

**WILDWOOD CREST PLANNING BOARD
RESOLUTION NO. PB-A-22-08**

WHEREAS, pursuant to the New Jersey Municipal Land Use Law (N.J.S.A. 40: 55D-1 et seq.) Planning Boards are required to undertake a general reexamination of their municipality's Master Plan and land development ordinances, and prepare and adopt, by resolution, a report on the findings of said examination; and

WHEREAS, the Municipal Land Use Law requires that the reexamination of the Master Plan must be undertaken a minimum of every ten (10) years; and

WHEREAS, the Borough of Wildwood Crest adopted its original Master Plan in 1980 and same has been reexamined periodically over the years. Master Plan Reexamination Reports were subsequently adopted in 1988, 1994. A new Master Plan was adopted by the Borough in September of 2005 and same was subsequently reexamined March of 2012 and a Master Plan Reexamination Report was adopted which included Goals and Objectives, Land Use, Housing, Circulation, Utility Service, Community Facilities, Open Space and Recreation, Conservation, Economic, Historic Preservation, and Recycling Plan Elements; and

WHEREAS, at the end of 2021, the Borough of Wildwood Crest Planning Board authorized the Board's Professional Planner, Michelle M. Taylor, P.P., A.I.C.P. with the Taylor Design Group, Inc., to assist the Board with the Reexamination of the Borough of Wildwood Crest's Master Plan in accordance with the provisions of N.J.S.A. 40:55D-28 and N.J.S.A. 40:55D-89; and

WHEREAS, Michelle M. Taylor, P.P., A.I.C.P. prepared a Master Plan Reexamination Report dated June 1, 2022 which outlines and identifies the Borough of Wildwood Crest's current land development objectives and goals, updates the status of the goals and objectives outlined within the 2005 Master Plan and 2012 Master Plan Reexamination Report, and which

sets forth recommended for revisions to the development regulations that would further the Borough's land development goals and address any significant changes that have occurred since the Borough's Master Plan was last reexamined; and

WHEREAS, a public hearing was held on June 1, 2022, regarding this reexamination report and the proposed revisions to the Master Plan, and at said public hearing the reexamination report and the proposed revisions to the Master Plan were outlined and presented to the Board and the public, and the Board and the public were afforded an opportunity to provide comments, ask questions, and be heard with respect to the contents of the proposed reexamination report and revisions to the Borough's Master Plan; and

WHEREAS, the Planning Board considered the comments of the public, the presentation made by its professionals and reviewed the reexamination report which is incorporated herein and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Wildwood Crest as follows:

1. The following findings and conclusions are made:
 - a. All statements contained in the preamble to this Resolution are hereby incorporated by reference.
 - b. The comments of the Michelle M. Taylor, P.P., A.I.C.P., were reviewed and considered by the Board. Ms. Taylor presented the Board with a copy of the June 1, 2022 Master Plan Reexamination Report for its review, and she summarized the contents of the report and recommended its adoption.
 - c. A copy of the aforementioned Master Plan Reexamination Report was admitted into evidence as P-1 and made part of the record.
 - d. At the conclusion of the Public Hearing and after having an opportunity to review and discuss the contents of the June 1, 2022 Master Plan Reexamination Report, and after having considered public comments, the Board unanimously voted to adopt the Master Plan Reexamination Report dated June 1, 2022.

2. The Borough of Wildwood Crest Planning Board formally adopted the Master Plan Reexamination Report dated June 1, 2022 (P-1).

3. The Planning Board Secretary shall cause this notice of the adoption herein provided for to be published in the official newspaper of the municipality and to provide lawful notice to persons and bodies as may be required by law.

4. This Resolution shall take effect immediately.



Patrick Davenport,
Chairman of Planning Board

ON MOTION OF: Mr. Vogdes

SECONDED BY: Ms. Hunt

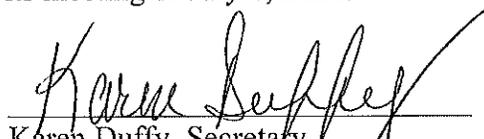
ROLL CALL VOTE

Those in Favor: Mr. Davenport, Ms. Hunt, Mr. Melchiorre, Mr. Stuart, Mr. Vogdes

Those Opposed: None

Abstain: Mr. Franco, Ms. Daniels, 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 July 6, 2022.



Karen Duffy, Secretary
Wildwood Crest Planning Board

DRAFT

2022

Master Plan Reexamination Report



Planning Board

Borough of Wildwood Crest

4/29/2022

Wildwood Crest Mayor & Commissioners

Don Cabrera, Mayor
Joseph Franco, Jr., Commissioner
Joseph M. Schiff, Commissioner



Wildwood Crest Planning Board Members

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Class I Don Cabrera, Mayor
Class II Brian Melchiorre
Class III Joseph Franco, Jr., Commissioner
Angel Daniels
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Barbara Hunt
Peter Cava
William Bumbernick (Alternate 1)
Brian Stuart (Alternate 2)
Vincent Tenaglia (Alternate 3)
Bradley Vogdes (Alternate 4)

Wildwood Crest Staff & Consultants

Constance 'Connie' Mahon, Borough Administrator
Ron Gelzunas, Esq., Borough Attorney
Karen Duffy, Planning Board Secretary
Robert T Belasco, Esq., Planning Board Attorney
Marc DeBlasio, PE, PP, CME, Planning Board Engineer
Scott D. Taylor, PP, AICP, LLA, LEED-AP, Borough Planner/ Landscape Architect
Michelle M. Taylor, PP, AICP, Planning Board Planner
Richard Allen, Zoning Officer

Prepared By: Taylor Design Group, Inc.

ADOPTED COPY TO BE SIGNED

Michelle M. Taylor, PP, AICP
*The original of this document has been
signed and sealed in accordance with
New Jersey Law.*

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I. Master Plan Reexamination Report

Master Plans affect quality of life issues for all communities such as, healthy environments, clean water, safe and reliable transportation and commerce, compatible land use, adequate public facilities, open space, and recreation, and property values and taxes. Master Plans provide community focus by outlining development goals and objectives for the community and identify suitable areas for all types of land uses, as well as open space, environmental, historic, and cultural resources; transportation and complete streets; and community facilities and utilities. Most of all, a Master Plan provides a vision for a community at a physical, economic, social, and cultural level, which transcends time, but is never static. For the ease of the reader, responses of the Borough to state and county policies or the Planning Board to municipal land use and development policy are highlighted in grey.

A. Report Contents

The NJ Municipal Land Use Law at N.J.S.A. 40:55D-89 requires a periodic reexamination of the master plan and development regulations by the planning board. The planning board is charged with preparing and adopting by resolution a report which is required to address the following five topics.

“a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

“b. The extent to which such problems and objectives have been reduced or have increased, subsequent to such date.

“c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county, and municipal policy and objectives.

“d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.

“e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

“f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.”

II. Introduction

A Master Plan is a composite of one or more written or graphic policy proposals for the development of the municipality, guiding the use of land which protects the public health and safety and promotes the general welfare. For a general characterization of Master Plan contents, please see Appendix A. A Reexamination Report analyzes the adopted Master Plan and any amendments, as well as the land use ordinances of the community. The role of the Reexamination Report is to evaluate State and County policy, timely topics, and trends, which have arisen since the previous Master Plan and subsequent Reexamination Reports.

The 1980 Master Plan cited that physical, social, and economic relationships would impact the long-term development of remaining vacant land and redevelopment of lands in Wildwood Crest. The plan anticipated economic development pressures would impact the borough and region. The Plan considered that nuisance impacts, such as traffic and density of commercial and resort development, posed a concern to the permanent residential population. The assets of community facilities and the natural environment were viewed as integral to tourism, and a benefit to permanent residents, alike.

A. Prior Master Plan Elements, Studies, and Reexamination Reports

Wildwood Crest has completed Reexamination Reports in 1988, 1994 and 2012. In 2005, the Land Use Plan was amended. The 1980 Master Plan included a Land Use Plan. The subsequent Reexamination Reports cite policy issues, including:

- Good civic design and development.
- Balance development with environmental resource conservation.
- Control redevelopment of marinas, business districts, and hotel and motel districts to encourage commercial entities rather than private ownership.
- Encourage land use focused on employment, residential quality of life, and visitor enjoyment.
- Maintain unique physical features, contributing to quality of life.

The plans envisioned a balance between open space, residential, and commercial development within the context of community roads, facilities, services, natural features, existing development, and scarce vacant land.

III. Significant Changes in Assumptions, Policies, and Objectives

The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, regarding the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county, and municipal policy, and objectives.

A. Demographic Trends

Density and Distribution of Population

Table 1 Population Characteristics, 1980 to 2040

Population Wildwood Crest Borough			Population Cape May County		
Year	Population	Percent Change	Year	Population	Percent Change
1980	4,149	-	1980	82,266	-
1990	3,631	-12.48%	1990	95,089	15.59%
2000	3,980	9.61%	2000	102,326	7.61%
2010	3,270	-17.84%	2010	97,265	-4.95%
2020*	3,096	-5.32%	2020	92,039	-5.37
2030	3,155	1.91%	2030	102,012	10.84%
2040 *	3,189	1.08%	2040	103,083	1.05%

Sources: New Jersey Department of Labor; American Community Survey 2019; Census.gov Census.gov QuickFacts; Cape May County Population Projections 2030, 2040

As Table 1 makes clear, the resident population in Wildwood Crest is trending down, though the County estimates expect an increase into 2030 and 2040. Based upon demographers' analysis and population trends, the County estimates are significantly optimistic and may require further analysis. It is notable that the 1960 Master Plan notes that the population was 2,900 persons in that year and cited an estimated figure of 4,000 persons in 1980.

Table 2 Age of Population, Wildwood Crest, Cape May County, State of New Jersey, 2019

Wildwood Crest			Cape May County			New Jersey		
Age in Years	Number	Percent	Age in Years	Number	Percent	Age in Years	Number	Percent
0 to 9	167	5.4%	0 to 9	8,670	9.3%	0 to 9	1,055,888	11.9%
10 to 19	235	7.6%	10 to 19	9,545	10.3%	10 to 19	1,120,499	12.6%
20 to 29	224	7.2%	20 to 29	10,263	11.0%	20 to 29	1,125,551	12.7%
30 to 39	153	4.9%	30 to 39	9,318	10.0%	30 to 39	1,144,099	12.9%
40 to 49	385	12.4%	40 to 49	9,153	9.8%	40 to 49	1,173,550	13.2%
50 to 59	377	12.2%	50 to 59	13,311	14.3%	50 to 59	1,284,780	14.5%
60 to 69	818	26.4%	60 to 69	16,752	18.0%	60 to 69	1,014,419	11.4%
70 to 80+	737	23.8%	70 to 80+	16,074	17.3%	70 to 80+	959,717	10.8%
Total	3096	-	Total	93,086	-	Total	8,878,503	-

Source: American Community Survey 2019 5-year estimate (margin of error at least 10%)

As Table 2 illustrates, the median age in Wildwood Crest is 60.1 years, in Cape May County 49.6 years, and in New Jersey 39.9 years. The difference between Wildwood Crest and the

county is approximately 11% older and the state is approximately 34% older. The low tax rate, resort style living, and lack of employment attract an older population of retirees.

The poverty rate in Wildwood Crest is 4.9%, where the county and state are at 9.8% and 10%, respectively, double the poverty rate population of Wildwood Crest. The per capita income in Wildwood Crest is \$41,119, and the county and state per capita incomes, are \$40,389 and \$42,745, respectively. Source: American Community Survey 2019 5-year estimate (margin of error at least 10%).

Housing Conditions

Table 3 Residential and Non-residential Certificates of Occupancy and Demolition Permits Issued, 2009-2019

Year	Residential		Non-residential		New Residential
	Certificates of Occupancy	Demolitions	Certificates of Occupancy	Demolitions	Net
2009	10	2	220	0	8
2010	36	5	61,346	1	31
2011	13	7	277*	0	6
2012	17	5	2,740	3	12
2013	5	1	3,200	3	4
2014	0	1	0	1	-1
2015	0	5	12,754	2	-5
2016	4	4	0	2	0
2017	3	0	1,795	0	3
2018	1	1	0	0	0
2019	24	13	12,482	0	11

* 2011 Data is Irregular 1 SF of improvement for office reported

Source: NJDCA Yearly Summary Data, 2009-2019

The housing data illustrates that there may be some demolition of non-residential land uses being converted to residential land uses. But this does not illuminate the whole story. As shown below, the number of housing units is incrementally increasing in the community.

Table 4 Total Housing Unit Estimates, 2010 to 2019

Year	Total Housing Units	Percent Change
2010	5,207	-
2011	5,340	2.6%
2012	5,442	1.9%
2013	5,451	0.2%
2014	5,540	1.6%
2015	5,526	-0.25%
2016	5,500	-0.5%
2017	5,599	1.8%
2018	5,594	-0.1%
2019	5,603	0.2%

Source: American Community Survey 2010 to 2019 5-year estimates for housing units (margin of error at least 10%)

The number of housing units in Wildwood Crest is slowly trending upwards despite losses in population. The 2019 estimates conclude that there are 5,603 housing units in Wildwood Crest, where 26% or approximately 1,460 units are occupied and of those, 73% of the occupied units are owner occupied. The number of households is 1,460, at 2.1 persons per household, and with 74% of the total being married couples.

One of the challenges facing the permanent resident population is the value of owner-occupied units, which are high, as compared to the county and state. The median value of owner-occupied housing units is \$447,800, where the county and state are \$300,500 and \$335,600, respectively. Source: American Community Survey 2019 5-year estimate (margin of error at least 10%). High comparative housing values, contrasted with the per capita income, illustrates the gap between housing costs and employment opportunities.

Wildwood Crest experiences external housing market demands, including second/ seasonal, retirement, and investment homes. Consistent with other resorts across the United States where tourism is the predominant economic driver, low wage service workers, who provide memorable experiences for vacationers, often do not earn enough to afford the tourism-based housing costs. Employers, acting alone, create workforce housing dormitories and apartments to meet the housing demand for service and entertainment workers.

Financing for these projects could include but not be limited to, local housing funds, Community Development Block Grants, low interest loans, low-income housing tax credits, state, and other outside funding sources.

B. Distribution of Land Use

The Housing Plan by CME Associates provides a Vacant Land Inventory and Analysis which includes an existing land use map. The map characterizes the residential nature of the Borough within the island's interior. The remainder along the Atlantic coastline is commercial in the form of hotels and motels in the northeast quadrant which slowly gives way to a mix of hotels, motels, and dwellings as one travels south to Diamond Beach. Existing land uses are identified on the existing land use map affixed as Appendix B.

C. State of New Jersey

2001 State Development and Redevelopment Plan

The 2001 State Development and Redevelopment Plan is the current state document. The Wildwoods sought designation as a regional center and Wildwood Crest is part of a State Plan Policy Designated Regional Center. Five Mile Island is classified as Environmentally Sensitive barrier Island Planning Area. See the relevant portion of the State Plan Policy Map below:



A basic policy of the State Planning Commission is to achieve the public interest goals, including the benefits and burdens, of implementing the State Plan, while protecting and maintaining the equity of all citizens, through equitable impact distribution. Identified impacts of the State Plan include resource allocation, investment in open space, tax burden, disinvestment, regulatory constraints, population distribution, land development, growth, utility distribution, and preservation. The Borough's Master Plan is consistent with the goals of the New Jersey State Plan which are outlined following.

- Goal #1 Revitalize the State's Cities and Towns.
- Goal #2 Conserve the State's Natural Resources and Systems.
- Goal #3 Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey.
- Goal #4 Protect the Environment, Prevent, and Clean Up Pollution.
- Goal #5 Provide Adequate Public Facilities and Services at a Reasonable Cost.
- Goal #6 Provide Adequate Housing at a Reasonable Cost.
- Goal #7 Preserve and Enhance Areas with Cultural, Scenic, Open Space, and Recreational Value.
- Goal #8 Ensure Sound and Integrated Planning and Implementation Statewide.

As conversion, demolition, development, and rehabilitation of buildings and structures is undertaken, the Borough has consistently sought to enhance the built environment with quality design.

Implementing stormwater controls and urban forestry, reduces contamination and enhances stormwater water quality in Wildwood Crest.

Conservation of the natural environment of Wildwood Crest in the form of wide beaches, healthy dunes, and public access and enjoyment promotes economic growth and tourism.

Implementing buffer ordinances, flood protection, and stormwater controls preserves wildlife and scenic corridors, protects the public welfare, and enhances water quality in Wildwood Crest.

The Borough enhances public facilities and services by reducing costs through shared service agreements with municipalities and the county.

Provide a variety of lot areas and building styles through the existing zoning ordinances. The Housing Plan and Settlement Agreement advance the goals of a diversity of ownership and housing types within Wildwood Crest.

Balance the needs of residents, visitors, and employers to provide a variety of land uses, public open space, circulation, and cultural value, enhancing quality of life in the Borough.

Affordable Housing Third Round

As characterized by the 2018 Housing Plan, the Borough had not actively participated by petitioning COAH or ever been subjected to a builder's remedy judgement. The Housing Plan provides a remedy for the Borough, establishing policies and ordinances to comply with affordable housing requirements, consistent with State policies.

Permit Extension Act

As of February 10, 2022, the COVID-19 state of emergency has been extended for 30 days. This continues to be a fluid situation. It is incumbent upon the administrative and professional staff to maintain an understanding of any permit extension acts by the governor or legislature.

Master Plan Sustainability Element

In 2008, the Municipal Land Use Law was amended to include a green buildings and environmental sustainability element. These elements are required to express the following:

- provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems
- consider, encourage, and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops
- consider the impact of buildings on the local, regional, and global environment
- allow ecosystems to function naturally
- conserve and reuse water
- treat storm water on-site; and
- optimize climatic conditions through site orientation and design

Time of Application Law

Municipal development regulations in effect at the date of submission and determination of a complete application govern review of said application. The implementation and understanding of the law are an administrative and legal function.

Water Quality Management Planning

The Water Quality Management program advances water quality through the coordination of planning and permitting, including technical support to counties undertaking Wastewater Management Plans, planning and implementation processes, and interagency and intergovernmental coordination. Cape May County maintains the Waste-Water Management Plan.

NJDEP Stormwater Management Requirements

The New Jersey Pollutant Discharge Elimination System addresses the concentration of pollutants which may be discharged into ground or surface waters through Treatment Works Approvals and wastewater financing programs. Regulated facilities include private discharges as well as municipal or utility wastewater treatment discharges.

As required by the Stormwater Management Rules the Township prepared a Stormwater Management Plan, dated February 2005, and revised to February 2006. These rules seek to reduce flood damage, minimize increases to stormwater runoff, reduce soil erosion, assure culverts and bridges are functional, maintain groundwater recharge, prevent increases to nonpoint source pollution, maintain stream channel integrity, and protect public safety through basin design and maintenance. In 2020, NJDEP amended these same rules to require green infrastructure, which use or simulate natural water cycles to capture, filter, absorb, and reuse stormwater throughout a site, enhancing water quality.

Wireless Telecommunications Facilities

The Municipal Land Use Law was amended at N.J.S.A. 40:55D-46.2 regarding collocated telecommunications equipment, exempting same from site plan review if certain conditions are met. These include locating on a previously approved structure which cannot be increased in height by more 10 percent, in width, or increase the existing equipment compound by more than 2,500 SF; and comply with all conditions of the prior approval and not require variance relief.

Renewable Energy

The Municipal Land Use Law was amended in 2009 at N.J.S.A. 40:55D-66.11 permitting renewable energy facilities, including wind and solar, on sites or tracts comprising 20 or more contiguous acres, owned by the same entity. There are also amendments at N.J.S.A. 40:55D-66.12-15 which limit municipal control over small wind energy systems, provide technical assistance, require compliance with Federal Aviation Administration regulations, and abandonment. Further, the MLUL requires that solar facilities be permitted on the site of any landfill or closed resource extraction operation; and wind facilities are similarly permitted outside of the pinelands area. It should be also noted that solar panels are not considered impervious surface.

There are no opportunities for large scale solar, however ocean wind operations are planned for lease or already leased along the New Jersey coastline, 15 miles from the shoreline. For more information see <https://oceanwind.com/about-the-project> which contains simulations of the proposed project from the shoreline of Ocean City, NJ.

Environmental Justice Legislation - 2020

The law requires NJDEP to evaluate existing environmental and public health stressors in overburdened communities, which is defined as 35% of households qualify as low-income, 40% are minorities or members of a tribal community, or at least 40% of households have limited English proficiency.

Wildwood Crest contains a low-income portion of the community which is subject to the criteria and mapped by the NJDEP, which extends from Lake Road/Park Boulevard, north to Cresse Avenue, east to the shoreline, and south to Sweetbriar Avenue.

The law requires the NJDEP to evaluate the environmental and public health impacts of permits for air pollution generative plants and facilities, resource recovery facilities, transfer stations, solid waste facilities, recycling facilities (receiving more than 100 tons of material per day), scrap metal facilities, landfills, or medical waste incinerators, except hospitals or universities. There is not any likelihood that any permits would be sought for any of the referenced facilities in Wildwood Crest.

Municipal Land Use Law Amendments

When a land use plan is undertaken by a municipality, climate change vulnerability assessments are required, consistent with the change to the Municipal Land Use Law in

February 2021. The identified threats include climate change related natural hazards including but not limited to temperature extremes, drought, flooding, storms, fire, and sea-level rise. The assessments are required to provide a build-out analysis, identify critical facilities and infrastructure, analyze impacts to other aspects of the master plan, provide implementation such as ordinances, integrate other plans such as floodplain management or emergency response plans, and rely upon NJDEP technical assistance.

The first step is to conduct a vulnerability assessment, a process to identify how climate impacts affect Wildwood Crest, incorporating a team of community members to gather plans and data, and conduct a buildout and capacity analysis. One of the main purposes is to identify community buildings, infrastructure and places that are essential for evacuation purposes or maintaining quality of life and stability during or after a natural disaster. Identifying populations with mobility issues, limited resources, or language barriers; and facilities worthy of protection or management such as sewer services and potable water supply are critical to the process. The overarching goal is to protect the public health through existing planning efforts, disaster preparedness, educational and informational programs, and functioning implementation and follow-through.

New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act 2020

The legislation approved on February 22, 2021, established cannabis licensing, municipal non-participation, land use controls, taxation, penalties, and regulatory commission. The law created distinctions between six license classes as defined in the law and as follows below:

- Class 1 – Cultivator (grows or produces raw product)
- Class 2 – Manufacturer (Processes raw product)
- Class 3 – Wholesaler (obtains, stores, and transfers processed product)
- Class 4 – Distributor (transports and temporary storage of product)
- Class 5 – Retailer (sells products to consumers from a retail store)
- Class 6 Cannabis Delivery Service (courier service for consumer purchase of product from retailer)

Locally, cannabis can be taxed 2% for cultivation, manufacture, and retail and 1% for wholesale. Municipalities were required to adopt certain land use ordinances or opt-out of the legislation by August 20, 2021. If no action was taken by municipalities, then growing, cultivation, manufacture, processing, sale, resale, transport, storage, distribution, and delivery of cannabis, would be conditionally permitted in all industrial districts. Further if no action were taken, sale of cannabis items would be conditionally permitted in commercial districts or retail districts. The state law permits municipalities to govern hours of operation, location, manner, number, and type of cannabis licenses provided same conform to the law and established commission rules. The Cannabis Regulatory Commission rules and regulations (N.J.A.C. 17:30) were required to be adopted by August 22, 2021 (actual adoption date August 19, 2021), after the official opt-out period.

Wildwood Crest elected to op-out, prohibiting the operation of any class of cannabis businesses within its geographical boundaries and amending Chapters 48 and 85 of the municipal code.

Electric Vehicle

The State of New Jersey has prioritized electric vehicle infrastructure through two approaches, 1.) development of public electric vehicle infrastructure and 2) permitting electric vehicle infrastructure as an accessory use, in all zone districts.

The first, as characterized at N.J.S.A. 40:55D-89.f requires the Planning Board to make recommendations for the development of public electric vehicle infrastructure in commercial districts, near transit facilities, and along transportation corridors. The municipal development regulations should be evaluated to effectuate the development of public electric vehicle infrastructure.

The second, is the New Jersey Department of Community Affairs Model Statewide Municipal Electric Vehicle Ordinance. The model ordinance is the result of a law enacted in July of 2021, which requires that electric vehicle service equipment and make ready spaces be a permitted accessory use in all zoning districts. The model ordinance includes language requiring installation of equipment or make-ready spaces for multi-family housing developments or all parking lots subject to preliminary site plan approval. The Borough should consider evaluating and adopting the model ordinance.

D. Changes in County Plan(s) Policies and Objectives

The county plan seeks consistency with the State Plan and state regulations. Cape May County coordinates wastewater systems, assists communities with hazard mitigation and resiliency, and maintains a county bridge and road system. The county will actively participate in resiliency and sustainability-based planning processes, upon issuance of the new State Development and Redevelopment Plan.

Amendments to incorporate modified bulkhead design or elevation above flood hazards has been identified and amended as necessary for private development. Further the Borough participates in the Cape May County Hazard Mitigation Plan.

E. Changes in Municipal Policies and Objectives

A reexamination report must review contiguous municipalities, county, and state to characterize areas of the municipal plan which are consistent or inconsistent. (See N.J.S.A. 40:55D-28d below)

Wildwood is bounded to the north by Wildwood City and to the south by Lower Township, the barrier island portion of which is known as Diamond Beach. As one travels from north to south, it is impossible to discern differences in land use. The adjacent municipalities land use is similar to Wildwood Crest along the boundaries and there are no inconsistencies.

IV. Identified Major Problems and Objectives, and Extent of Reduction or Increase

This section combines N.J.S.A. 40:55D-89a&b. The first “a,” to address the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report. The second “b” to address the extent to which such problems and objectives have been reduced or have increased subsequent such date. Following are the goals as outlined by prior reports. This requirement relates to the statute where it describes the contents of a master plan both required and optional. The required elements of a Master Plan include the following:

A. Vision of the Community

The 2005 Land Use Plan characterizes a community vision based upon a public outreach process which included public forums, and stakeholder meetings in the summer and fall of 2004. The Planning Board sought the input of the Board of Education, Civic Association, Urban Enterprise Zone, Hotel/ Motel Association, Doo Wop Prevention League, Zoning Board, Recreation Commission, Mayor and Commissioners, staff, Tourism Committee, and business owners.

“It is the year 2020 and Wildwood Crest has reinforced its image as a desirable resort community balanced with a stable year-round population. The residential neighborhoods have become an extremely desirable place to live. New ‘infill’ housing is compatible with the scale, mass, and architectural details of the residential neighborhoods. Reinvestment and alterations have occurred balanced with the preservation of the existing neighborhood character.”

“The motels, particularly along the beachfront area, have maintained their viability through reinvestment and upgrades and the motels have been able to provide amenities to the guests. Conversion of the motel sites to condominium development has virtually stopped. Appropriate expansion opportunities have been provided to the motel owners without negatively impacting upon the adjacent residential neighborhoods.”

“View corridors to the water have been maintained and public access to the beach and open space has been enhanced. The bike/ pedestrian path along the water has been completed to the southern end of the Borough. The improvements to Sunset Lake have been completed and the parks and recreation network in the Borough is one of the best in the County.”

“The Borough has successfully balanced economic development with Doo Wop Historic Preservation and has used the Doo Wop preservation theme as a marketing tool. The occupancy rate throughout the motels in the Borough is the highest that is has been since the 1960s. A spin-off of the success of the motels has been the opening of additional retail stores and restaurants. The Wildwood’s Urban Enterprise Zone (UEZ) has successfully marketed the Borough as a desirable resort community.”

“Wildwood Crest’s residents and visitors continue to benefit from a high level of municipal services. A more pedestrian friendly environment has been enhanced through traffic calming techniques, a more aggressive Borough tree planting program and additional streetscape improvements.”

B. Overarching Goals

Housing Goals and Residential Land Uses

Goal 1: Preserve existing single-family neighborhoods and restrict the wholesale conversion of one-and two-family neighborhoods to multi-family development. (2012)

Goal 2: Affordable Housing. (2018)

Objectives:

- Seek to reduce over development on residential lots. (2012)
- Balance the quality of life and neighborhood character for the year-round residents with the seasonal residential investment needs through establishment of aesthetic guidelines for new structures. (2012)

Extent of Reduction or Increase

The Borough still seeks to promote single family homes via incentive zoning, such as permitting increased building heights and amending the zoning maps to increase areas zoned for single family uses such as the R-1A. This should be evaluated to avoid creating large areas of nonconforming structures and uses including two-family and multi-family buildings.

To reduce over development or perceived mass of buildings on residential lots the Borough undertook some minor modifications to the zoning regulations between 2005 and 2012. These modifications included revisions to patios and decks, proportional setback regulations, and reduced maximum permitted building coverage. Additionally, the Planning Board undertook a Community Design Sub-Element and recommended ordinances which incorporated based flood elevation into building height, incentivized the development of exterior porches and decks, encouraged building modulation in the front and side yards, provided flexible roof pitch requirements, reduced building mass at the upper floors, and encouraged historic platting patterns and layouts. The negative visual impacts of development upon the community fabric continues to be a concern. All of the above should be further evaluated for effectiveness and revised or supplemented as may be necessary into the code.

Objective:

- Eliminate the intrusion of condominiums [sic] {new – multi-family} in neighborhoods that are single-family dwelling units. (2012)

Extent of Reduction or Increase

Multi-family developments including condominium financed developments are subject to zoning regulations, such as density maximums; and site plan requirements, such as on-site

parking minimums. The land development code addresses these issues. Where the Zoning Board is faced with an applicant seeking to increase permitted density, it is often difficult to retrofit a rooming house, bed and breakfast, hotel, or motel transient accommodation developed in the 20th Century with adequate 21st Century on-site parking and materials/goods storage.

Often these buildings are converted to condominium ownership by apartment, suite, or room, creating challenges to maintaining community character and removing the management of the site from a central operator. There can be negative impacts to community character in single- and two-family neighborhoods when condominium conversion results in higher than permitted residential densities. Increased density often results in a lack of sufficient on-site parking, unsightly surface parking, and/or commensurate on-street parking demand. Increased density can result in inadequate personal storage, and unsightly trash cans, recycle bins, bicycles, surfboards, and beach chairs piled outside of individual residential units. Lastly, the lack of central management of sites can result in maintenance issues, conflicts, and disputes.

Objective:

- Provide for context sensitive infill development by reducing the impact of multi-family units. (2012)

Extent of Reduction or Increase

This objective continues to be relevant, as multi-family units, similar to condominiums place a strain on neighborhoods, including lack of sufficient parking and alternatively large areas of paved parking, personal outdoor storage, and other nuisances to peace and good order such as noise.

The suggested incentives included a tax abatement program, reducing lot sizes for new single family and two-family construction, and permit the reconstruction of multi-family structures at a significantly reduced density from what exists.

Economic Goal and Commercial Land Uses

Goal 1: Develop and maintain the motel business, summer rentals, commercial areas, and marinas as vibrant enterprise, critical to the continued success of Wildwood Crest as a family resort area. (1988)

Goal 2: The Borough has been experiencing a steady decline of motels through condominium conversions. The preservation and enhancements of existing motels and hotels is of high priority. The Borough would like to reverse the trend of motel demolition and replacement with residential uses. (2005)

Objectives:

- Create three sub-districts to recognize the distinct characteristics of the motel areas. (2005)

- Use a system of zoning incentives to encourage the preservation and enhancement of motels and hotels. (2012)

Extent of Reduction or Increase

These goals and objectives continue to be of concern, where the loss of marinas, hotels, and motels reduces visitor enjoyment and turnover. The conversion of older properties to condominiums presents a myriad of issues as previously outlined.

The 2005 Land Use Plan created three distinct Motel Hotel Zone Districts, the M-1A, M-1AB, and M-1C, based upon the existing building activity, function, or structure-type. The trends outlined for the motel and hotel districts in the 2005 Land Use Plan have continued. The M-1A District continues to exhibit strength as compared to the M-1B District which has seen accelerating conversions since 2005. The M-1C District offers a transition from the hotels located along the beach to the various dwelling types in the interior of the island.

The M-1A District is highlighted as the largest collection of operating motels and hotels of four to six stories, with on-site parking located within the front yard area. This district is bordered to the west by Ocean Avenue, east by the beach, north by Cresse Avenue and Wildwood, and south by Farragut Road. The lower density and mass of the M-1C District borders the M-1A to the immediate west across Ocean Avenue. The proximity to the beach, bike path, and Wildwood Convention Center contribute to the district's desirability for transient lodging.

The M-1B District is highlighted as the southern area where reconstruction has resulted in condominium conversion, and demolition has resulted in single-family dwelling and townhouse style developments. This district is bordered to the west by Atlantic Avenue, east by the beach, north by Farragut Road, and south by Jefferson Avenue and Lower Township (also known as Diamond Beach). West of the M-1B District across Atlantic Avenue are the R-1 and R-2 Districts, bisected by Topeka Avenue. The M-1B district struggles to maintain transient accommodations; and warrants further study.

The M-1C District is highlighted by motels and hotels averaging three stories, with on-site parking located within the front yard area. West of the M1-C District, across Atlantic Avenue, are single-family, two-family, and multi-family dwellings within the R-2 Residential District. The Land Use Plan characterizes that this area of interface is of particular concern because of the impacts of the motel and hotel district upon the single-family residential uses.

The Land Use Plan and Master Plan Reexamination have ignored existing nonconforming hotels and motels within the interior of the island in what was the R-3 District, subsequently amended to the R-2 District.

Objectives:

- Reduce the amount of land zoned commercial along New Jersey Avenue to accommodate what one would anticipate as the future demand for such space. Also re-evaluate commercial uses that are compatible with a family resort community. (1988)

- Promote resort tourism through encouragement of new business in appropriate locations. (2012)

Extent of Reduction or Increase

The New Jersey Avenue corridor has remained static which continues to be a concern, where economic development and resident and visitor enjoyment is limited by a lack of entertainment, restaurants, and shops or diverted to neighboring communities.

The Borough consolidated the business district and only permits residential uses on the upper stories of mixed-use buildings. Further the Housing Plan designated the B-1 District North as an affordable housing overlay district. The 2012 Reexamination Report notes that the B-1 District South should be evaluated. Since that time, the B-1 District North has been evaluated as Cape May County seeks to improve New Jersey Avenue. The 2019 Community Design Sub-Element Volume II describes the B-1 District north in detail, citing other studies which seek to develop the district as a community commercial focal point.

“The vision of the Borough and the County for New Jersey Avenue is to improve the riding surface, address stormwater, enhance the streetscape, and create a pedestrian friendly environment. The Borough’s objective includes providing improved dining and retail opportunities in the B-1 Zone in the northern portion of the community, with a special focus upon a continuous streetscape emanating from the identified center of the district from Heather Road to Columbine Road. The center of the project has been identified as the area where the public right-of-way includes two areas of public parking, owned by the Borough, located on the east side of New Jersey Avenue between Aster Road and Sweet-Briar Road. This area was the location of the train station at one time. The B-1 District - North extends along New Jersey Avenue south from the boundary with the City of Wildwood at Cresse Avenue to Rosemary Road.”

“New Jersey Avenue (County Road No. 621) is seventy-two (72) feet wide from curb to curb for most of its length, providing two travel lanes and one parking lane in each direction, and a left turn lane at nearly every cross-street intersection. Historically, this street was broad to accommodate multiple modes of transportation including pedestrians, vehicles, and trains. The county suggests that strong consideration be given to reducing the paved width of the road and that the area remaining be repurposed for beautification and public use to achieve the vision. The intention of the project is to develop conceptual and preliminary plans that provide pedestrian amenities, comply with the American with Disabilities Act (ADA), enhance bicycle safety, and bring the roadway into compliance with current design standards.”

Despite the objectives cited since 1980, to improve the business commercial climate little has been accomplished to date. The New Jersey Avenue Business District is characterized by poorly maintained buildings and a hostile pedestrian environment. The 2019 Community Design Element articulated a vision for the corridor, which included both public investment in

the streetscape, and private investment in the buildings and structures. The Planning Board made recommendations to amend the Land Development Ordinance to update the permitted uses, provide performance standards, and increase residential density. The ordinance has been updated but as of this writing has not been adopted. The Planning Board recommended increases in upper floor residential density to subsidize both commercial first floor development and affordable housing implementation, balanced with sufficient off-street residential parking provisions.

Recreation, Community Facilities, and Services

Goal 1: Provide adequate and suitable recreation facilities for permanent residents and summer visitors. (1988)

Goal 2: Increase and bolster recreational opportunities. (2012)

Objectives:

- Use the existing concentration of municipal facilities, i.e., Municipal Pier, playgrounds, and publicly owned land north of Rambler Road to serve the seasonal tourist and concentrate activity away from the permanent residents. (1988, 1994)
- Provide additional recreational areas for the permanent residents. (1988, 1994)
- Extension of bicycle and pedestrian path to southern end of the Borough. (2012)
- Need for more diverse mix of recreational facilities, such as enhanced landscaping and access improvements at Sunset Lake. (2012)
- Re-configure traffic and parking pattern on New Jersey Avenue along Sunset Lake to create a more pedestrian friendly environment. (2012)
- The Borough should pursue a grant for the extension of the Heather Road Fishing Pier.
- The Borough should continue to pursue ongoing use of the buildings adjacent to the Bike Path, including the Fishing Club at Heather Road, the Library, and the Nesbitt Center. (2012)

Extent of Reduction or Increase

The Borough continues to pursue implementation of the Recreation Plan Element to address the recreation needs. (2012) The Planning Board recommends that a Recreation, Open Space, Conservation, and Public Access Plan should be undertaken.

The Borough has an active Recreation Department which offers a variety of fitness classes for all ages, dance, day and sports camps, youth and adult sports leagues, water aerobics, swim lessons, open swim hours, fitness center, game room, and gymnasium for basketball and other indoor sports. The Crest Pier Recreation Center and Joseph Von Savage Memorial Pool are facilities in addition to the exterior parks, beaches and open spaces offering these pursuits. The Recreation Department also plans and organizes most of the Borough's special events including cultural events related to art and music.

The Creative Arts Council is a resource for the local arts community, whose mission is to advance and cultivate arts appreciation, enriching the community.

The Board recommends that bicycle lanes be incorporated to provide as much bicycle connectivity as possible within the Borough. Pedestrian and bicycling connectivity should be reviewed, provided, and/or expanded in the community in at least the following locations

- Oriented north/south, along New Jersey Avenue and the Oceanfront path in the north end; and
- Oriented due north/ south along Seaview Avenue and Oceanfront Promenade at the south end; and
- Oriented due east/ west along Cardinal and Rambler Roads.

Environmental Goal

Goal 1: Protect the beach, Sunset Lake, and the surrounding natural environment which is inextricably linked with the economic well-being and high quality of life in Wildwood Crest. (1994)

Objectives:

- Adopt the principles put forward by the Coastal Zone Facility Review Act (CAFRA) and the Wetlands Act. (1994)
- Conserve the beach and dunes and follow sound environmental techniques and guidelines for such conservation. (1994)
- Promote beach and related activities to benefit both summer visitors and permanent residents. (1994)

Extent of Reduction or Increase

These goals and objectives are satisfied. However, these efforts require constant vigilance and planning efforts by the governing body, planning board, zoning board, green team, creative arts council, recreation, and community forestry program.

V. Specific Changes Recommended for the Master Plan

The specific changes recommended for the master plan, if any, including underlying objectives, policies, and standards, or whether a new plan or plan elements should be prepared. It is incumbent upon the Planning Board to maintain a Land Use Plan and Housing Plan Element in order for the municipality to have the power to zone, consistent with N.J.S.A. 40:55D-62.

Land Use Plan

At this time, the Land Use Plan does not require significant changes. The existing land use map and Land Use Plan provide all land use types, the locations of which have been static. The existing land use and land use plan are consistent with the NJ State Plan and smart growth principles. Smart growth is a range of conservation and development strategies that seek to protect health and the environment; and create attractive, economically strong, and socially diverse communities.

The community planners seek to incorporate storm resiliency into the current performance standards which are consistent with state models and best management practices. With respect to environmental sustainability, the municipality will designate areas for public electric vehicle charging infrastructure along major transportation corridors, within or nearby residential neighborhoods, and at employment centers as may be practical. This is not a major amendment to the land use plan, but an incorporation of a stated public policy and purpose.

Storm Resiliency

Clearly storm resiliency is of critical importance to the Borough of Wildwood Crest as a community on the front lines of climate change impacts upon sea level rise and sunny day flooding. Wildwood Crest has a highly conserved beach and dune interface forming a barrier between the Atlantic Ocean and the developed portions of the community. Alternatively, the network of marshes, open waters, and bulkheads, along the west side of the island, are also important to storm resiliency concerns.

The “beach activity zone” as outlined by the US Army Corps of Engineers is the storm risk management support of coastal communities; and specifically related to dredging, shoals, artificial reefs, and beach replenishment. The beach and dune provide a buffer to coastal communities during storm events, including hurricanes and northeast storms, reducing risks to life and property during these events.

Wildwood Crest participated in the development and adopted the Cape May County Hazard Mitigation Plan Update, Volume II, dated May 2021. That plan cites that Pacific Avenue is susceptible to flooding and is slated for repairs and improvements. Further the plan characterizes that Wildwood Crest supports planning efforts and shares services including public safety. Hazard mitigation efforts within the Borough, include new stormwater pump stations, closure valves on bayside outfall pipes, replace or elevate bulkheads within the right-of-way to 8 NAVD88 datum, development of a disaster debris management plan, work with repetitive loss homeowners on mitigation, enlarge drainage pipes, hazard mitigation at the southern portion of town, and provide a generator to the Crest Memorial School for shelter.

The Flood Mitigation and Storm Sewer Master Plan dated May 2019 outlines the existing bulkhead elevations, beach outfalls, roadway cross-sections, bay outfalls, bayside pump stations, and green infrastructure. The Plan should be presented to and adopted by the Planning Board as an Element of the Master Plan. The Plan recommends an implementation agenda to reduce the severity and occasions of flooding including prevention, Capitol investments, and natural resources preservation:

Prevention

1. New bulkhead construction and existing bulking retrofitting to an elevation 8.0 (NAVD 1988).
2. Lot grading and drainage to incorporate ground water recharge.
3. Participate in the FEMA Community Rating System and incorporate rules regarding building and mechanicals elevations.

4. Improve communication tools through advance warning systems forecasting, and emergency management protocols.
5. Engage in regional flood mitigation improvements and implementation with adjacent municipalities.

Capital Infrastructure Improvements

1. Elevate municipal bulkheads to elevation 8.0.
2. Increase hydraulic capacity, eliminate outfalls, and install pump station to beach outfalls.
3. Elevate roadways.
4. Install passive control valves, manually operated control valves, SCADA operated control valves, and storm sewer pump station along the bayside.
5. Increase storm sewer hydraulic capacity; and implement ground water recharge.
6. Provide green infrastructure improvements.

Preservation of Natural Resources and cooperation with outside Regulatory Agencies

1. Monitor and survey the beaches, dunes, and back bay.
2. Participate in the New Jersey Coastal Coalition.

Environmental Sustainability

Environmental sustainability is one part of three circles which overlap and include economic sustainability and society or cultural sustainability. At the point of overlap sustainability satisfies current and future human needs without endangering ecosystem health. This balance of clean air, water, and land and productive land leads to a responsible socio-economic system. This system provides balance for human needs of housing, recreation, agriculture, employment, with support for ecosystems.

The Borough can continue to uphold environmental sustainability through education of the public; trash, recycling, and resource recovery efforts; community and neighborhood yard sales (reuse), beach and dune management, community forestry, and private landscape maintenance.

Public Electric Vehicle Charging Infrastructure

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public area; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The Planning Board recommends identifying suitable sites or zone districts for public electric vehicle infrastructure along transportation corridors, particularly along highly traveled corridors, and proximate to all land uses.

The New Jersey model Electric Vehicle ordinance should be reviewed, amended as permitted and adopted. In summary, the model ordinance requires that any preliminary site plan approval involving a multiple dwelling with five or more units should provide at least 15% of the required number of parking spaces as Electrical Vehicle Supply Equipment (EVSE) and Make Ready parking, which must be implemented over an ordained period of time. Further, any application for preliminary approval for parking should also provide EVSE and Make Ready spaces based upon a scale of development, as provided.

Housing Plan

The 2018 Housing Plan Element and Fair Share Plan outlines the Borough compliance mechanisms based upon the Borough's Settlement Agreement. The Borough complies with the Settlement Agreement through implementation of the Housing Plan, development fee ordinance, spending plan, and current housing plan and accompanying ordinances. The accompanying ordinances include the overlay zone and inclusionary zoning ordinance to provide a realistic opportunity for affordable housing development

Wildwood Crest has additional master plan elements. These elements may be divided into sub-plans and the timing of these elements can be developed over time and staged outside of the regular reexamination or required plan elements. So, it follows that these elements could be recommended to be developed, staged, or revisited as part of a reexamination report.

Circulation Element

The Circulation Element considers all modes of transportation. The element accounts for the functional highway classification system of the Federal Highway Administration. Types, locations, conditions, and availability of existing and proposed transportation facilities, including water and road, and identifying existing and proposed locations for public electric vehicle charging infrastructure.

The Planning Board recommends consistent with its long-term goals the current bike path and multi-use path system the Borough seeks to lengthen its system in certain locations and expand the system into other portions of the community. This element should be undertaken to evaluate all modes of transportation and may be appropriate to be undertaken with a Recreation, Open Space, Conservation, Public Access, and Circulation Element.

Utility Service Plan

- Water Supply & Distribution
- Drainage & Flood Control Facilities
- Sewerage & Waste Treatment
- Solid Waste Disposal
- Storm Water Management Plan (see statute)

Utility services are a function of the Borough and Cape May County through shared services agreements and intergovernmental Cooperation.

The Borough has a Stormwater Management Plan, which is regularly updated; and has adopted the New Jersey Stormwater Management Rules.

Community Facilities

- Educational and Cultural Facilities
- Historic Sites
- Libraries
- Hospitals
- Firehouses
- Police Stations
- And other related facilities

Existing community facilities should be located on any mapping provided through any Recreation, Open Space, Conservation, Public Access, and Circulation Element.

Recreation (and Open Space) and Element

This element outlines a comprehensive system of areas and public sites for recreation, including recommended recreation types as well as utilization of specific plant materials, a design pallet of consistent signs and furnishings.

The Borough has identified the dredging of Sunset Lake and relocation of the channel as a priority for funding to provide boating access to docks and parks along the bayfront. The Borough anticipates that the dredging and channel relocation will enhance recreational boating opportunities and promote tourism. Additionally, the Borough seeks to enhance access to the beach through improved and larger beach access points, and to the ocean through improvements to the Crest Fishing Pier.

The Planning Board recommends that the Recreation and Open Space Element should be reviewed and revised; and a Conservation Element should be incorporated into this effort. The municipal Forestry Management Plan should be incorporated into any revisions to the Recreation and Open Space Element to enhance implementation by design professionals, public works, and site development contractors of the Forestry Plan in public open space, parks, and along the street.

Design common furnishings and identification signs for public facilities and parks (partial list below):

- Centennial Park,
- Scoop Taylor Park,
- Washington Avenue Park,
- Coleman-Callahan Memorial Park at Sunset Lake,
- Sunset Lake Bayfront Park,
- Tennis Courts,
- Sunrise Park at Rambler Road
- Higbee Field,
- Morey Field,
- Bicycle Path,
- Joseph Von Savage Memorial Pool,
- Crest Pier Community Center,
- Crest Pier,
- Other public spaces, monuments, and pavilions,
- Wildwood Crest Library

Conservation Plan Element

A Conservation Plan Element typically includes preservation, conservation, and utilization of natural resources element, including to the extent appropriate, energy and open spaces, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically

analyzes the impact of each component and element of the master plan on the present and future preservation, conservation, and utilization of these resources.

The Planning Board recommends that a Conservation Plan Element should be incorporated into a Recreation and Open Space Element. A Conservation Plan Element has not been generated in Wildwood Crest. Despite the lack, the Borough has preserved large swaths of undeveloped dune, and open space areas and parks in environmentally sensitive locations. The Borough has completed a Forestry Management Plan which should be integrated into any Conservation Element. The recommendations of that plan, including municipal tree planting and maintenance, as well as private on-site standards for such things as tree removal and replacement should be incorporated into any Conservation Element so that implementing land use and subdivision ordinances can be adopted.

Economic Plan Element

An Economic Plan Element typically compares of the types of employment expected to be provided by the economic development to be promoted and labor pool characteristics in the municipality and nearby areas. These elements also include an analysis of the stability and diversity of the economic development to be promoted.

The Borough Committee requested that the Planning Board study the northern New Jersey Avenue Business District to determine if the area is in need of redevelopment and/or rehabilitation. The Borough seeks to cooperate with the County to improve the public right-of-way through investment; and enhance the private improvements through the use of the Local Housing and Redevelopment Law.

The Planning Board believes that the work of the Tourism Development Commission, which promotes tourism activities and special events in Wildwood Crest in cooperation with the Recreation Department as well as the Creative Arts Council contributes to the resort atmosphere and enhances employment opportunities in the entertainment, lodging, and service sectors.

Historic Preservation Plan Element

Historic Preservation Plan Elements typically locate significant cultural sites and districts. There are standards used to assess worthiness for this distinction. Typically, these plans trigger a need to analyze each component and element of the master plan on the preservation of same; and may recommend land use and zoning changes.

Wildwood Crest has never undertaken an Historic Inventory of Preservation Plan Element.

Technical Reports

The Planning Board has undertaken two technical reports in the form of Community Design Sub-Elements, the first was focused upon the demolition and reconstruction of new residential structures, and the second was focused upon the rehabilitation and redevelopment of the New Jersey Avenue North Business District. These two studies evaluated the form and

character of the community; and seek to enhance the built environment consistent with Wildwood Crest's community character and cultural values.

The Planning Board made recommendations to the governing body for ordinance amendments in residential and commercial districts consistent with the technical report findings. Some of which may still be relevant if the New Jersey Avenue Business District north is designated as an Area in Need of Rehabilitation and/or Redevelopment without Condemnation.

Recycling Plan

This should be on file at the municipal building through the Recycling Coordinator.

Educational Facilities

This document has typically been undertaken by school districts, see statute and N.J.S.A. 40:55D-31b.

Green Buildings & Environmental Sustainability

The Green Buildings and Environmental Sustainability Element provides for, encourages, and promotes the efficient use of natural resources and the installation and usage of renewable energy systems. These plans often satisfy the following objectives:

- Consider, encourage, and promote the development of PEV charging infrastructure.
- Consider the impacts of buildings on the local, regional, and global environment.
- Allow ecosystems to function naturally.
- Conserve and reuse water.
- Treat storm water on-site.
- Optimize climatic conditions through site orientation and design.

The Wildwood Crest Green Team is comprised of nine (9) resident volunteers. Their mission is to develop plans, implement programs, and assist with educational opportunities, supporting a sustainable community through effective governmental practices.

Public Access Plan

A Public Access Plan provides for, encourages, and promotes permanently protected public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine. These plans typically include the following:

- Map and inventory of public access points, public facilities that support access, parking, boat ramps, and marinas.
- Assessment of the need for additional public access.
- Statement of goals and administrative mechanisms to ensure that access is permanently protected.
- Strategy that describes the forms of access to satisfy the need for such access with an *implementation* schedule and tools for implementation.

The Planning Board recommends that a Public Access Plan be incorporated into a Recreation, Open Space, and Conservation Plan to further enhance public access to the outdoor and open space amenities located within and around the Borough.

VI. Public Electric Vehicle Infrastructure

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

As noted above, the Planning Board recommends identifying suitable sites or zone districts for public electric vehicle infrastructure along transportation corridors, particularly along highly traveled corridors. Further, public, and civic facilities and adjoining streets could be included in this plan to provide public EV infrastructure, such as but not limited to, the public New Jersey Avenue lots, Crest Pier, Pool, southern playground, and old library property.

VII. Specific Changes Recommended for the Development Regulations

The specific changes recommended for the development regulations, if any, including underlying objectives, policies, and standards, or whether new regulations should be prepared.

“The governing body may adopt or amend a zoning ordinance relative to the nature and extent of the uses of land and of buildings and structures thereon. Such ordinance shall be adopted after the planning board has adopted the land use plan element and the housing plan element of a master plan, and all of the provisions of such zoning ordinance or any amendment or revision thereto shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such elements.”

A. Recommendations

Condominium Conversion: The Planning Board recommends that site plan standards should be evaluated to address the nuisance impacts of increased residential density or multi-family housing, obtained by variance, upon properties that were formerly transient accommodations. Most of the hotel and motel sites developed in the 20th Century have continuous curb cuts along streets with parking stalls which encroach into the right-of-way and directly access the street. This arrangement preserves view corridors of the beach but offers no efficient on-street parking and limits pedestrian safety and comfort on the public sidewalk.

Sites converted to condominiums should accommodate problems associated with densities greater than permitted by ordinance. Density restrictions control the intensity of a permitted use and its impacts upon the site and the surrounding area. Circulation, parking, site layout, buffering, landscaping, common open space, signs, utilities, environmental considerations, and building design standards apply. Sufficient on-site parking, control of trash and recyclable

materials, and personal storage of goods should be provided. Appropriate controlled street access, driveway widths, aisle widths, and bicycle parking should be provided. The building design standards implemented to control building mass and provide sufficient light, air, and open space both on the site and the surrounding area should be provided.

The Planning Board recommends that the Hotel and Motel Districts should be evaluated further, building upon previous efforts to enhance and create a desirable built environment. Retention of transitory rooms is very desirable for resort areas. Previously, the Planning Board along with the governing body determined that parking should drive the density of multi-family housing conversions within the Hotel and Motel Districts. The Residential Site Improvement Standards should inform the parking requirements for residential conversions, while parking for hotels and motels should remain to incentivize the commercial transitory uses.

Restaurants permitted accessory but not permitted principal use in the HM Districts which is not appropriate for a resort area. The ordinance should be amended to enhance visitor experiences by encouraging restaurants to locate in the Borough as permitted principal uses.

B-1 Commercial Districts South and North should be evaluated for existing land use and incentive zoning should be implemented to encourage redevelopment and development consistent with convenient service, retail, and entertainment commercial uses.

VIII. Capital Improvement Program

The following are suggested Capital Improvements which might be prioritized by Borough Committee for implementation as budgets may permit:

1. Determine a use or uses for the Old Library.
2. Improve the Fishing Pier.
3. Implement capital program for streetscape improvements on New Jersey Avenue.
4. Implement design standards and capital program for pedestrian street crossings, traffic calming, street furnishings, and street trees along north and south avenues along the beach front.
5. Implement street end program for accessible beach access.
6. Implement public bathrooms and/or bath-house or exterior body or foot showers – preferably with street end improvements.
7. Urban forestry and street tree implementation in cooperation with the Green Team.
8. Continue to monitor on-street and off-street municipal parking utilization rates and expand vehicular parking opportunities.

IX. Redevelopment Plans

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” (LRHL) P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The 2019 Community Design Element – II for the New Jersey Avenue Business District North, recommended that the governing body consider the LRHL to encourage investment, and subsidize commercial first floor development, with market rate residential, and affordable housing, as required by the 2018 Housing Plan.

“The Planning Board suggests that the governing body consider the New Jersey Local Redevelopment and Housing Law (LRHL) N.J.S.A. 40A:12A-1 et.seq. which offers tools to governments to spur development through various funding mechanisms. The LRHL permits municipal governing bodies to authorize the Planning Board to prepare a preliminary investigation to determine whether particularly specified areas exist within the municipality that are in need of redevelopment with or without condemnation according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively in need of rehabilitation pursuant to the criteria set forth in N.J.S.A. 40A:12A-14 of the LRHL.”

“If a Planning Board concurs that the area should be deemed a Redevelopment Area, at a noticed public hearing, with or without condemnation, a Redevelopment Plan is prepared by the Board or governing body. A Redevelopment Plan is a combination Master Plan and Zoning Ordinance for the Redevelopment Area often generated in concert with owners or prospective developers. The Redevelopment process often provides greater access to public and private financing, including from the NJ Redevelopment Authority, NJDEP Green Acres Program, NJDEP Brownfields Program,

NJDEP Environmental Opportunity Zone Programs, Payments in Lieu of Taxes (PILOT), the NJ and US Small Business Administrations, and the NJ Economic Development Authority. The potential benefits include but are not limited to, increased interest and activity from developers, increased property values, job creation, property tax exemptions, abatements, and PILOTs, tax exempt municipal bonding, priority for state funding, and priority for state permitting.”

“The Rehabilitation Area process offers a simpler alternative to the Redevelopment process, without 30-year tax exemptions, but allows the use of 5-year tax exemptions and abatements. The governing body must adopt a resolution adopting a Rehabilitation area, which is often supported by a report prepared by a planning consultant, but no special public notice is required. Prior to the adoption of any resolution, the governing body refers to the Planning Board and the planning board submits any recommendations within 45 days of referral. The Commissioner of the Department of Community Affairs must review and approve the designation. A redevelopment plan should be prepared for the area, the same as noted above.”

The vision of the Borough and the County for the New Jersey Avenue northern business district is to improve the riding surface, address stormwater, enhance the streetscape, and create a pedestrian friendly environment. The Borough’s objective includes providing improved dining and retail opportunities in the B-1 Zone in the northern portion of the community, with a special focus upon a continuous streetscape emanating from the identified center of the district from Heather Road to Columbine Road. The center of the project has been identified as the area where the public right-of-way includes two areas of public parking, owned by the Borough, located on the east side of New Jersey Avenue between Aster Road and Sweet-Briar Road. This area was the location of the train station at one time. The B-1 District - North extends along New Jersey Avenue south from the boundary with the City of Wildwood at Cresse Avenue to Rosemary Road.

New Jersey Avenue (County Road No. 621) is seventy-two (72) feet wide from curb to curb for most of its length, providing two travel lanes and one parking lane in each direction, and a left turn lane at every cross-street intersection. Historically, this street was broad to accommodate multiple modes of transportation including pedestrians, vehicles, and trains. The county suggests that strong consideration be given to reducing the paved width of the road and that the area remaining be repurposed for beautification and public use to achieve the vision. The intention of the project is to develop conceptual and preliminary plans that provide pedestrian amenities, comply with the American with Disabilities Act (ADA), enhance bicycle safety, and bring the roadway into compliance with current design standards. See Appendix A for Existing Land Use Map.

What is an Outstanding Downtown?

As part of this effort, the Borough in conjunction with the greater Wildwoods and Cape May County, hosted a public meeting with Roger Brooks, an expert on travel, tourism, downtown, community branding, and destination marketing on May 9-10, 2018. The Honorable Don Cabrera, Mayor facilitated the discussion with community stakeholders, including property

owners from Cresse Road to Rambler Road; the Honorable Will Morey, Freeholder; the Honorable Joyce Gould, Commissioner; Planning Board members; Zoning Board members; Wellness Committee members; Tourism Development Commission; Greater Wildwood Tourism Improvement and Development Authority; County Engineer, Dale Foster; T&M Associates; Taylor Design Group; Marc DeBlasio, PE; Constance Mahon, Business Administrator; Borough Department Heads; and Deborah Rogers, Secretary to the Boards. The 20 Ingredients of an Outstanding Downtown by Roger Brooks and the Destination Development Association is accessible through the Borough's website via the following link:

<https://wildwoodcrest.org/images/roger-brooks-may18.pdf>

Implementing Ideas from Roger Brooks' Presentation & Workshop

1. Implement immediate program to improve New Jersey Avenue in the Business District with maintenance, trash and recycling containers, benches, bike racks, and new trees or plants and/or planters.
2. In the interim, consider options for pop up park and amenities at New Jersey Avenue parking area seasonally or for event(s).
3. Name the place.
4. Public Art implementation including sculpture and/or mural arts– can be as simple (and inexpensive) as sidewalk chalk akin to a sandcastle contest on the beach. Methods of encouraging public art projects and public space event programming including music, performance, and interests, and group marketing, should be discussed.
5. Public music and performance – local and travelling.
6. Generate ordinances which encourage historic elements to meet modern design.
7. Seek anchor attraction, tenant, or similar.
8. Consider permitting the sale of alcoholic beverages associated with restaurant use(s) in the B-1 District.

New Jersey Avenue Snapshot

As part of Roger Brook's workshop in May, the group had the opportunity to walk the district and identify specific areas of concern, consider alternatives, and envision changes to the public and private realms. The current width of the New Jersey Avenue right-of-way provides an opportunity to improve the space. Currently, there are issues with insufficient parking, visible loading, trash, and outdoor operations. The signs and window displays are not clearly visible from the sidewalk for all users; and the buildings are not continuous due to driveways and required on-site parking areas. Where there are gaps in buildings it often discourages people from continuing to walk. Inadequate space is provided for street trees and as the result they do not thrive. Reducing the cartway or pavement width of New Jersey Avenue will increase the available width for planted islands and street furniture, improve the micro-climate, and contribute to a more vibrant street-life.

The governing body has requested that the Planning Board provide a Determination of Need Study for the identified district, which will be undertaken by the Planning Board.

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XI. Appendix A – Master Plan, Preparation, Contents, and Modification

Planning Boards are tasked with preparing the municipal master plan and conducting public hearings on the adoption, amendment, or creation of the required and optional elements. Master plans are intended to guide the use of lands within municipalities to protect public health and safety and promote the general welfare. The following characterizes the *required* elements as described by the statute as well as what the elements are required to contain.

*N.J.S.A.40:55D-28b, “The master plan shall generally comprise a report or statement and land use and development proposals with maps, diagrams, and text, presenting at least the following elements **(1) and (2)** and, where appropriate, the following elements **(3)** through (17)*

“(1) A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;

“(2), A land use plan element

“(a) considering and stating its relationship to the statement provided for paragraph (1) hereof, and other master plan elements provided for in paragraphs (3) through (14) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;

“(b) showing the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational, and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;”

(c) regarding airports as may be applicable (see section);

“(d) including a statement of the standards of population density and development intensity recommended for the municipality;

“(e) regarding military facilities as may be applicable (see section);

“(f) any land use element adopted after 2017 (f and i-iii paraphrased, see section)

(i) smart growth,

(ii) storm resiliency

(iii) environmental sustainability

“(g) showing the existing and proposed location of public electric vehicle charging infrastructure;

“(3) A housing plan element, pursuant to section 10 of P.L. 1985, c. 222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing: ¹

“(4) A circulation plan element...

“(5) A utility service plan element...

“(6) A community facilities plan element...

“(7) A recreation plan element...

“(8) A conservation plan element...

“(9) An economic plan element...

“(10) An historic preservation plan element...

“(11) Appendices or separate reports containing technical...

“(12) A recycling plan element...

“(13) A farmland preservation plan element...

“(14) A development transfer plan element...

“(15) An educational facilities plan element...

“(16) A green buildings and environmental sustainability plan element...

“(17) A public access plan element...

“N.J.S.A. 40:55D-28 c. The master plan and its plan elements may be divided into subplans and subplan elements projected according to periods of time or sequences.

“d. The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as development in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act...(4) the district solid waste management plan required pursuant to the provisions of the “Solid Waste Management Act” of the county...

¹ *“N.J.S.A. 40:55D-62. Power to Zone. The governing body may adopt or amend a zoning ordinance relating to the nature and extent of uses of land and of buildings and structures thereon. Such ordinance shall be adopted after the planning board has adopted the **land use plan element and the housing plan element of a master plan**, and all provision of such zoning ordinance or any amendment or revision thereto shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or design to effectuate such plan elements...”*

XII. Appendix B – Existing Land Use Map



XIII. Appendix c – Resolution