

**AMENDED AND RESTATED
BAYSIDE AREA REDEVELOPMENT PLAN
CITY OF WILDWOOD, CAPE MAY COUNTY**



Adopted by the Governing Body by Ordinance #1109-18 on June 13, 2018;

**AMENDED AND RESTATED
BAYSIDE AREA REDEVELOPMENT PLAN
CITY OF WILDWOOD, CAPE MAY COUNTY**

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Commissioner Anthony Leonetti
Commissioner Pete Byron**

Planning & Zoning Board

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Introduction

On June 14, 202, the Board of Commissioners of the City of Wildwood (the “City”) adopted a resolution declaring the area that is commonly known as the “Bayside Area”, generally located between Susquehanna Avenue and the Bay (area commonly known as “Sunset Lake”), an “Area in need of Redevelopment” under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (the “LRHL”). See **Exhibit 1**. The Bayside Area was the location of the City’s former landfill. It has remained vacant since approximately 1983. The Board of Commissioners subsequently adopted an ordinance numbered 572-02 on September 25, 2002 approving the “Bayside Area Redevelopment Plan” (the “2002 Redevelopment Plan”). On November 13, 2013, the Board of Commissioners adopted a resolution designating the entire City as an “area in need of rehabilitation” under the LRHL. See **Exhibit 2**. This Redevelopment Plan is intended to replace and supersede the 2002 Redevelopment Plan and create new superseding zoning regulations for the Redevelopment/Rehabilitation Area (as defined below).

The Redevelopment/Rehabilitation Area is located along the inter-coastal waterway. The Redevelopment/Rehabilitation Area consists of multiple lots totaling approximately 35.36 developable acres as set forth herein on Page 3 (under the heading “Properties in the Redevelopment/Rehabilitation Area”). When it is developed, the Redevelopment/Rehabilitation Area shall have approximately 2,900 linear feet of waterfront with public access, a public boardwalk, one or more restaurants, retail uses, and a mix of single family homes and duplexes (side by side twins). A number of the proposed dwellings shall be located along the waterfront. The existing zoning on the property is Bayside Redevelopment/Rehabilitation Area (BSRA) overlay district which was created after the adoption of the 2002 Redevelopment Plan. The purpose of this Redevelopment Plan is to replace and supersede the 2002 Redevelopment Plan and create a new superseding zoning district for the Redevelopment/Rehabilitation Area.

Goals and Objectives

The primary purpose of this Redevelopment Plan (the “Redevelopment Plan”) is to encourage the revitalization and redevelopment of the Redevelopment/Rehabilitation Area. The redevelopment of the Redevelopment/Rehabilitation Area shall include a mix of single family homes and duplexes (side by side twins), one or more restaurants, retail uses, a commercial marina, and public access to the waterfront including a new public boardwalk and bulkhead.

This Redevelopment Plan has a goal of providing a mix of medium density housing, a commercial marina and commercial development, and providing for a network of roads

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that provide the greatest number of homes and commercial establishments with a view of the waterfront. The new streets and sidewalks shall be linked to the existing streets leading to public parks nearby and to the bay itself.

The City's objectives in redeveloping the Redevelopment/Rehabilitation Area, as set forth below, focus on improving the entire Wildwood community, attracting new investment to the City, and preserving the predominantly residential character of the Redevelopment/Rehabilitation Area while adding one or more restaurants, retail uses, and uses that maximize the potential of the waterfront. Future objectives include:

- A. Stabilize the Redevelopment/Rehabilitation Area by eliminating negative and/or blighting influences. Prevent the spread of such influences by the application of comprehensive and enforceable zoning controls.
- B. Maximize tax revenue, generate new tax ratables or otherwise provide for substantial financial return to the public sector by redeveloping and returning to active and productive use, the underdeveloped, underutilized and/or underproductive privately and municipally-owned lands which are not likely to be developed solely through the instrumentality of private capital.
- C. Stimulate private development and maximize the development potential of the Redevelopment/Rehabilitation Area by permitting flexibility in land use, project design, and building regulations while protecting, to the maximum extent practicable, surrounding land uses.
- D. Increase the value of residential properties throughout the City and stimulate reinvestment and home improvements outside of the Redevelopment/Rehabilitation Area.
- E. Provide permanent perpendicular and linear access to the waterfront to the maximum extent practicable, including both visual and physical access, as well as recreational opportunities to all City residents, including public walking and waterfront-related recreational access along the bayside waterfront.
- F. Promote the efficient and effective provision of necessary infrastructure and related services for the Redevelopment/Rehabilitation Area while addressing economic, regulatory, and permitting issues which may impede infrastructure improvements.
- G. Institute provisions to promote a planned, multi-use development in a mutually supportive environment consistent with applicable smart growth new urbanism principles.
- H. Utilize zoning and non-financial incentives and programs where appropriate to achieve these goals and objectives.

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- I. Ensure that all uses within the Redevelopment/Rehabilitation Area are compatible with the surrounding neighborhood and environment.
- J. To the extent reasonably practicable, work with a designated redeveloper to minimize disruption of the residential and business communities adjacent to the Redevelopment/Rehabilitation Area during and after construction.

Properties in the Redevelopment/Rehabilitation Area

The properties located within the Redevelopment/Rehabilitation Area subject to this Redevelopment Plan are as follows:

BLOCK	LOT
99	26, 27, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 & 45
100	21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, &40
101	21, 22 & 23
110	1, 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 42,43, 44, 45 & 46
111	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 & 40
112	1, 2, 3, 4, 5, 6, 7, 8, 9, 10.02, 11.02, 12.02, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 28.01, 28.02 & 28.03
121	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 29 & 30
122	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 24, 25, 26, 27, 28, 28.1 & 28.2
131	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 30
141	1.01, 1.02, 1.05, 1.06, 1.07, 2.01, 2.02, 2.03, 3.01 & 3.02
142	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 30
150	1, 2, 19, 20, 21, 22, 23, 24, 29, 30, 31, 32.01, 32.02 36, 37, 38 &39
159	1, 2, 3, 4, 5, 6, 7.01, 7.02, 8, 9, 10, 11, 12, 13, 14 &15
Bay Area	The portion of the Bay identified on Exhibit 3

Properties to be Acquired

All of the properties located within the Redevelopment/Rehabilitation Area, whether owned by the City or by private parties, are to be acquired.

Redevelopment Plan Proposals

In order to effectuate the goals and objectives it is necessary to institute new use and bulk zoning controls applicable to the properties located within the Redevelopment/Rehabilitation Area as detailed herein. To that end, this Redevelopment Plan creates the Bayside Area Redevelopment District (the “**BARD**”).

This Redevelopment Plan has a goal of providing a multi-use planned development scheme including medium density housing (by permitting single-family dwellings as well as duplexes (side by side twins) within the area identified as the residential area on **Exhibit 3** (the “**Residential Area**”), restaurant and retail uses, a commercial marina, and public access to the waterfront within the area identified as the commercial area on **Exhibit 3** (the “**Commercial Area**”), and a network of roads that provide the greatest number of homes with a view of the waterfront.

Public access to the waterfront shall be provided at various points, including at the terminus of Niagara Avenue as well as in the area identified on **Exhibit 3** for marina, bar/restaurant, and commercial center. A new public boardwalk, bulkhead, and revetment wall are proposed to enhance the public’s access to the waterfront area. To further provide adequate access to the public boardwalk area and to encourage alternative forms of transportation, this Redevelopment Plan shall provide public access easements for pedestrian and bicycle access routes from West Spicer Avenue to the waterfront.

The proposed redevelopment of the Redevelopment/Rehabilitation Area shall address the existing facilities within the Redevelopment/Rehabilitation Area, including the recycling center and closed landfill, and shall ensure environmental and public health concerns are addressed prior to development pursuant to approvals that have been issued or are to be issued by the New Jersey Department of Environmental Protection (the “**NJDEP**”).

Bayside Area Redevelopment District (BARD)**Intent and Purpose**

- A. The Zoning Map shall be amended to include a new Bayside Area Redevelopment District (BARD) zoning district for the Redevelopment/Rehabilitation Area. The BARD shall constitute a superseding zoning district within the Redevelopment/Rehabilitation Area as provided for in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A7c).
- B. The BARD shall effectuate the goals and objectives of the Redevelopment Plan. The BARD creates superseding design and bulk standards for the Redevelopment/Rehabilitation Area.
- C. The plan is to provide a multi-use planned development scheme to include restaurant/retail space, a commercial marina, residential uses, and public access to the waterfront in order to entice new visitors, homeowners, and business owners to the Redevelopment/Rehabilitation Area and the City of Wildwood.
- D. The site development shall include a new bulkhead, revetment wall, docks, boardwalk, and other features designed to maximize the marine appeal of the Redevelopment/Rehabilitation Area.
- E. Any redevelopment shall address the existing facilities within the Redevelopment/Rehabilitation Area including the recycling center and closed landfill, and shall ensure environmental and public health concerns are addressed prior to development pursuant to permits or approvals that have been issued or are to be issued by the NJDEP.

Bulk Land Use and Standards

- A. The following land use and bulk standards shall apply to the applicable areas within the BARD as set forth on **Exhibit 3**.
 1. Principal Permitted Uses (Residential Area):
 - a. Detached single-family dwellings
 - b. Duplexes or side by side twins
 2. Principal Permitted Uses (Commercial Area):
 - a. Eating and drinking establishments, including restaurants with or without bars/alcoholic drink service and tavern
 - b. Retail uses

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- c. Recreational uses, including parks, playgrounds, and ball fields.
 - d. Commercial marinas
 - e. Accessory parking lots for marina use located on separate lots or land parcels from the marina use
3. Permitted Accessory Uses (Residential Area):
- a. Parking Located on the same lot as a residential use
 - b. Attached or detached garages for residential uses
 - c. Attached or detached sheds for residential uses
 - d. Pedestrian walkways and bicycle paths, including boardwalks
 - e. Such other accessory uses as are usual and customary to a mixed-use site plan, such as, without limitation, signage, storm water management facilities, landscaping, site lighting, and related infrastructure.
4. Permitted Accessory Uses (Commercial Area):
- a. Attached or detached storage buildings for commercial uses, outdoor patio seating for restaurants, retail uses, and commercial marinas
 - b. Pedestrian walkways and bicycle paths, including boardwalks.
 - c. Boat slips/docks for residential and commercial uses
 - d. Such other accessory uses as are usual and customary to a mixed-use site plan, such as, without limitation, signage, storm water management facilities, landscaping, site lighting, and related infrastructure.
5. As set forth on **Exhibit 3**, West Spicer Avenue shall be extended to become the main thoroughfare throughout the Redevelopment/Rehabilitation Area. The minimum right of way width along West Spicer Avenue shall be 50 feet. Garfield Avenue shall also be extended with a minimum 50-foot right of way terminating in a cul-de-sac within the Redevelopment/Rehabilitation Area.
6. A minimum 10-foot wide timber boardwalk shall be provided along the properties adjacent to the waterfront and the proposed bulkhead.
7. All development within the Redevelopment/Rehabilitation Area shall be serviced with public, potable water and sanitary sewer, along with electric, natural gas, telephone and cable service; all utilities shall be placed underground.

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8. Storm drainage improvements, including pipes, inlets, and culverts, shall be located either within public rights-of-way, a dedicated lot or lots, or within easements located on privately-owned lands.
9. A public kayak launch shall be included in the Commercial Area.
10. Unless otherwise provided herein, all words and phrases used herein shall have the same definitions provided under Chapter XVII-Land Development.
11. The following bulk standards shall apply in the BARD:

Required Bulk Standards – Residential Area

	Detached Dwelling Lots	Duplex
Minimum Lot Area	4,000 sf.	3,000 sf.
Minimum Lot Frontage	40 ft.	60 ft.
Minimum Lot Width	40 ft.	60 ft.
Minimum Lot Depth	100 ft.	100 ft.
Front Yard Setback	10 ft.	10 ft.
Rear Yard Setback	15 ft.	15 ft.
Side Yard Setbacks	6 ft. and 10 ft.	0 ft. and 15 ft.
Max. Principal Building Coverage	45%	45%
Maximum Lot Coverage	70%	70%
Maximum Building Height ³²	40 ft. or 3.5 stories	40 ft. or 3.5 stories
Maximum Density		
Dwelling Unit/Acre	7	7
Square Feet/Acre	3,600 sf.	3,600 sf.
Maximum Accessory Buildings	1	1
Min. Dist. to Side Prop Line	4 ft.	4 ft.
Min. Dist. to Rear Prop Line	4 ft.	4 ft.

³² Building height shall be calculated as set forth in Section 201 of the Wildwood Land Development Ordinance.

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Required Bulk Standards – Commercial Area

Minimum Lot Area	10,000 sf.
Minimum Lot Frontage	40 ft.
Minimum Lot Width	40 ft.
Minimum Lot Depth	40 ft.
Front Yard Setback	10 ft.
Rear Yard Setback	0 ft. ³³
Side Yard Setbacks	6 ft.
Min. Buffer to Residential	10 ft.
Max. Principal Building Coverage	50%
Maximum Lot Coverage	80%
Maximum Building Height ³⁴	40 ft. or 3.5 stories
Required Parking Spaces:	
	Restaurant 1 per 4 seats
	Retail 1 per 250 sf.
	Marina 0.6 per boat slip
Required Off Street Loading:	
0-19,999 sf.	1
20,000-39,999 sf.	2

³³ From public walkway.

³⁴ Building height shall be calculated as set forth in Section 201 of the Wildwood Land Development Ordinance.

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Additional Requirements

A. Sign Standards

1. Each entrance to the Commercial Area shall feature one master sign with independent panels for each commercial use or tenant.
2. A wall or building-mounted sign(s) is permitted for each commercial building at a total area equal to 10% of the total building façade.
3. No roof-mounted signs are permitted.
4. Any freestanding sign shall not exceed a total height of 15 feet.
5. Signs shall not come within 10 feet of any right-of-way or property line.
6. All signs must be professionally designed and constructed. Homemade-type plywood, coroplast, or cardboard signs or home-computer-generated-type signs are expressly prohibited.
7. All signs shall be illuminated in a way as to not provide overspill or create a nuisance for neighboring properties.

B. Landscaping

1. Commercially reasonable landscaping shall be provided throughout the front, side, and rear yards for both residential and commercial uses.
2. All plant species shall thrive in permeable soils; plants native to the area are encouraged. Plant materials used in the private yards and commercial development are encouraged to incorporate native species, including ground cover, perennials, ornamental grasses, shrubs, and trees. Salt and drought tolerant species native to the NJ Shore community are encouraged.
3. All areas not utilized for buildings, parking, loading, access aisles, driveways, or on pedestrian walkways shall be suitably landscaped and maintained in good condition.
4. Any plantings within sight triangles shall not exceed 36" in mature height.
5. Planting shall be used around building foundations to improve the overall aesthetics and enhance the building.

C. Parking

1. One parking stall shall be provided for every 4 seats for eating and drinking establishments, including restaurants, specialty food outlets, bars, and taverns. One parking stall shall be provided for every 250 square feet of retail space. 0.6 parking stalls shall be provided for every boat slip in a marina.

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2. Designated parking stalls complaint with ADA regulations shall be provided within the total parking stalls provided for the restaurant, marina, and retail uses. Loading and fire zones shall be provided as necessary for commercial uses.
3. For all commercial development, parking shall be permitted in the front, side and/or rear yards. For commercial development, parking shall be set back from a right-of-way a minimum of 10 feet. Parking area buffers shall be supplemented by additional plantings.
4. At least 40% of the parking lot surface for commercial development shall be crushed stone or shells to allow for reduced impervious coverage.
5. A maintenance plan shall be required for crushed stone or shell parking lots to maintain permeability.
6. All commercial parking stalls shall be a minimum of 9' wide by 18' long.
7. All required handicapped-accessible parking stalls shall meet Residential Site Improvement Standards (RSIS).
8. The inclusion of a public boat launch ramp with boat transport trailer parking shall be considered if practicable.

General Provisions

Any development that occurs within the Redevelopment/Rehabilitation Area shall comply with the following as required by N.J.S.A. 40A:12A1 et seq.:

- A. The City and any redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D1 et seq. and 40A:12A-1 et seq.
- B. The Planning Board is authorized, but not required, to grant reasonable bulk variances and exceptions for minor deviations from the Redevelopment Plan Standards. For purposes of this Redevelopment Plan, an exception for a minor deviation is akin to an approval which could be granted pursuant to N.J.S.A. 40:55D-70(c) or N.J.S.A. 40:55D51(a) or (b). An exception equivalent to an approval pursuant to N.J.S.A. 40:55D-70(d) shall require an amendment of the Redevelopment Board.
- C. The redeveloper shall be required to furnish escrows and performance guarantees as required by the City of Wildwood Planning & Zoning Board (N.J.S.A. 40:55D-53).

Relocation

In accordance with N.J.S.A. 40A:12A-7(a)(3) there is no need to provide for the temporary or permanent relocation of residents in the Redevelopment/Rehabilitation Area. No occupied residences are proposed to be acquired.

Acquisition

The Redevelopment/Rehabilitation Area is part privately-owned and any properties within the Redevelopment/Rehabilitation Area not already owned by the designated redeveloper may be acquired by the redeveloper through private transactions the City retains the right to utilize eminent domain for the properties included in the Bayside Area identified in **Exhibit 1** in accordance with the procedures outlined in N.J.S.A. 20:3-1 et seq.

Relationship to Other Plans

An important requirement of a Redevelopment Plan is consistency with the goals and objectives of already adopted plans for the area. This Redevelopment Plan is not proposing any new land uses that are substantially different from the underlying zoning for the Redevelopment/Rehabilitation Area or the Redevelopment/Rehabilitation Area overlay zoning that was provided under the 2002 Redevelopment Plan. The recognition that the existing zoning remains appropriate for the area but is not being realized enhances the fact that this Redevelopment Plan is consistent with local objectives (N.J.S.A. 40A:12A-7(a)(1)).

The Master Plan for the City of Wildwood was first prepared in 1971 with a latest Comprehensive Master Plan Updated adopted September 17, 2007. Other reexaminations were adopted in 1987, 1997, 2003, and 2004. In 2007, it was recognized that the 2002 Redevelopment Plan “shall require an amendment” for any economically viable redevelopment to occur. As required by N.J.S.A. 40A:12A-7(d), this Redevelopment Plan helps to achieve the Master Plan Goals and Objectives as most recently expressed in the 2007 Comprehensive Master Plan Update.

The Redevelopment/Rehabilitation Area is not physically contiguous to the adjacent municipalities of Wildwood Crest, North Wildwood, West Wildwood, Middle Township, and Lower Township and therefore the redevelopment does not impact or affect those communities. The redevelopment of this area is not inconsistent with the land uses or the

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Master Plan of Wildwood Crest, North Wildwood, West Wildwood, Middle Township, and Lower Township (N.J.S.A. 40A:12-7(a)(5)(a)).

This Redevelopment Plan is consistent with the Cape May County Master Plan as it promotes marine development such as waterfront restaurants and tourist shopping facilities and promotes growth in areas where the necessary infrastructure is present and can be expanded.

This Redevelopment Plan is consistent with the State Development and Redevelopment Plan (the “SDRP”). The SDRP identifies Wildwood as part of the “Wildwoods Regional Center” located in an Environmentally Sensitive/Barrier Islands (PA5B) planning area. The intent of this designation is to ‘accommodate growth in centers, provide access to coastal resources for public use and enjoyment, and revitalize cities and towns’. Some of the policy objectives used to guide PA5B Regional centers that related to this Redevelopment Plan are:

- A. To promote redevelopment and development in areas with existing infrastructure, that maintains the character, density, and function of existing communities.
- B. Use redevelopment opportunities to maintain, expand, and link parks and open space to increase public access.
- C. Promote local and regional recreational opportunities, encourage tourism, and create meaningful public access along the oceanfront and bay front of all barrier island communities.
- D. Locating economic development opportunities within areas of existing infrastructure and avoiding adverse impacts to natural resources.

The Redevelopment Plan has no detrimental effect on the Master Plans of contiguous municipalities, the Master Plan of the County of Cape May, or the State Development and Redevelopment Plan.

Affordable Housing

The designated redeveloper shall comply with the City’s Affordable Housing Redeveloper Fee Ordinance 972-13.

There are no existing residential housing units in the project area. In accordance with the LRHL N.J.S.A. 40A:12-7(a)(6) & (7) there is no requirement to replace existing affordable housing units.

Administration

General

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference.

Any plans or plats approved by the City of Wildwood or its agencies and subsidiaries prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

Redevelopment Entity

As permitted under N.J.S.A. 40A:12A-4, the Governing Body is hereby designated the entity (the “**Redevelopment Entity**”) to implement this Redevelopment Plan. When necessary for the implementation of this Plan, the City shall enter into a contract with a redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A:12A-4(c)). The redeveloper shall agree to retain interest in the project until the completion of construction and development of the specific project unless otherwise agreed in writing by the Governing Body. The redeveloper shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Governing Body as the Redevelopment Entity.

Redevelopment Agreement

The Planning Board shall not deem an application for site plan approval complete until a designated redeveloper has executed a redevelopment agreement with the City pursuant to the LHRL.

Time Limits

The redeveloper of a specific project within the development area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a contract between the City and a duly designated redeveloper (N.J.S.A. 40A:12A-8(f)).

Discrimination Ban

No covenant, lease conveyance, or other instrument shall be executed by the City or the redeveloper whereby land or structures with this redevelopment is restricted upon the basis of race creed, color, gender, marital status, age, disability, familial status, or national origin. The termination of this Redevelopment Plan shall in no way permit the land or

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structures of the Redevelopment/Rehabilitation Area to be restricted on the basis of race, creed, color, gender, marital status, age, disability, familial status, or national origin.

Procedures for Amending the Plan

This Redevelopment Plan may be amended or revised from time to time in accordance with the requirements of law.

Repeal and Severability Statements

All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only. If any provision or regulation of this Redevelopment Plan should be judged invalid by a court of competent jurisdiction; such order or plan shall not affect the remaining portions of this Plan which shall remain in full force and effect.

Conclusion

This Redevelopment Plan for the Redevelopment/Rehabilitation Area is intended to create the necessary opportunities for the revitalization and restoration of this unique waterfront area in the City of Wildwood. The site is in need of creative financing and development techniques to encourage the appropriate mixed-use redevelopment as set forth in this Redevelopment plan. There exist limited opportunities to provide waterfront-related activities along the Bay in the City. This Redevelopment Plan shall provide an improved opportunity to encourage the revitalization of the bayside waterfront and, therefore, an improvement to the community and the City.

Exhibit 1 – Parcels Comprising Bayside Area

Address	Block/Lot
1. 4300 Niagara Avenue	99/26
2. 710 W Baker Ave	99/31,39
3. 4301 Niagara Ave	100/21
4. 626 W Baker Ave	100/25
5. 624 W Baker Ave	100/26
6. 600 W Baker Ave	100/30
7. 4301 Mediterranean Ave	101/21

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8. 729 W Baker Ave	110/1, 1.01, 1.02
9. 701 W Baker Ave	110/19,20,21,22,23
10. 720 W Baker Ave	110/24
11. 710 W Baker Ave	110/38
12. 701 W Baker Ave	110/42,43,44,45,46
13. 601 W Baker Ave	111/1
14. 521 W Baker Ave	112/1
15. 506 W Roberts Ave	112/28.01
16. 4100 Mediterranean Ave	121, 13
17. 519 W Roberts Ave	122/1
18. 4100-06 Susquehanna Ave	122/28.02
19. 601 W Spencer Ave	122.01/ 1.01
20. 525 W Youngs Ave	131/1
21. 4000 Susquehanna Ave	131/10
22. 600 W Spicer Ave	141/1.01
23. 3901 Mediterranean Ave	142/1
24. 3900 Susquehanna Ave	142/10
25. 525 W Spicer Ave	150/1
26. 509 W Spicer Ave	150/19
27. 507 W Spicer Ave	150/23
28. 510 W Garfield Ave	150/29
29. 3800 Susquehanna Ave	150/31
25. 501 W Garfield Ave	159/1
26. 505 W Garfield Ave	159/2
27. 513 W Garfield Ave	159/7.01
28. 515 W Garfield Ave	159/7.02, 15
29. 500 W Lincoln Ave	159/8
30. 508 W Lincoln Ave	159/12
31. 512 W Lincoln Ave	159/14

***Excludes Parcels in area in need of rehabilitation**

Exhibit 2 – Designation of Area in Need of Rehabilitation

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RESOLUTION: WILDWOOD PLANNING BOARD

ACCEPTING THE FINDINGS OF THE PRELIMINARY (REHABILITATION) INVESTIGATION THAT THE CITY OF WILDWOOD, IN ITS ENTIRETY, QUALIFIES AS AN "AREA IN NEED OF REHABILITATION" PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT & HOUSING LAW; AND RECOMMENDING SAME TO THE CITY COMMISSION

RESOLUTION NO. 342A-13

WHEREAS, there exists, has existed and persists in the City of Wildwood ("City"), conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort; and

WHEREAS, the New Jersey Legislature has provided a mechanism for municipalities to address such conditions by enacting the Local Redevelopment & Housing Law, N.J.S.A. 40A:12A-1 et. seq., (the "Redevelopment Law"), which law provides municipalities with certain tools and powers necessary to address such conditions in order to prevent further deterioration and promote the overall development of the community; and

WHEREAS, section 14 of the Redevelopment Law permits a municipality to declare an area to be In Need of Rehabilitation if its governing body determines that such area exhibits certain specified conditions; and

WHEREAS, section 14 of the Redevelopment Law further provides that, "[w]here warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality"; and

WHEREAS, it is expressly recognized that Rehabilitation Area designation does not confer on the City the power of eminent domain otherwise granted under the Redevelopment Law; and

WHEREAS, the first step in the Rehabilitation Area process is for the municipal Governing Body to direct the municipal Planning Board to undertake a "Preliminary Investigation" to determine if an area meets the Statutory Criteria under which it may be declared to be In Need of Rehabilitation pursuant to section 14 of the Redevelopment Law; and

WHEREAS, on September 25, 2013 via Resolution No. 342-9-13, the Governing Body of the City of Wildwood ("City Commission") directed the Wildwood Planning Board ("Planning Board") to conduct the necessary investigations and to undertake the steps necessary to determine whether or not the City of Wildwood, or any part or parts thereof, meets the statutory criteria for an Area in Need of Rehabilitation finding and to submit its findings and

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recommendations to the Governing Body in the form of a Resolution with supportive documentation; and

WHEREAS, on October 7 2013, the Planning Board accepted the directive of the City Commission and assigned the Preliminary Investigation to Remington, Vernick and Walberg Engineers, licensed Professional Planners in the State of New Jersey ("RV&W"); and

WHEREAS, RV&W conducted its analyses and submitted to the Planning Board a document entitled Report of Findings: Preliminary Rehabilitation Investigation, City of Wildwood, Cape May County, New Jersey (labeled "Submitted: October 18, 2013) (the "Report of Findings"); and

WHEREAS, the Report of Findings finds that the City of Wildwood, in certain constituent parts, exhibits conditions which qualify for Rehabilitation Area designation under section 14 of the Redevelopment Law. More specifically:

- o More than half of the housing stock on 88 blocks within the City is at least 50 years old;
- o Environmental contamination has discouraged improvements and investment in the Bayside Redevelopment Area;
- o The majority of the water and sewer infrastructure servicing all or significant portions of 239 blocks within the City is at least 50 years old and is in need of repair or substantial maintenance;
- o Conditions within the City have led State officials to designate a significant portion of Wildwood as an Urban Enterprise Zone; and
- o Conditions within the City have led State officials to designate Wildwood as the 29th most distressed municipality in New Jersey.

and

WHEREAS, section 14 of the Redevelopment Law provides that, where warranted by consideration of the overall conditions and requirements of the community, a finding of Need for Rehabilitation may extend to an entire municipality; and

WHEREAS, the Report of Findings concludes that the conditions within the City of Wildwood combine to impact the vast majority of the municipality, and therefore warrant a finding of Need for Rehabilitation for the entirety of the municipality; and

WHEREAS, the Report of Findings recommends that the Wildwood Planning Board find and, upon such finding, recommend to the City Commission:

- A. that a significant portion of the City of Wildwood qualifies under the criteria established by N.J.S.A. 40A:12A-14 for Rehabilitation Area designation;

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- B. that the overall conditions and requirements of the community warrant a finding of Need for Rehabilitation for the entire municipality;
- C. that the City of Wildwood, in its entirety, be formally designated as an "Area in Need of Rehabilitation" in accordance with N.J.S.A. 40A:12A-14; and
- D. that such action is fully consistent with the City's 2007 Comprehensive Master Plan Update.

and

WHEREAS, on November 4, 2013, the Planning Board conducted a public hearing, at which time it heard oral testimony regarding the Report of Findings by RV&W's Professional Planner and solicited for and heard comments from the public in attendance; and

WHEREAS, Planning Board members have had the opportunity to question RV&W's Professional Planner regarding the findings and recommendations contained in the Report of Findings; and

WHEREAS, the Planning Board has carefully weighed and considered the Report of Findings, oral testimony from RV&W and the comments from the public.

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

1. All of the statements of the preamble are incorporated herein by this reference thereto as though the same were set forth at length.
2. Based on the analyses, findings and recommendations contained in the Report of Findings and presented at the November 4, 2013 public hearing on this matter, the Planning Board herewith finds and recommends:
 - A. that a significant portion of the City of Wildwood qualifies under the criteria established by N.J.S.A. 40A:12A-14 for Rehabilitation Area designation;
 - B. that the overall conditions and requirements of the community warrant a finding of Need for Rehabilitation for the entire municipality;
 - C. that the City of Wildwood, in its entirety, be formally designated as an "Area in Need of Rehabilitation" in accordance with N.J.S.A. 40A:12A-14; and
 - D. that such action is fully consistent with the City's 2007 Comprehensive Master Plan Update.

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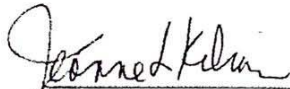
3. That the Planning Board herewith refers these findings and recommendations to the Wildwood City Commission with a recommendation that the City of Wildwood, in its entirety, be declared to be an Area In Need of Rehabilitation pursuant to section 14 of the New Jersey Local Redevelopment & Housing Law.

MOTION BY: T. Kieninger
SECONDED BY: T. Blute


YES

T. Blute
D. Dunn
E. Hargett
J. Hestey
T. Kieninger
A. Leonetti
M. Porch
J. Spuhler
C. Bannon

NO D. Gannon



Jeane Kilian, Secretary



Michael Porch, Chairman

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ACCEPTING THE FINDINGS AND RECOMMENDATIONS OF THE WILDWOOD PLANNING BOARD THAT THE CITY OF WILDWOOD, IN ITS ENTIRETY, QUALIFIES UNDER THE NEW JERSEY LOCAL REDEVELOPMENT & HOUSING LAW AS AN "AREA IN NEED OF REHABILITATION"; AND DESIGNATING THE CITY, IN ITS ENTIRETY, AS AN AREA IN NEED OF REHABILITATION

WHEREAS, there exists, has existed and persists in the City of Wildwood ("City"), conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort; and

WHEREAS, the New Jersey Legislature has provided a mechanism for municipalities to address such conditions by enacting the *Local Redevelopment & Housing Law* (N.J.S.A. 40A:12A-1 et seq. ~ "*Redevelopment Law*"), which law provides municipalities with certain tools and powers necessary to address such conditions in order to prevent further deterioration and promote the overall development of the community; and

WHEREAS, section 14 of the *Redevelopment Law* permits a municipality to declare an area to be In Need of Rehabilitation if its governing body determines that such area exhibits certain specified conditions; and

WHEREAS, section 14 of the *Redevelopment Law* further provides that, "[w]here warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality"; and

WHEREAS, it is expressly recognized that Rehabilitation Area designation does not confer on the City the power of eminent domain otherwise granted under the *Redevelopment Law*; and

WHEREAS, the first step in the Rehabilitation Area process is for the municipal Governing Body to direct the municipal Planning Board to undertake a "Preliminary Investigation" to determine if an area meets the Statutory Criteria under which it may be declared to be In Need of Rehabilitation pursuant to section 14 of the *Redevelopment Law*; and

WHEREAS, on September 25, 2013 via Resolution No. 342-9-13, the Governing Body of the City of Wildwood ("City Commission") directed the Wildwood Planning Board ("Planning Board") to conduct the necessary investigations and to undertake the steps necessary to determine whether or not the City of Wildwood, or any part or parts thereof, meets the statutory criteria for an Area in Need of Rehabilitation and to submit its findings and recommendations to the Governing Body in the form of a Resolution with supportive documentation; and

WHEREAS, on October 7 2013, the Planning Board accepted the directive of the City Commission and assigned the Preliminary Investigation to Remington, Vernick and Walberg Engineers, licensed Professional Planners in the State of New Jersey ("RV&W"); and

WHEREAS, RV&W conducted its analyses and submitted to the Planning Board a document entitled *Report of Findings: Preliminary Rehabilitation Investigation, City of Wildwood, Cape May County, New Jersey* (labeled "Submitted: October 18, 2013") ["Report of Findings"]; and

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WHEREAS, said Report of Findings finds that the City of Wildwood, in certain constituent parts, exhibits conditions which qualify for Rehabilitation Area designation under section 14 of the *Redevelopment Law*. Specifically:

- o More than half of the housing stock on 88 blocks within the City is at least 50 years old;
- o Environmental contamination has discouraged improvements and investment in the Bayside Redevelopment Area;
- o The majority of the water and sewer infrastructure servicing all or significant portions of 239 blocks within the City is at least 50 years old and is in need of repair or substantial maintenance;
- o Conditions within the City have led State officials to designate a significant portion of Wildwood as an Urban Enterprise Zone; and
- o Conditions within the City have led State officials to designate Wildwood as the 29th most distressed municipality in New Jersey.

and

WHEREAS, section 14 of the *Redevelopment Law* provides that, where warranted by consideration of the overall conditions and requirements of the community, a finding of *Need for Rehabilitation* may extend to an entire municipality; and

WHEREAS, said Report of Findings concludes that the conditions within the City of Wildwood combine to impact the vast majority of the municipality, and therefore warrant a finding of *Need for Rehabilitation* for the entirety of the municipality; and

WHEREAS, the Report of Findings recommends that the Wildwood Planning Board find, and upon such finding recommend to the City Commission:

- A. that a significant portion of the City of Wildwood qualifies under the criteria established by N.J.S.A. 40A:12A-14 for *Rehabilitation Area* designation;
- B. that the overall conditions and requirements of the community warrant a finding of *Need for Rehabilitation* for the entire municipality;
- C. that the City of Wildwood, in its entirety, be formally designated as an "Area in Need of Rehabilitation" in accordance with N.J.S.A. 40A:12A-14; and
- D. that such action is fully consistent with the City's 2007 Comprehensive Master Plan Update.

and

WHEREAS, on November 4, 2013, the Planning Board conducted a public hearing, at which time it heard oral testimony regarding the Report of Findings by RV&W's Professional Planner and solicited for comments from the public in attendance; at which time no member of the public elected to comment; and

WHEREAS, Planning Board members had the opportunity to question RV&W's Professional Planner regarding the findings and recommendations contained in the Report of Findings; and

WHEREAS, the Planning Board, after carefully weighing and considering the Report of Findings and oral testimony from RV&W, and having solicited for and receiving no comments from the public, adopted a Resolution finding:

- A. that a significant portion of the City of Wildwood qualifies under the criteria established by N.J.S.A. 40A:12A-14 for *Rehabilitation Area* designation;
- B. that the overall conditions and requirements of the community warrant a finding of *Need for Rehabilitation* for the entire municipality; and
- C. that such action is fully consistent with the City's 2007 Comprehensive Master Plan Update.

and

WHEREAS, the Planning Board's Resolution referred these findings to the Wildwood City Commission with a recommendation that the City of Wildwood, in its entirety, be declared to be

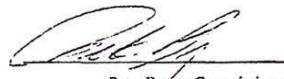
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an Area In Need of Rehabilitation pursuant to section 14 of the New Jersey Local Redevelopment & Housing Law, and


WHEREAS, the members of the Wildwood City Commission have carefully weighed and considered the Report of Findings and Resolution of the Planning Board, and has had the opportunity to question RV&W's Professional Planner regarding the findings and recommendations contained in the Report of Findings.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Wildwood, that based on the analyses, findings and recommendations contained in the Report of Findings and the Resolution and recommendation of the Wildwood Planning Board:

- A. a significant portion of the City of Wildwood qualifies under the criteria established by N.J.S.A. 40A:12A-14 for Rehabilitation Area designation;
- B. the overall conditions and requirements of the community warrant a finding of *Need for Rehabilitation* for the entire municipality, and
- C. Based on the foregoing, the City of Wildwood, in its entirety, is herewith formally designated as an "Area in Need of Rehabilitation" in accordance with N.J.S.A. 40A:12A-14.


Peter Byron, Commissioner


Anthony Leonetti, Commissioner


Ernie Troiano, Jr., Mayor

Resolution No. 377-11-13

Offered by: Leonetti

Seconded by: Byron

I, Christopher H. Wood, City Clerk for the City of Wildwood, do hereby certify that the foregoing Resolution was adopted at the Regular Meeting of the Wildwood Board of Commissioners, held the 13th day of November, 2013 and in witness whereof I have hereunder set my hand and official seal on this date written.

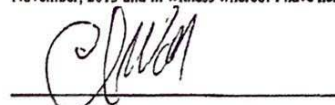

CHRISTOPHER H. WOOD, CITY CLERK

Exhibit 3 – Residential Area and Commercial Area and Road Network

