

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

**RESOLUTION 2016-099**

**AUTHORIZING A LEASING AND MANAGEMENT AGREEMENT BETWEEN  
THE BOROUGH OF WEST WILDWOOD AND THE COUNTY OF CAPE MAY  
FOR BLOCK 103, LOTS 2.08, 2.09, 2.12 PURSUANT TO THE  
COUNTY'S OPEN SPACE AND FARMLAND PRESERVATION**

**WHEREAS**, the Borough has affirmatively supported the County's acquisition of Block 103 Lots 2.08, 2.09, 2.12 in the Borough, pursuant to the County's Open Space and Farmland Preservation Program; and

**WHEREAS**, the referenced acquisition was recommended for approval by the County's Open Space Review Board on May 26, 2015; and

**WHEREAS**, the County is authorized to lease real property to a public entity "upon such terms and conditions and for nominal or other consideration as the governing body of the county shall approve by resolution pursuant to N.J.S.A. 40a:12-14(B); and

**WHEREAS**, the Borough (as Tenant) shall lease said Property from the County (as Landlord) for an "Initial Term" of fifteen (15) years. The Borough shall have the option to renew this lease for two (2) additional terms of fifteen (15) years (the "Renewal Term"); and

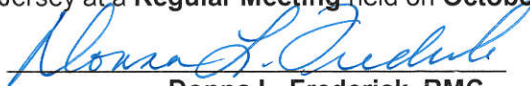
**WHEREAS**, in consideration for this lease, the Borough shall pay to the County the sum of \$1.00 annually and shall also immediately undertake and assume complete responsibility for the care, management, control, maintenance and general operation, including payment for insurance and utilities of the subject property.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Borough of West Wildwood, County of Cape May, New Jersey, that the Mayor and Clerk are hereby authorized to execute a Leasing and Management Agreement between the Borough and the County of Cape May.

**BE IT FURTHER RESOLVED**, that a copy of the aforementioned executed agreement with the terms and conditions be attached to this resolution.

	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
<b>Mayor Christopher J. Fox</b>			X			
<b>Commissioner Scott W. Golden</b>		X	X			
<b>Commissioner Cornelius J. Maxwell</b>	X		X			

I, **Donna L. Frederick, RMC, Municipal Clerk** for the Borough of West Wildwood in the County of Cape May and State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a Resolution adopted by the Board of Commissioners of the Borough of West Wildwood, New Jersey at a **Regular Meeting** held on **October 7, 2016**.

  
\_\_\_\_\_  
**Donna L. Frederick, RMC**  
**Municipal Clerk**

## **LEASING AND MANAGEMENT AGREEMENT**

**THIS AGREEMENT**, made on this 13<sup>th</sup> day of September, 2016, between THE COUNTY OF CAPE MAY (hereinafter referred to as "County"), whose offices are located at 4 Moore Road, Cape May Court House, New Jersey 08210, and THE BOROUGH OF WEST WILDWOOD (hereinafter referred to as "(Borough)"), whose offices are located at 701 W. Glenwood Avenue, West Wildwood 08260.

**WHEREAS**, the Borough has affirmatively requested that the County consider purchasing Block 103, Lots 2.08, 2.09, 2.12, pursuant to the County's Open Space, Park, Recreation and Farmland Preservation Program; and;

**WHEREAS**, this request was formalized in a document entitled "Open Space application", dated April 10, 2015, a copy of which is attached hereto and made a part hereof as Exhibit "A" (the "Application"); and

**WHEREAS**, the referenced acquisition was recommended for approval by the County's Open Space Review Board on May 26, 2015 after thoughtful, careful consideration and deliberation; and

**WHEREAS**, the County's Board of Chosen Freeholders has authorized the acquisition of the referenced property, subject to the consummation of this present Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, the parties agree as follows:

1. All of the above recitals are incorporated herein by reference, as if repeated at length.

2. It is acknowledged that the County has agreed to purchase this property for the Open Space Program in specific reliance on the Borough's affirmative expressions of willingness to assume immediate and complete responsibility for the care, management, control, maintenance, insurance and general operation of the property. The County has not appropriated funds in the current fiscal year, nor does it intend to appropriate funds in subsequent years, for the care, custody, policing, management, control, maintenance, insurance and general operation of the said property, and it is anticipated that all such appropriations shall be forthcoming from the Borough, on an annual basis, in amounts reasonably suitable to the needs of the property.

3. This present Agreement shall constitute a lease for the said Property from the County (as Landlord) to the Borough (as Tenant), for a term of fifteen (15) years (the "Initial Term"). The Borough shall have the option renew this lease for two (2) additional term of fifteen (15) years (the "Renewal Term"),

provided that it notifies the County in writing of its desire to exercise this option at least six (6) months prior to the termination of the Initial Term, and further provided that it is not then in breach of any of its obligations under this Agreement including its obligation to maintain the property in a neat, clean, fresh, and orderly manner.

4. In consideration for this lease, the Borough shall pay to the County the sum of \$1.00, and it shall also immediately undertake and assume complete responsibility for the care, management, control, maintenance and general operation, including payment for insurance and utilities of the subject property (including all improvements and fixtures thereon). It is the intent of this Agreement that the County shall have no financial obligations or liabilities whatsoever in connection with the property, other than the obligation to fund the \$930,000.00 purchase of fee simple title in the first place. If the Borough desires to fulfill some or all of its obligations under this paragraph by contracting for appropriate services with qualified and reputable third parties, approval of the Open Space Board and the County Board of Chosen Freeholders will be required. All lease agreements must be consistent with the Local Public Contract Laws, be commercially reasonable, and provide for a provision that all federal, state and local laws will be complied with.

5. It is understood and agreed between the parties that title to this property must, by statute, be held by the County in an Open Space, Recreation, and Farmland and Historic Preservation Trust and it is further understood that the property must be used exclusively for purposes authorized under the governing legislation (N.J.S.A. 40:12-15.1, et seq.).

6. It is further agreed that the Borough shall assume the obligations and prerogatives which would otherwise apply to the governing body of the County as owner of the property. In particular, it is understood that:

- a) The Borough shall annually appropriate such amounts as it may deem necessary for the quality care, custody, policing, and maintenance of the property (including improvements); and
- b) Subject to the restrictions of the Open Space and Farmland Preservation Program, the Borough shall have full control of the property and all recreational functions and may enact local legislation providing for suitable rules, regulations and by-laws for its use, and providing also for the enforcement thereof; and
- c) The Borough may, when appropriate, enact local legislation imposing charges and collecting reasonable fees for the use of the property or for activities conducted thereon.

However, enactments by the City under subparagraphs ((b) and (c), above, of determination of recreational use, shall be subject to the approval of the governing body of the County. Any such enactments shall not become effective until the governing body of the County adopts a Resolution consenting to same. At no time during this Agreement may the Borough pledge, encumber or otherwise attempt to alienate the County's title ownership of the Property.

7. The Borough agrees to operate, improve and maintain the property in a manner which is at all times and in every way consistent with the definition of "Recreation and Conservation Purposes" articulated in N.J.S.A. 40:12-15.1 as well as the specific purpose as outlined therein. The Borough shall obtain the approval of the governing body of the County before effecting the alteration, demolition or construction of any improvements or fixtures on the property. The County's consent shall not be unreasonably withheld.

- a) The Borough agrees to provide public access specifically a 10 foot access from 8:00 A.M. to 6:00 P.M. April to October as provided for under the Tidelands Grant recorded in the office of the Clerk of Cape May, Deed Book 2720 page 904, July 21, 1997.

8. Upon completion of the project, the Borough shall install and maintain a permanent marker or plaque recognizing the collaborative partnership between the Borough and the County acknowledging funding through the Cape May County Open Space & Farmland Preservation Trust Fund. The signage will be in a manner and template form approved and provided by the County and the Cape May County Open Space Review Board.

Any sponsorship signage, such as

- a) "permanent/structural" items (i.e., baseball scoreboard, press box, embedded logo on turf field); and
- b) temporary signage (i.e., banners on outfield fences)

displayed at the recreation area shall require

- c) a list of intended sponsors;
- d) approval by the Open Space Review Board and/or Freeholder Board, which shall not be unreasonably withheld, conditioned or delayed;
- e) the Borough must submit a proposed signage package to the Open Space Review Board that clearly outlines how the facility is open to the residents of Cape May County; and
- f) any fees collected for use of the facility must be customary and reasonable, and any such revenues collected must be

placed into a dedicated fund for the operation and maintenance of the site.

9. The Borough agrees to indemnify the County and to hold it harmless from and against any and all damages, claims, losses, liabilities of any sort, judgments, suits or demands at law or equity (including reasonable attorney's fees), arising out of the use, occupancy, operation and maintenance of this property by the Borough or by any of the Borough agents, officers, employees, servants or contractors. The Borough further agrees that it shall name the County as an additional insured on a general liability insurance policy with coverage at least equal to \$3 million per bodily injury or property damage occurrence, in order to effectuate the defense and indemnity provisions set forth above. It is the parties' intention that this Agreement shall be interpreted to be broad in nature, whereby each party agrees to indemnify the other for its own acts unless it is determined that one party alone was solely negligent.

10. In the event that the Borough ceases to operate and maintain the property in a manner consistent with this Agreement and with the terms and provisions of N.J.S.A. 40:12-15.1, et seq.), during the term of this lease, or any renewals hereof, the County may, at its option, either:

- a) Bring an action for specific performance of this Agreement (it being hereby stipulated by the parties that the subject matter of this Agreement is of such a special nature that legal remedies for a breach are inadequate); or
- b) Declare this Agreement to be terminated, at which point the Borough shall have no further rights with respect to the property and shall surrender possession of same to the County. In turn the County can, under the appropriate statutes, sell the property consistent with legal principals.

11. The Borough also agrees to transfer title to the Open Space Program a parcel known as Merrill Taggart Park, located at 762 W. Poplar Avenue, Block 105, Lot 2, and a parcel located at 791 Glenwood Avenue, Block 103, Lot 1 to be retrofitted to accommodate a Kayak Storage/Send-off Area.

12. Notices under this Agreement shall be in writing and shall be forwarded as follows:

- a) As to the Borough:  
Borough Clerk  
Borough of West Wildwood  
701 W. Glenwood Avenue  
West Wildwood, New Jersey 08260

With a copy to the Borough Solicitor, care of the same address; and

- b) As to the County:  
 Clerk of the Board  
 County of Cape May  
 4 Moore Road  
 Cape May Court House, New Jersey 08210

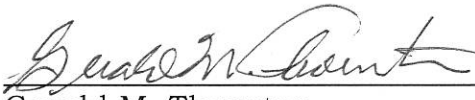
With a copy to the County Counsel, care of the same address.

**IN WITNESS WHEREOF**, the parties affix their signatures to this Agreement, intending to be legally bound. If a party is a corporation, this Agreement is signed by its proper corporate officers and its corporate seal is affixed.

**ATTEST:**

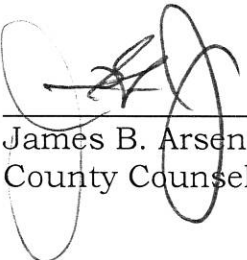
**COUNTY OF CAPE MAY**

  
 \_\_\_\_\_  
 Elizabeth Bozzelli  
 Clerk of the Board

By:   
 \_\_\_\_\_  
 Gerald M. Thornton  
 Freeholder/Director

Dated: 9-13-16

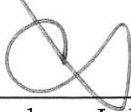
APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 James B. Arsenault, Jr., Esquire  
 County Counsel

**ATTEST:**

**BOROUGH OF WEST WILDWOOD**

  
 \_\_\_\_\_  
 Donna L. Frederick  
 Municipal Clerk

By:   
 \_\_\_\_\_  
 Christopher J. Fox  
 Mayor

Dated: 10/7/16

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 Borough Solicitor

# **EXHIBIT A**



# REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President  
CRAIG F. REMINGTON, PLS, PP, Vice President

EXECUTIVE VICE PRESIDENTS  
Michael D. Vena, PE, PP, CME (deceased 2006)  
Edward J. Walberg, PE, PP, CME  
Thomas F. Beach, PE, CME  
Richard G. Arango, PE, CME

DIRECTOR OF OPERATIONS  
CORPORATE SECRETARY  
Bradley A. Blubaugh, BA, MPA

SENIOR ASSOCIATES  
John J. Cantwell, PE, PP, CME  
Alan Dittenhofer, PE, PP, CME  
Frank J. Seney, Jr., PE, PP, CME  
Terence Vogt, PE, PP, CME  
Dennis K. Yoder, PE, PP, CME, LEED  
Charles E. Adamson, PLS, AET  
Kim Wendell Bibbs, PE, CME  
Marc DeBlasio, PE, PP, CME  
Leonard A. Faiola, PE, CME  
Christopher J. Fazio, PE, CME  
Kenneth C. Ressler, PE, CME  
Gregory J. Sullivan, PE, PP, CME  
Richard B. Czokanski, PE, CME, BCEE

Remington & Vernick Engineers  
232 Kings Highway East  
Haddonfield, NJ 08033  
(856) 795-9595  
(856) 795-1882 (fax)

Remington, Vernick  
& Vena Engineers  
9 Allen Street  
Toms River, NJ 08753  
(732) 286-9220  
(732) 505-8416 (fax)

3 Jocame Boulevard, Suite 300-400  
Old Bridge, NJ 08857  
(732) 955-8000  
(732) 591-2815 (fax)

Remington, Vernick  
& Walberg Engineers  
845 North Main Street  
Pleasantville, NJ 08232  
(609) 645-7110  
(609) 645-7076 (fax)

4907 New Jersey Avenue  
Wildwood City, NJ 08260  
(609) 522-5150  
(609) 522-5313 (fax)

Remington, Vernick  
& Beach Engineers  
922 Fayette Street  
Conshohocken, PA 19428  
(610) 940-1050  
(610) 940-1161 (fax)

1000 Church Hill Road, Suite 220  
Pittsburgh, PA 15205  
(412) 263-2200  
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building  
262 Chapman Road, Suite 105  
Newark, DE 19702  
(302) 266-0212  
(302) 266-6208 (fax)

Remington, Vernick  
& Arango Engineers  
The Presidential Center  
Lincoln Building, Suite 600  
101 Route 130  
Cinnaminson, NJ 08077  
(856) 303-1245  
(856) 303-1249 (fax)

300 Penhorn Avenue, 3rd Floor  
Secaucus, NJ 07094  
(201) 624-2137  
(201) 624-2136 (fax)

April 14, 2015

CAPE MAY COUNTY PLANNING

Cape May County  
Division of Open Space & Farmland Preservation  
4 Moore Road  
Cape May Court House, N.J. 08210

APR 14 2015

RECEIVED

Attn: Barbara Ernst

Subj: Borough of West Wildwood  
Cape May County Open Space Program  
Land Acquisition Application  
Block 103, Lots 2.08, 2.09 and 2.12  
Our File No. 05-13-T-023

Dear Mrs. Ernst:

REMINGTON, VERNICK & WALBERG ENGINEERS is pleased to submit, on behalf of the Borough of West Wildwood ("Borough"), two (2) copies of a Land Acquisition Application for Block 103, Lots 2.08, 2.09 and 2.12.

Block 103, Lots 2.08, 2.09 and 2.12 are vacant, waterfront parcels located along Bay Avenue at the terminus of Poplar Avenue. The Borough desires to have these lots acquired to provide recreational opportunities for the residents, visitors and tourists in the community. Pending the approval of this application, the Borough will propose to construct waterfront attractions to the community on Block 103 Lots 1, 2.08, 2.09 and 2.12, in a separate development application.

It is our sincere hope that the County will look favorably to this funding request. Please feel free to contact me at (609) 522-5150 should you have any questions or require additional information.

Sincerely,  
REMINGTON, VERNICK & WALBERG ENGINEERS

Respectfully Submitted,

  
Marc DeBlasio, P.E., P.P., C.M.E.  
Executive Vice President

Cc: Mayor and Commissioners, Borough of West Wildwood (via email)  
Chris Ridings, Administrator, Borough of West Wildwood (w/encl.)  
Donna Frederick, Clerk, Borough of West Wildwood (w/encl.)  
Robert & Christine Stagliano, Property Owner (w/encl.)  
Ron Stagliano (via email w/encl.)



**Cape May County  
Open Space Program  
LAND ACQUISITION APPLICATION**

**PLEASE COMPLETE THE FOLLOWING FORM AND ATTACH ADDITIONAL SHEETS AS NEEDED FOR RESPONSE TO THE PROJECT NARRATIVE**

**Applicant Information:**

**Applicant's Name:** Borough of West Wildwood c/o Chris Ridings

**Mailing Address:** 701 West Glenwood Avenue, West Wildwood, NJ 08260

**Telephone #:** 609-522-4845      **Cell Phone #:** \_\_\_\_\_

**Fax #:** 609-522-9055      **E-Mail:** cridings@westwildwood.org

**Are you the property owner?:** No      **If no, explain:** 1. Robert & Christine Stagliano (Block 103, Lots 2.09, 2.12) 2. Sayco Corporation - (Block 103 Lot 2.08)

**Site Information:**

**Property Owner(s):** 1. Robert & Christine Stagliano 2. Sayco Corporation

**Municipality:** Borough of West Wildwood

**Property Address:** 13, 17 and 19 Bay Avenue

**Block(s):** 103      **Lot(s):** 2.08, 2.09, 2.12

**Acreage:** 0.32 (13,939 sq. ft.)      **Zoning:** M-C (Marine Commercial)

**Public Water on site?:** Yes      **Public Sewer on site?:** Yes

**Tax Assessed Value of Land:** \$1,357,000.00

**Tax Assessed Value of Improvements:** N/A - Vacant

**Description of Existing Site Conditions / Improvements:** \_\_\_\_\_

See Attached Project Narrative

Do you have clear title to this property? Yes If "no", provide a list of mortgages, liens, and judgments and their amounts: \_\_\_\_\_

Asking Price\*: \$1,200,000.00


Would you be willing to accept a fair market appraised value as defined below? Yes

- In order to process your application appropriately, the County will be commissioning two separate appraisals of your property to be done by independent certified appraisers. These two opinions of value will then be submitted to a third review appraiser who will analyze the respective appraisals and render his opinion to as to fair market value. \*This third figure will then become the certified value which the County offers to you as the purchase price for your property.
- It is important that you understand that this appraisal process is quite expensive, requiring commitment and expenditure of thousands of dollars of Open Space funds.

Do you give the County Open Space Board and its staff and/or consultants permission to physically inspect the property? Yes

**Signatures:**

The signatures of all persons having legal interest in the property must be provided below. This provides acknowledgement from all property owners that the application to the County Open Space Program has been submitted, and grants consent to sell in fee simple the property identified on page 1 of this application. (In the case of corporate ownership, a duly authorized officer should sign and a copy of a Resolution authorizing the application should be attached).

Signature:  Date: 4/10/2015

Signature:  Date: 4/10/2015

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Project Narrative:**

**Please type responses to the issues presented below and attach to the completed application form.**

**1. Land Features:**

- A. Describe the existing condition of the property, including the condition of any improvements. If the property has proposed development, indicate the nature of the proposed improvements and the status of any needed permits.
- B. Describe the land use and development patterns in the immediate surrounding area. Describe how the preservation of this site would complement the area.
- C. Provide information on the aesthetic, environmental, and historic/cultural features of the site. List and/or map any unique features, including streams, wildlife habitat, etc.
- D. Describe the level of accessibility of the site to projected users. Is the site close to population centers? Accessible to public transportation? Accessible by walking or bicycling? Would preservation of the site create public access where none currently exists?

**2. Community Needs and Planning:**

- A. Demonstrate the level of community support for this acquisition project. Include letters or other documentation from municipal, county, community organizations, or other interested parties.
- B. Provide a general indication of the municipality's existing open space or recreation facilities, and describe how your property compliments those properties and/or provides for a diversification of opportunities for open space /recreation.
- C. Describe how the acquisition of this property would fit into local and regional planning initiatives, including your municipality's master plan, Centers-based plan, open space / recreation plans, and other related planning documents or initiatives.
- D. If the preservation of this project can aid in the preservation of water quality and/or water supply in our region, indicate how.

**3. Leveraging of Investment / Long Term Viability:**

- A. Explain how the investment of Open Space funds to preserve this property will leverage existing and planned public and private funds in the community and the region.
- B. If matching funds are being provided by the applicant or other entity, please indicate the amount and document the commitment.
- C. Indicate if there are any factors or extenuating circumstances that would impair the County and the property owner from moving through the process for land acquisition or would restrict the ultimate use of the property (i.e. legal and/or financial issues of property owner(s) including easement).

**Return two copies of this application and associated materials to:  
Cape May County Division of Open Space and Farmland Preservation  
4 Moore Road  
Cape May Court House, N.J. 08210  
Attn: Barbara Ernst  
(609) 465-1086**

## PROJECT NARRATIVE:

### 1. Land Features:

- A. Describe the existing condition of the property, including the condition of any improvements. If the property has proposed development, indicate the nature of the proposed improvements.**

The existing parcels are vacant and located along the Grassy Sound waterfront and Bay Avenue. At this juncture, there are several proposed improvements and developments at this site. These improvements include the construction of a land-side fishing pier, a kayak launching and storage space, relocating and improving the existing playground and the construction of a bandstand. The location of these proposed improvements can be found on the attached Project Location Map.

- B. Describe the land use and development patterns in the immediate surrounding area. Describe how the development of this site would complement the area.**

The southern portions of all three (3) lots border Bay Avenue, the northern portions of all three (3) lots border Grassy Sound and the surrounding area consists of residential development. The preservation of these lots would complement the area due to the fact that the Borough's recreational property (Block 103 Lot 1) has a dilapidated playground and compromised bulkhead. The acquisition of Block 103 Lots 2.08, 2.09 and 2.12 would replace this unusable parcel. The proposed improvements would enhance this land by bringing various activities to this scenic waterfront location. They would create more community attractions such as sporting activities and waterfront concerts, and would also create opportunities for community involvement activities. The Borough plans to provide the materials needed for the kayak launching and storage site and then invite local Boy Scouts or Eagle Scouts to construct it. Additionally, it is proposed that the local Lady's Auxiliary will raise money for the materials and construction of the waterfront bandstand.

- C. Provide information on the aesthetic, environmental, and historic/cultural features of the site. List and/or map any unique features, including streams, wildlife habitat, etc.**

The site is a vacant, waterfront lot providing a beautiful, scenic vista of Grassy Sound and surrounding wetlands.

- D. Describe the level of accessibility of the site to projected users. Is the site close to population centers? Accessible to public transportation? Accessible by walking or bicycling? Would preservation of the site create public access where none currently exists?**

The site can be accessed by vehicles, pedestrians and bicyclists very easily. It is not located near any population centers. Preservation of the site, in combination with the proposed recreational development would create access to the adjacent waterway where none currently exists.

## 2. Community Needs and Planning:

- A. Demonstrate the level of community support for this acquisition project. Include letters or other documentation from municipal, county, community organizations, or other interested parties.**

As indicated in the Borough's Master Plan, the pursuit of open space and recreation is a goal. Community support letters will be forthcoming. Attached is a support letter from the current owners of the property that is proposed to be dedicated to open space and utilized by the residents and general public.

- B. Provide a general indication of the municipality's existing open space or recreation facilities, and describe how your property compliments those properties and/or provides for a diversification of opportunities for open space/ recreation.**

### Existing Recreational Facilities

There are several existing recreational facilities that serve the residents and visitors of the Borough totaling just over half an acre of land. All but one facility provides direct public access to water views and/or water based recreation. The facilities are well-maintained and safe. With the exception of the park across the street from Borough Hall, which is owned by Cape May County, and a few public access right-of-ways, all recreational facilities are owned by the Borough.

A beach and playground consisting of .33 acre are located at 791-795 W. Glenwood Avenue, and provides the public with unobstructed water views.

A park and gazebo is located at 651 W. Glenwood Avenue. Next to the park is a basketball court on Neptune Avenue.

On Lake Road at the southern tip of the island is a park with benches and unobstructed water views.

### Recreation Goals

Goal: Pursue opportunities for new recreational facilities while building community involvement during the construction of such facilities.

Objective: As development takes place in the area adjacent to North Drive, there exists opportunities to create walking paths/wildlife look-outs along and through the Conservation District areas. Pursue State Green Acres funding, and research other funding sources.

Objective: Pursue locating and developing a multi-use athletic field.

Objective: Maintain and enhance existing recreational facilities.

- C. Describe how the acquisition of this property would fit into local and regional planning initiatives, including your municipality's master plan, centers-based plan, open space/ recreation plans, and other related planning documents.**

West Wildwood's Master Plan, including the Recreation and Open Space Element are consistent with the adjacent municipalities, County and State planning objectives.

- D. If the preservation of this project can aid in the preservation of water quality and/or water supply in our region, indicate how.**

The preservation and the eventual development of these parcels will reduce impervious lot coverage and thereby reducing water runoff and pollutants. Eventually, recreational improvements will include landscaping, lawn areas and non-impervious surfaces.

**3. Leveraging of Investment/Long Term Viability:**

- A. Explain how the investment of Open Space funds to preserve this property will leverage existing and planned public and private funds in the community and the region.**

As part of this proposal, the Borough is requesting to have these three (3) parcels, including Block 103 Lots 2.08, 2.09 and 2.12, purchased to be dedicated to open space. Once the parcels are purchased, the Borough has development plans for these three (3) parcels and the Borough-owned parcel at Block 103 Lot 1, including a land-side fishing pier, a relocated/ improved playground, a kayak launching and storage area, and a waterfront bandstand. There is currently a \$50,000 bond for the Borough of West Wildwood to contribute to costs of the proposed playground if the parcels are acquired, and significant costs can be reduced from the kayak launching and storage area and the bandstand with the anticipated service of the Boy Scouts and Lady's Auxiliary. The Borough also anticipates applying for an Open Space Development application to cover the remaining costs of the proposed improvements.

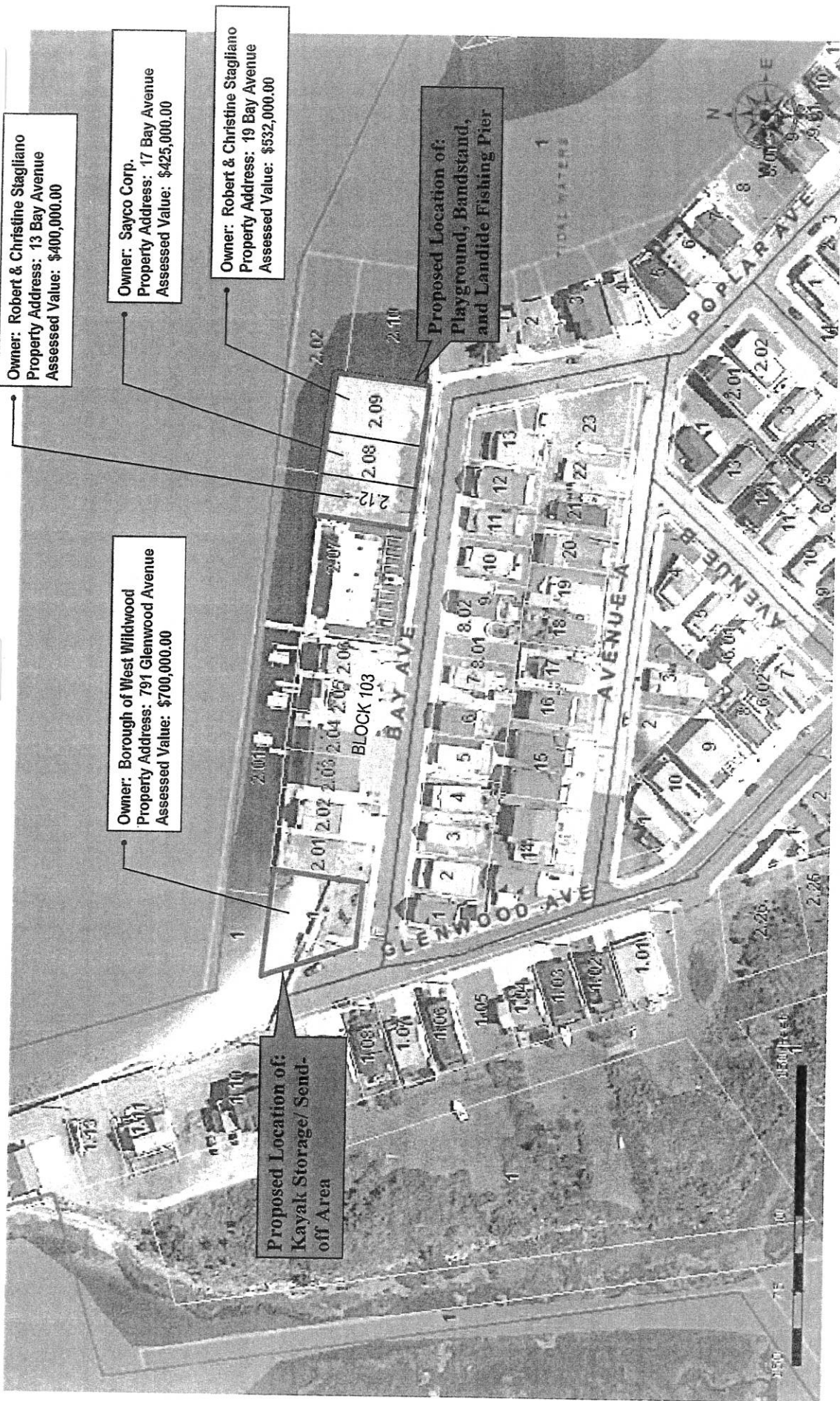
- B. If matching funds are being provided by the applicant or other entity, please indicate the amount and document the commitment.**

The Borough is providing matching funds in the form of professional services required to file the application and eventual development design as described above.

- C. Indicate if there are any factors or extenuating circumstances that would impair the County and the property owner from moving through the process for land acquisition or would restrict the ultimate use of the property.**

The property owner has indicated that they would accept appraised fair market value as long as it was at least 88.5% of the current assessed value.





Owner: Robert & Christine Stagliano  
 Property Address: 13 Bay Avenue  
 Assessed Value: \$400,000.00

Owner: Sayco Corp.  
 Property Address: 17 Bay Avenue  
 Assessed Value: \$425,000.00

Owner: Robert & Christine Stagliano  
 Property Address: 19 Bay Avenue  
 Assessed Value: \$532,000.00

Owner: Borough of West Wildwood  
 Property Address: 791 Glenwood Avenue  
 Assessed Value: \$700,000.00

Proposed Location of:  
 Kayak Storage/ Send-off Area

Proposed Location of:  
 Playground, Bandstand,  
 and Landide Fishing Pier

**PROJECT LOCATION MAP**  
**LAND ACQUISITION APPLICATION**

**Borough of West Wildwood**  
 Cape May County, New Jersey  
 Date: 4/15/2015



*Robert A. Stagliano*  
*Christine H. Stagliano*

223 Hazel Terrace  
Westmont, New Jersey 08108

April 10, 2015

County of Cape May  
**Division of Open Space & Farmland Preservation**  
4 Moore Road  
Cape May Court House, N.J. 08210

Attn: Barbara Ernst

RE: Block 103, Lots 2.08, 2.09 and 2.12  
13, 17, & 19 Bay Avenue  
Borough of West Wildwood, Cape May County, New Jersey

Dear Ms. Ernst:

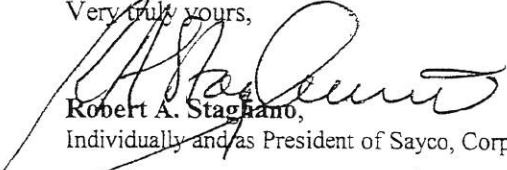
We are the sole owners of Lots 2.12 and 2.09 in Block 103 as shown on the Tax Map of the Borough of West Wildwood, Cape May County, New Jersey. Sayco, Corp. is the sole owner of Lot 2.08 in Block 103 as shown on the West Wildwood Tax Map. Robert A. Stagliano is the sole shareholder, officer and director of Sayco, Corp.

We, and Sayco, Corp., desire to sell the aforesaid three (3) contiguous lots. It is our preference that the lots be forever dedicated to open space to be utilized by the residents of West Wildwood and the general public. The lots, with their beautiful waterfront vistas, are well suited to be preserved for the enjoyment of the residents and visitors of Cape May County. We consent to the submission by the Borough of West Wildwood of an application to Cape May County for its acquisition of the lots under its open space program.

Our asking price for the entire parcel is \$1,200,000.00. While that price is significantly lower than the assessed value of the lots, we understand that the parcel will be appraised by the county before any offer to purchase could be tendered.

Your consideration of this transaction is appreciated. Should you require anything further, feel free to contact us.

Very truly yours,

  
Robert A. Stagliano,  
Individually and as President of Sayco, Corp.

  
Christine H. Stagliano