircase providing access to a rooftop deck.
14. Mr. Newswanger further testified that the rooftop deck will provide a “bonus room” and a bar area. He advised the Board that the bonus room is setback approximately 24ft. from the front of the building in order to ensure that it’s not visible from the street.
15. In response to a question posed by the Board, Mr. Newswanger confirmed that the rooftop bonus room will not be utilized as an additional bedroom.
16. Mr. Newswanger informed the Board that the Applicant attempted to space out proposed curb cuts in an effort to maintain as much on-street parking as possible. A total of five (5) on-street parking spaces will be created in connection with the Applicant’s proposed curb cut layout.
17. In response to a question posed by the Board, Mr. Newswanger indicated that the rooftop decks measure approximately 325SF and privacy walls will be erected between each unit’s deck.
18. A question arose in relation to the rear yard setback measurements identified on the plan. Mr. Newswanger indicated that the referenced rear yard setbacks weren’t correctly identified; however, he testified that the rear yard setbacks will meet and/or exceed the requirements of the Ordinance. As a condition of approval, the Applicant will submit revised plans confirming the correct rear yard setback measurements.

19. Vincent Orlando, P.E., P.P., L.L.A., C.M.E. with Engineering Design Associates, P.A. appeared before the Board on behalf of the Applicant. Mr. Orlando was accepted by the Board as an expert in the field of engineering and land planning and he was placed under oath and testified from the proposed site plan, consisting of two (2) sheets, dated April 12, 2021, which was received by the Board and which is incorporated herein as fact.
20. Mr. Orlando confirmed that the M-1-B zone allows more than one principal use to exist on a single site. Thus, a use variance is not required in connection with this Application.
21. Mr. Orlando testified that the Applicant has already obtained a CAFRA permit in connection with the proposed development.
22. Mr. Orlando further testified that the proposed development complies with all area and bulk requirements within the M-1-B zone with the exception of minimum contiguous raised curb.
23. In response to a question posed by the Board, Mr. Orlando confirmed that a total of three (3) off-street parking spaces are provided per unit.
24. Mr. Orlando testified that the contiguous raised curb variance is requested so as to ensure that practical on-street parking is provided while also ensuring that sufficient off-street parking, which exceeds the Borough's parking requirement, is provided on site.
25. With respect to the contiguous raised curb variance, Mr. Orlando testified that 35% contiguous raised curb is required which would necessitate approximately 100ft. of curbing; however, he indicated that additional on-street parking spaces could not be

provided while also providing off-street parking for each unit.

26. Mr. Orlando testified that a total of 107ft. of curb is provided; however, only 9% of said curb is contiguous whereas 35% is required.

27. Mr. Orlando reviewed the proposed landscape plan for the benefit of the Board and he also reviewed the proposed grading and drainage plan.

28. Mr. Orlando testified that the site could accommodate a total of eleven (11) units without exceeding permitted density; however, the Applicant has elected to develop nine (9) units in order to provide additional space to future buyers and to limit the density of the site and possibly impacts to the surrounding neighborhood.

29. Mr. Orlando opined that several of the purposes of zoning, outlined within N.J.S.A. 40:55D-2, are advanced in connection with this application and support the relief sought by the Applicant as it:

- a. Encourages municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare
- c. Provides adequate light, air and open space;
- e. Promotes the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment; and
- i. Promotes a desirable visual environment through creative development techniques and good civic design and arrangement.

30. Mr. Orlando testified that the application can be granted as there are no substantial

detriments to the public good and the application does not impair the intent and/or purpose of the zone plan or zoning ordinance.

31. Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated March 28, 2022, which was received by the Board and which is incorporated herein as fact. Joseph Mohnack, P.E., a professional engineer and employee with Mr. DeBlasio's office, appeared at the meeting and reviewed said Report for the benefit of the Board, and he note the conditions outlined therein. As a condition of approval, the Applicant will comply with any and all comments/conditions set forth within the Engineer's Report.
32. A discussion ensued in relation to the Borough's affordable housing requirements and the Applicant was advised that compliance with the Ordinance is mandatory. As a condition of approval, the Applicant will comply with the Borough's affordable housing ordinance and an agreement will be reached with the Borough and the Borough's affordable housing attorney prior to the issuance of construction permits.
33. The Meeting was opened to the public for comment. No members of the public addressed the Board in connection with the application. Accordingly, the public portion of this application was closed.
34. Board Solicitor Robert Belasco, Esquire reviewed the relief sought by the Applicant and provided the findings of fact for the record.
35. The Board accepted the findings of fact and thereafter opened the Application up for deliberation.
36. During deliberations members of the Board found that the purposes of zoning identified by the Applicant will be advanced in connection with the proposed

development.

37. Board members commended the Applicant on the design of the proposed development.

38. The Board agreed that the benefits associated with granting this application outweigh any potential detriments, and the Board agreed that there will be no detriments to the public good, the zoning ordinance, or the zone plan

NOW THEREFORE, BE IT RESOLVED, by the Wildwood Crest Planning Board that the application of T&C, LLC, owner of the property located at 418 E. Farragut Road, a/k/a Block 98.02, Lots 18, 19, 20, & 21, seeking preliminary and final site plan approval and 'C' variance relief in relation to minimum contiguous raised curb (35% contiguous raised curb is required whereas 9% is proposed), in order to construct two (2) multi-family dwellings consisting of four (4) units and five (5) units, be and hereby is granted with the following conditions:

1. Compliance with and approval by any and all governmental authorities having jurisdiction over this proposal including, but not limited to, local, county, state and federal entities; and
2. Compliance with all zoning, building, and construction ordinances and codes.
3. Compliance with all conditions outlined set forth above. More specifically:
 - a. The Applicant will submit revised plans confirming the correct rear yard setback measurements.
 - b. The Applicant will comply with any and all comments/conditions set forth within the Engineer's Report.
 - c. The Applicant will comply with the Borough's affordable housing ordinance and an agreement will be reached with the Borough and the Borough's affordable housing attorney prior to the issuance of construction permits
4. A copy of this Resolution shall be supplied to the applicant and filed with the Borough Clerk;

5. A notice of this decision shall be published in the official newspaper of the Borough by the Board Secretary;
6. The proper Board officials are authorized to take all actions necessary to effectuate this approval; and
7. This Resolution shall take effect immediately subject to Applicant's compliance with the aforesaid conditions.

ON MOTION OF: Ms. Daniels
SECONDED BY: Mr. D'Antonio

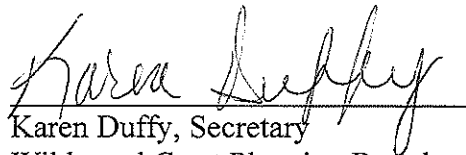
ROLL CALL VOTE

Those in Favor: Mr. Davenport, Mr. Melchiorre, Ms. Daniels, Mr. D'Antonio, Mr. Mettler, Mr. Cava, Mr. Stuart

Those Opposed:

Abstain: Ms. Hunt, Mr. Tenaglia

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Wildwood Crest at its meeting of May 4, 2022.


Karen Duffy, Secretary
Wildwood Crest Planning Board



Cape May County Document Summary Sheet



2024042842 Bk X1034 Pgs 33-36
Recorded County of Cape May, NJ
Date 07/16/2024 09:11:49 By WG
Rita M. Rothberg, County Clerk
Recording Fees \$65.00

CAPE MAY COUNTY CLERK
PO BOX 5000
7 NORTH MAIN STREET
CAPE MAY COURT HOUSE
NJ 08210-5000

Return Name and Address
Borough of Wildwood Crest
6101 Pacific Avenue
Wildwood Crest, NJ 08260

Above Space For Official Use Only

Submitting Company		Borough of Wildwood Crest			
Document Date (mm/dd/yyyy)		07/15/2024			
Document Type		Affordable Housing Agreement			
No. of Pages of the Original Signed Document (including the cover sheet)		4			
Consideration Amount (if applicable)					
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</i>	Address (Optional)			
	Borough of Wildwood Crest	6101 Pacific Avenue Wildwood Crest, NJ 08260			
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</i>	Address (Optional)			
	T & C, LLC	1708 Welsh Road Philadelphia, PA 19115			
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Wildwood Crest	98.02	18,19,20, 21		
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.

COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAPE MAY COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

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DEVELOPER'S AGREEMENT

THIS AGREEMENT, entered into this 10th day of July, 2024

BOROUGH OF WILDWOOD CREST, a Municipal corporation of the State of New Jersey, located in the County of Cape May, New Jersey (hereinafter referred to as "Borough");

AND

T&C, LLC, a New Jersey limited liability company, 1708 Welsh Road, Philadelphia, PA 19115 (hereinafter referred to as "Developer")

Affects real estate known as:

418 E. Farragut Road, Unit G, Qualifier C0000G and 418 E. Farragut Road, Unit H, Qualifier C0000H, Lot 18, 19, 20 and 21, Block 98.02, Borough of Wildwood Crest, Cape May County, New Jersey.

WITNESSETH:

WHEREAS, Developer obtained preliminary and final major site plan approval from the Borough of Wildwood Crest Planning Board by Resolution #PB-22-04 adopted on May 4, 2022 in order to construct two (2) multi-family buildings consisting of four (4) residential units and five (5) residential units on property located at 418 E. Farragut Road, Block 98.02, Lots 18, 19, 20 and 21 in compliance with the Borough's Affordable Housing Ordinance (hereinafter referred to as "The Project");

WHEREAS, by Agreement dated October 31, 2022, between the Borough, Attn: Constance Mahon and Developer, Developer agreed to purchase two (2) creditworthy rental units in the Borough of Wildwood Crest to comply with the Borough's Affordable Housing Ordinance (the "Affordable Units"); and

WHEREAS, Developer, sole Members, William H. Lublin and James J. Walsh, have entered into a Purchase Contract with sellers, Stephen A. Corso and Gina C. Squillace, dated June 13, 2024, to purchase a duplex residential unit, located at 107 W. Wysteria Road, Block 40, Lot 00007, Wildwood Crest, New Jersey (hereinafter referred to as "Intended Affordable Units"); and

WHEREAS, closing on the Intended Affordable Units is scheduled for August 30, 2024; and

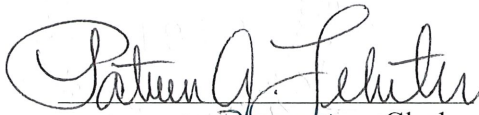
WHEREAS, Developer seeks to obtain final inspection and Certificates of Occupancy so as to be able to convey Units A, B, C, D, E, F and I prior to closing on the Intended Affordable Units.

NOW, THEREFORE, the parties to this Agreement for and in consideration of the mutual promises and covenants to each other made, and for other good and valuable consideration hereby agree for themselves, their successors and assigns as follows:

1. This Developer's Agreement shall apply only to this project.
2. The Developer agrees that the Borough shall withhold final inspection and Certificates of Occupancy for Units G, Qualifier C0000G and Unit H, Qualifier C0000H, 418 E. Farragut Road of the Project, and neither title to those units shall be transferred, nor membership interest of Developer be changed, until the creditworthy offsite Intended Affordable units are available for rental and all conditions set forth in previously issued Temporary Certificates of Occupancy for Units A, B, C, D, E, and F have been satisfied.
3. Upon the availability of the creditworthy Intended Affordable Units in compliance with Wildwood Crest Affordable Housing Ordinance. The Borough shall permit final inspection and issuance of Certificates of Occupancy for Units G & H of the Project.
4. In the event that Developer has not provided the Intended Affordable Units in compliance with this Agreement and Wildwood Crest Affordable Housing Ordinance by December 31, 2024, unless extended by mutual agreement, Units G and H will become subject to Deed Restrictions for thirty (30) year Rental Affordable Housing Restrictions.
5. Developer acknowledges that Borough has released Unit D for final inspection and issuance of Certificate of Occupancy in anticipation of the parties executing this Agreement.
6. This Agreement shall be recorded in the Office of the Cape May County Clerk, Cape May County New Jersey.

IN WITNESS WHEREOF, the Developer has hereunto caused these presents to be signed by its proper authorized parties. The Borough of Wildwood Crest has caused this instrument to be signed by its Mayor and attested by its Clerk as of the date and year first above written.

WITNESS:


Borough Clerk

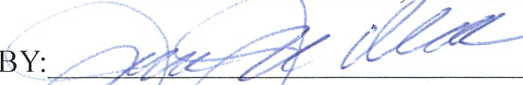
WITNESS:

BOROUGH OF WILDWOOD CREST

BY: 
DON CABRERA, Mayor

T&C, LLC

BY: 
WILLIAM H. LUBLIN, Member

BY: 
JAMES J. WALSH, Member