

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

ORDINANCE NO. 1466

**ORDINANCE OF THE BOROUGH OF WILDWOOD CREST
AMENDING AND SUPPLEMENTING THE LAND DEVELOPMENT
ORDINANCE OF THE BOROUGH OF WILDWOOD CREST CHAPTER
85, SECTION 85-26(D) ACCESSORY USES IN THE R-1 LOW DENSITY
RESIDENTIAL ZONE; SECTION 85-30(D) IN THE R-1A SEMI-LOW
DENSITY RESIDENTIAL ZONE; SECTION 85-32 AREA AND BULK
REGULATIONS IN THE R-1A SEMI-LOW DENSITY RESIDENTIAL
ZONE; SECTION 85-38(D) ACCESSORY USES IN THE R-2 TWO-
FAMILY RESIDENTIAL ZONE; SECTION 85-55 AREA AND BULK
REGULATIONS IN THE MC MARINE COMMERCIAL ZONE;
SECTION 85-58 ACCESSORY USES IN THE HOTEL, MOTEL AND
MULTI-FAMILY ZONE**

WHEREAS, the Borough of Wildwood Crest Planning Board has undertaken a periodic reexamination of the Borough's Land Development Ordinance in order to evaluate whether any revisions to the Ordinance are appropriate; and

WHEREAS, the Wildwood Crest Planning Board has determined that its recommended revisions are reasonable and appropriate and consistent with the Borough's Master Plan, and the Planning Board voted to recommended that the Board of Commissioners of the Borough of Wildwood Crest amend the Borough's Land Development Ordinance to incorporate the revisions and additions set forth in its Resolution No. PB-25-09 adopted May 7, 2025 as may be amended by the Board of Commissioners; and

WHEREAS; the Board of Commissioners desires to amend and augment the Borough's Land Development Ordinance based upon the Planning Board's recommendation as set forth herein below as authorized by N.J.S.A. 40:55D-62.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Borough of Wildwood Crest, in the County of Cape May, New Jersey, as follows:

Section 1. The portion of Ordinance 1013 adopted July 12, 2006 that had been codified in the Code of the Borough of Wildwood Crest as Section 85-26, Accessory Uses, of Chapter 85 is hereby amended and supplemented as follows (added language is underlined, deleted language is ~~stricken~~):

Section 85-26 Accessory Uses.

- D. A detached garage or carport of not more than a three car capacity, used solely by the persons living in the dwelling house, and a storage or tool shed housing garden tools, provided that such garage, carport or shed is on the same lot as the dwelling house ~~or on a lot contiguous thereto~~. No such accessory building shall be constructed upon a lot until the construction of the dwelling house has been commenced, nor shall an accessory building be used unless the dwelling house has been completed and put into use. Private storage or tool sheds shall not exceed 10 feet in height to the peak of the roof or 100 square feet in area

Section 2. The portion of Ordinance 1013 adopted July 12, 2006 that had been codified in the Code of the Borough of Wildwood Crest as Section 85-30, Accessory Uses, of Chapter 85 is hereby amended and supplemented as follows (added language is underlined, deleted language is ~~stricken~~):

Section 85-30 Accessory Uses.

- D. A detached garage or carport of not more than a three car capacity, used solely by the persons living in the dwelling house, and a storage or tool shed housing garden tools, provided that such garage, carport or shed is on the same lot as the dwelling house ~~or on a lot contiguous thereto~~. No such accessory building shall be constructed upon a lot until the construction of the dwelling house has been commenced, nor shall an accessory building be used unless the dwelling house has been completed and put into use. Private storage or tool sheds shall not exceed 10 feet in height to the peak of the roof or 100 square feet in area

Section 3. The portion of Ordinance 1287 adopted September 5, 2018; and the portion of Ordinance 1442 adopted January 2, 2025 that had been codified in the Code of the Borough of Wildwood Crest as Section 85-32(F), Area and Bulk Regulations, of Chapter 85 is hereby amended and supplemented as follows (added language is underlined, deleted language is ~~stricken~~):

Section 85-32 Area and Bulk Regulations.

- F. Minimum lot yards for accessory buildings shall be the following:
1. Front: 20 feet.
 2. Side: four feet on each side.
 3. Rear: four feet.
 4. Bulkhead: four feet.

Section 4. The portion of Ordinance 1013 adopted July 12, 2006 that had been codified in the Code of the Borough of Wildwood Crest as Section 85-38, Accessory Uses, of Chapter 85 is hereby amended and supplemented as follows (added language is underlined, deleted language is ~~stricken~~):

Section 85-38 Accessory Uses.

- D. A detached garage or carport of not more than a three car capacity, used solely by the persons living in the dwelling house, and a tool shed for housing garden tools, provided that such garage, carport, or shed is on the same lot as the dwelling house ~~or on a lot contiguous thereto~~. No such accessory building shall be constructed upon a lot until the construction of the dwelling house has been commenced, nor shall an accessory building be used unless the dwelling house has been completed and put into use. Private storage or tool sheds shall not exceed 10 feet in height to the peak of the roof or 100 square feet in area

Section 5. The portion of Ordinance 883 adopted February 14, 2001; the portion of Ordinance 1287 adopted September 5, 2018 that had been codified in the Code of the Borough of Wildwood Crest as Section 85-55, Area and Bulk Regulations, of Chapter 85 is hereby amended and supplemented as follows (added language is underlined, deleted language is ~~stricken~~):

Section 85-55 Area and Bulk Regulations.

- I. Minimum lot yards for accessory buildings shall be the following:
1. Front: 20 feet
 2. Side: four feet on each side.
 3. Rear: four feet.
 4. Bulkhead: four feet.

Section 6. The portion of Ordinance 983 adopted October 26, 2005; the portion of Ordinance 1017 adopted September 27, 2006; and the portion of Ordinance 1108 adopted August 31, 2010, that had been codified in the Code of the Borough of Wildwood Crest as Section 85-58, Accessory Uses, of Chapter 85 is hereby amended and supplemented as follows (added language is underlined, deleted language is ~~stricken~~):

Section 85-58 Accessory Uses.

D. Minimum lot yards for accessory buildings shall be the following:

1. Front: 20 feet
2. Side: four feet on each side.
3. Rear: four feet.
4. Bulkhead: four feet.

Section 7. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

Section 8. All other ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Section 9. If any portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this ordinance, but shall be confined in its effect to the provision directly involved in the controversy in which such judgment shall have been rendered.

Section 10. This ordinance shall become effective twenty (20) days after final passage and advertisement thereof as required by law.

Section 11. The Cape May County Planning Board and adjoining municipalities shall be provided notice of this proposed ordinance in accordance with N.J.S.A. 40:27-6.10 and N.J.S.A. 40:55D-15. A copy of the effective ordinance shall be filed with the Cape May County Planning Board pursuant to N.J.S.A. 40:55D-16.

Dated: August 13, 2025


Patricia A. Feketic, Borough Clerk

Introduced: July 30, 2025
Adopted: August 13, 2025


Don Cabrera, Mayor


Joseph Franco, Jr. Commissioner


Joseph Schiff, Commissioner