

**REGULAR
MEETING
MINUTES**

MAY 7, 2021

BOROUGH OF WEST WILDWOOD
BOARD OF COMMISSIONERS
REGULAR MEETING
May 7, 2021
7:00pm – ACTION MEETING
HELD VIA ONLINE ACCESS THROUGH ZOOM.US

MINUTES:

Mayor Ksiazek called the meeting to order, led the Pledge of Allegiance and read the OPMA statement

ROLL CALL: Present

Comm. Banning
Comm. Segrest
Mayor Ksiazek
Solicitor Lyons
Deputy Clerk Carl O'Hala
Municipal Clerk Donna L. Frederick

ADDITIONS/DELETIONS OF AGENDA ITEMS:

2021-076 – RESOLUTION TO AMEND CAPITAL BUDGET

Clerk announced the following

Borough received first reading notice of an Ordinance from North Wildwood amending the land development ordinance prohibiting the operation of any class of cannabis businesses within the City of North Wildwood, public hearing set for May 18, 2021 at 10:00am.

DEP has noticed the Borough for the issuance of a Development Permit for 529 W. Poplar Avenue to construct a single-family home.

DEP has notified the Borough they are in receipt of an application for a coastal general permit 10 for the replacement of approx. 50 lineal feet of bulkhead at 517 ½ W. Poplar Avenue

The Borough of West Wildwood Planning Board has submitted resolution #2021-02 recommending that the Borough of West Wildwood formally adopt Ordinances 588 and 589 (FSH overlay zones); and resolution #2021-03 (Cannabis regs) recommending that proposed Ordinance 591 be adopted by the Board of Commissioners.

Borough received notice from the City of Wildwood amending the Land Use Plan Element Master Plan to include the Pacific Avenue Redevelopment Vision Plan as a sub-element – (Meeting May 3)

APPROVAL OF MINUTES:

Workshop Meeting – March 30, 2021

Closed (Executive) Session Meeting – March 30, 2021, minutes shall remain confidential until matters have concluded

Regular Meeting – April 1, 2021

Workshop Meeting – April 21, 2021

Closed (Executive) Session Meeting – April 21, 2021, minutes shall remain confidential until matters have concluded

Clerk asked for a motion to adopt the minutes as presented

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

ORDINANCES:

Clerk read the following Ordinances:

588(2021): Second Reading/Public Hearing: AN ORDINANCE OF THE BOROUGH OF WEST WILDWOOD TO SECTION III “ZONING”, TO ESTABLISH THE TOWN COMMERCIAL AFFORDABLE HOUSING OVERLAY INCLUSIONARY DISTRICT (TC-AHO).

Mayor opened the meeting for public comment. Hearing none, closed the public hearing.

Clerk asked for a motion to adopt ordinance 588(2021) on the second reading.

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Ordinance 588(2021) adopted.

589(2021): Second Reading/Public Hearing: AN ORDINANCE OF THE BOROUGH OF WEST WILDWOOD TO SECTION III “ZONING”, TO ESTABLISH THE MARINE COMMERCIAL AFFORDABLE HOUSING OVERLAY INCLUSIONARY DISTRICT (MC-AHO).

Mayor opened the meeting for public comment. Hearing none, closed the public hearing.

Clerk asked for a motion to adopt ordinance 589(2021) on the second reading.

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Ordinance 589(2021) adopted.

590(2021): Second Reading/Public Hearing: CALENDAR YEAR 2021 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK

Mayor opened the meeting for public comment. Hearing none, closed the public hearing.

Clerk asked for a motion to adopt ordinance 590(2021) on the second reading.

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Ordinance 590(2021) adopted.

ORDINANCE 591(2021): Second Reading/Public Hearing: PROHIBIT THE OPERATION OF ALL CLASSES OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNARIES AND AMENDING SECTION 111, 1-19 OF THE WEST WILDWOOD LAND USE ORDINANCE

Mayor opened the meeting for public comment. Hearing none, closed the public hearing.

Clerk asked for a motion to adopt ordinance 591(2021) on the second reading.

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.
Ordinance 591(2021) adopted.

592 (2021) – First Reading/Introduction – BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$1,861,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,822,850 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

Clerk asked for a motion to adopt ordinance 592(2021) on the first reading.
Motion by Comm. Banning; Second by Mayor Ksiazek
Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.
Ordinance 592(2021) adopted by not less than 2/3rds vote of the full membership of the governing body.

Clerk announced the public hearing on Ordinance 592(2021) will be at the regular meeting on June 4, 2021 at 7:00pm prevailing time.

593(2021) – First Reading/Introduction – REFUNDING BOND ORDINANCE PROVIDING FOR THE FUNDING OF THE REMAINING PORTION OF A LITIGATION JUDGMENT IN AND BY THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$800,000 REFUNDING BONDS OR NOTES OF THE BOROUGH FOR FINANCING THE COST THEREOF

Clerk asked for a motion to adopt ordinance 593(2021) on the first reading.
Motion by Comm. Banning; Second by Mayor Ksiazek
Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.
Ordinance 593(2021) adopted by not less than 2/3rds vote of the full membership of the governing body.

Clerk announced the public hearing on Ordinance 593(2021) will be at the regular meeting on June 4, 2021 at 7:00pm prevailing time.

RESOLUTIONS: CLERK READ BY NUMBER & TITLE

2021-060 – Second Reading-Public Hearing - AUTHORIZING THE READING OF THE CY2021 MUNICIPAL BUDGET BY TITLE ONLY

Prior to opening the meeting for public comment, Comm. Segrest reported the tax for 2021 went up six cents; school tax decreased 4.8 cents and gave an example of a home assessed for \$400,000 the increase would be approximately \$88.00, which will be spread out over the 3rd and 4th tax quarters.

2021-065 – APPOINTING AN ALTERNATE MEMBER TO THE WEST WILDWOOD PLANNING BOARD

Clerk asked for a motion to adopt resolution
Motion by Comm. Banning; Second by Comm. Segrest
Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

2021-066 – RESOLUTION ENDORSING HOUSING ELEMENT AND FAIR SHARE PLAN

Clerk asked for a motion to adopt resolution

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

2021-067 – A RESOLUTUION OF THE COMMISSION OF THE BOROUGH OF WEST WILDWOOD EXPRESSING ITS INTENT TO PROVIDE THE FUNDS NECESSARY TO SATISFY THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Clerk asked for a motion to adopt resolution

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

2021-068 – RESOLUTION ADOPTING AN AFFORDABILITY ASSISTANCE MANUAL

Comm. Segrest requested this resolution be tabled until the Solicitor can get further clarification.

Clerk called for a motion to table Resolution 2021-068.

Motion by Comm. Segrest; Second by Comm. Banning

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution 2021-068 Tabled.

2021-069 – ADOPTION OF AN AFFIRMATIVE MARKETING PLAN FOR THE BOROUGH OF WEST WILDWOOD

Clerk asked for a motion to adopt resolution

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

2021-070 – AUTHORIZING THE AWARDING OF A NON-FAIR AND OPEN CONTRACT FOR CODIFICATION SERVICES TO GENERAL CODE

Clerk asked for a motion to adopt resolution

Motion by Mayor Ksiazek; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

2021-071 – RESOLUTION OF THE BOARD OF THE BOROUGH OF WEST WILDWOOD APPOINTING COMMISSIONER JOSEPH D. SEGREST AS MUNICIPAL HOUSING LIAISON

Clerk asked for a motion to adopt resolution

Motion by Comm. Banning; Second by Mayor Ksiazek

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, abstain; Mayor Ksiazek, yes.

Resolution Adopted.

2021-072 – RESOLUTION AUTHORIZING THE BOROUGH OF WEST WILDWOOD TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2020 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT AGENCY ASSISTANCE

Clerk asked for a motion to adopt resolution

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

2021-073 – AUTHORIZING THE APPROVAL OF EIGHT DAYS OF EXTENDED PAID SICK LEAVE and APPROVING AN UNPAID LEAVE OF ABSENCE

Clerk asked for a motion to adopt resolution

Motion by Mayor Ksiazek; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

2021-074 – RESOLUTION OF THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:2-51

Clerk asked for a motion to adopt resolution

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

2021-075 – RESOLUTION OF THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, PROVIDING FOR AN EMERGENCY APPROPRIATION IN THE AMOUNT OF \$800,000 PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:4-46 TO PROVIDE THE FUNDING OF A LITIGATION JUDGMENT

Clerk asked for a motion to adopt resolution

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

Clerk announced the two following resolution is an addition to the agenda.

2021-076 – RESOLUTION TO AMEND CAPITAL BUDGET

Clerk asked for a motion to adopt resolution

Motion by Comm. Banning; Second by Comm. Segrest

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Resolution Adopted.

Clerk asked for a motion for the APPROVAL TO PAY BILLS WHEN PROPERLY SIGNED AND ENDORSED: (list attached)

Motion by Comm. Banning; Second by Comm. Segrest.

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.

Motion Carried

REPORTS FROM COMMISSIONERS:

Comm. Segrest reported on bonding for the judgement, to help eliminate the risk of a 60-day notice if the judgement is called in. He touched upon capital projects for the bond ordinance, giving a detailed breakdown of the projects costs and grant monies received. (report attached)

Comm. Banning highlighted items from the police activity report for the month of April 2021 (report attached). Comm. Stated the police department is in the process of hiring both full and class II officers, and has opened the application process to anyone interested, preferring experience applicants.

Mayor Ksiazek reported the DPW activity report for the month of April 2021 (copy attached).

Prior to opening the meeting for public comment, Mayor Ksiazek made a few announcements. There are increasing issues with trash bags not in containers and the wildlife tearing open them. There is an ordinance in place regarding proper containers for trash, and this will be enforced. He informed the public to please help neighbors to set cans back.

Borough wide yard sale is Saturday, June 5, rain date is June 6.
Free bulk trash is Monday, June 7, five items per household, no construction.

The 4th of July parade is scheduled, following CDC guidelines, social distancing, masks at this time. Decorations can be picked up at the tax office during regular hours, please check the website for further updates.

Mayor opened the meeting for public comment.

HELEN RAO, 741 W. Poplar Avenue, asked Comm. Segrest about having borough offices opened on Monday and Friday. Comm. Segrest stated the offices are open on Monday, not ready to broach the Friday openings at this time due to staffing issues. Ms. Rao thanked the Mayor for being proactive regarding the judgement. Ms. Rao questioned Comm. Banning regarding the number of police officers. Comm. Banning stated a full staff is six full time and two class II officers.

MARYANN WELSH, 741 W. Poplar Avenue, asked for an update of the living shoreline project. Mayor stated the report from the engineering firm was never finished, updates need to be done before any permitting process and the cost to move forward with just the paperwork is between \$50-60,000. Mayor informed her, he is looking into other options such as dredge materials, resiliency project and has been in contact with the DEP and the Army Corps from Philadelphia. Ms. Welsh questioned the judgement payments. Comm. Segrest explained the original agreement was modified so when the attorney was paid off, the chiefs' payment would increase by that amount. Ms. Welsh questioned the budget appropriation from the User-Friendly Budget in the amount of \$14,500 for capital. The Borough Auditor clarified this money is for future capital, with \$12,000 in sewer and \$2,500 in the general account.

Ms. Welsh asked for a copy of the detailed report presented by Comm. Segrest. Clerk stated she can OPRA it.

SUSAN CZWALINA, 547 W. Maple Avenue, questioned resolutions 2021-070, and why it did not go out to bid. And questioned resolution 2021-073 as to who was the employee and why is the borough granting additional sick time.

Clerk informed her #2021-070 is for codification of ordinances, which is long overdue, and it was the recommendation of the clerk to use General Code for this purpose; the cost was below the bid threshold and this company does most all the municipalities in the state. Solicitor Lyons confirmed that General Code is a state-wide provider. Solicitor addressed resolution 2021-073, stating there is limited information that can be disclosed due to privacy law, the Commissioner vetted this, documents have been received and the relief was granted.

Ms. Czwalina questioned resolution 2021-074, regarding making an application to the Local Finance Board. Comm. Segrest stated you can't just issue a bond for the judgement the borough must go before the Local Finance Board for relief. Ms. Czwalina commented when the borough went before the board the state wanted to take over and oversee the borough. Solicitor stated, it is his understanding the state imposed certain conditions and the previous commissioners didn't agree with the conditions. Comm. Segrest stated if he didn't feel the borough would get the relief, he wouldn't do it. Ms. Czwalina asked about the late addition resolution #76, amending the capital budget. Comm. Segrest explained the judgement was not in the capital plan. Borough Auditor explained the judgement needed to be inserted into the capital plan project.

Ms. Czwalina asked for the tax rate. Comm. Segrest estimates approximate \$ 1.814 with the county, library and school tax rolled together.

MARY ELLEN ZAJAK, 753 W. Poplar Avenue, inquired when there will be in person meetings. Mayor stated when the CDC changes guidelines it will be considered, due to limited access in the hall, you can't turn away residents.

HELEN RAO, 741 W. Poplar Avenue, questioned the net increase would be 2.2 cents. Comm. Segrest that is his best estimate at this time. Ms. Rao questioned bonuses given to employees at the end of last year. Comm. Segrest stated no bonuses were give, they were salary increases. Ms. Rao stated they were catch up payments. Comm. Segrest they were not catch-up payments, salaried employees lost 20% of their pay to keep the operation of the town, the workload was the same, so they had to work how many hours it took to get work completed. Comm. Segrest stated he did some analysis on this matter and based on the new salaries in 2021 it would be three to four years going forward for the employees to break even. The employees gave the borough an interest free loan to keep the operations running. Mayor stated the staff carried the burden and they deserved the raises.

Ms. Rao inquired if there is any new litigation or updates. Solicitor state no new matters only the Fair Share Housing COAH action.

Hearing no more public comment, Mayor called for a motion to adjourn.

Motion to Adjourn:

Motion by Comm. Banning; Second by Comm. Segrest.

Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes; Mayor Ksiazek, yes.


Motion Carried

Respectfully submitted




Donna L. Frederick, RMC
Municipal Clerk

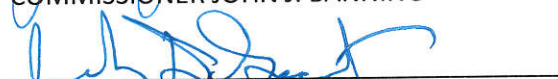
This is a generalization of the Regular meeting on May 7, 2021 and not a verbatim transcript.
THESE MINUTES WERE APPROVED AT THE JUNE 4, 2021 REGULAR COMMISSION MEETING



MAYOR MATTHEW J. KSIAZEK



COMMISSIONER JOHN J. BANNING



COMMISSIONER JOSEPH D. SEGREST

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

ORDINANCE 588(2021)

TC-AHO Town Commercial-Affordable Housing Overlay Zoning

**AN ORDINANCE OF THE BOROUGH OF WEST WILDWOOD TO SECTION III
“ZONING”, TO ESTABLISH THE TOWN COMMERCIAL AFFORDABLE HOUSING
OVERLAY INCLUSIONARY DISTRICT (TC-AHO).**

BE IT ORDAINED by the Mayor and Commissioners of West Wildwood Borough as follows:

Section III (Establishment of Zones) is hereby amended to establish the Town Commercial Affordable Housing Overlay Inclusionary District (TC-AHO) with the following standards.

In any instance in which these regulations and standards do not address a particular land development control, or when specific reference to the LDO is made, the standards of the Development Regulations shall apply:

Town Commercial Affordable Housing Overlay Zone

- a. Purpose: The Borough adopts this ordinance to advance the following objectives: To address its affordable housing unmet need obligation, the Borough shall implement a Town Commercial Affordable Housing Overlay Zone Ordinance that creates a realistic opportunity for housing in the Borough that is affordable to low- and moderate-income households. This Ordinance establishes the Town Commercial Affordable Housing Overlay Zone and permits the creation of multi-family housing within certain portions of the Town Commercial Zone provided that such housing complies with a required inclusionary set-aside requirement and with the requirements of this ordinance.
- b. Location. The Town Commercial Affordable Housing Overlay District is applicable to the following parcels:

Block 111, Lot 7.01
Block 111, Lot 8
Block 111, Lot 9
Block 112, Lot 9
Block 112, Lot 10
Block 112, Lot 11
Block 112, Lot 12
Block 113, Lot 6

Block 113, Lot 7
 Block 113, Lot 8
 Block 114, Lot 7
 Block 114, Lot 8
 Block 115, Lot 7
 Block 115, Lot 8
 Block 115, Lot 9
 Block 116, Lot 8
 Block 116, Lot 9
 Block 116, Lot 10
 Block 116, Lot 11
 Block 118, Lots 1-14
 Block 119, Lots 1-12
 Block 119.01

c. Permitted uses. The following uses shall be permitted in the Town Commercial Affordable Housing Overlay District:

1. Inclusionary residential development which may include single-family, attached single-family, townhouses and/or apartment flat style units provided:
 - a) The minimum percentage of very low, low- and moderate-income housing shall be fifteen percent (15%) of the total number of dwelling units for rental affordable units and twenty percent (20%) of the total number of dwelling units for for-sale affordable units.
 - b) All affordable units produced must comply with the Borough's Affordable Housing Ordinance
2. Mixed-use development provided inclusionary residential dwellings are provided. The non-residential uses are permitted in the mixed-use development on the first floor and shall be the same non-residential uses permitted in the Town Commercial Zoning District.

d. Accessory Uses Permitted. The following accessory uses and structures shall be permitted in the TC-AHO District provided they are located on the same premises as the principal use or structure to which they are accessory and are located in the rear yard:

1. Accessory uses on the same lot with and customarily incidental to, any of the above permitted uses.
2. Surface parking area and garages.

e. Development Standards

- | | |
|--------------------------------|----------------------------|
| 1. Maximum density: | 12 dwelling units per acre |
| 2. Minimum lot size: | 21,780 square feet |
| 3. Principal Building Setbacks | |
| a) Front Yard | 10 feet minimum |

	15 feet maximum from front lot line
b) Side Yard	4 Feet
c) Rear Yard	10 Feet
4. Accessory Building Setbacks	
a) Side Yard	4 Feet
b) Rear Yard	4 Feet
5. Maximum Principal Building Height	3 Stories / 40 Feet
6. Maximum Accessory Building Height	20 feet
7. Maximum Building Coverage:	65%
8. Maximum Impervious Surfaces:	80%

9. Design Standards

a) Building Design.

- 1) Buildings shall be required to incorporate high-quality architectural features that are characteristic of and complimentary to significant buildings reflecting the traditional architecture within downtown centers in the region. The applicant for any development shall demonstrate such design by providing examples of and comparisons with existing high-quality architecturally significant buildings.
- 2) If more than one primary structure is proposed, the architecture of each primary structure shall be compatible but different from one another in terms of style, materials and layout.
- 3) All HVAC and mechanical equipment shall be adequately screened from view.
- 4) Front-loaded townhouses are prohibited.

b) Recreational/Social Amenities. Developments shall be required to include both interior and exterior common areas devoted to recreational, social and similar functions for residents and their guests, as set forth below:

- 1) At least 40 square feet per dwelling unit shall be devoted to interior common areas, such as but not limited to meeting rooms, community centers, fitness centers, indoor recreational areas, lounges, libraries, etc. Areas such as hallways, stairs, elevators, entrance lobbies, storage, mail areas, mechanical space or office space and similar areas shall not count towards meeting this requirement.
- 2) At least 40 square feet per dwelling unit shall be devoted to exterior common areas, such as but not limited to recreational areas, gardens, courtyards, plazas, decks, patios, etc. Such areas may be located at grade level, on building terraces or on the roof of the building. Lawn and landscaped areas shall not count towards meeting this requirement unless such areas are specifically designed to be part of the aforementioned features.

c) Parking shall be located in the side or rear yards only.

13. Affordable Housing. All residential development shall be required to include affordable housing as a component. The following requirements shall apply:

- a) The minimum percentage of very low, low- and moderate-income housing shall be fifteen percent (15%) of the total number of dwelling units for rental affordable units and twenty percent (20%) of the total number of dwelling units for for-sale affordable units.
- b) Very low, low and moderate-income housing shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq. including standards for the split between very low, low and moderate income housing, provided a minimum of 13% of the affordable units are very low income units at 30% of the median income and 37% of the affordable units are low income units with the 50% balance of units allowed at moderate income; bedroom distribution; range of affordability; pricing and rent of units; affirmative marketing; 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract.
- c) The Borough designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

COMMISSIONERS:



 MAYOR MATTHEW J. KSIAZEK



 COMMISSIONER JOHN J. BANNING




 COMMISSIONER JOSEPH D. SEGREST

First Reading/Introduction: 2021 04-01
 Publication: 2021 04-08

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		X	X			

I, **Donna L. Frederick, RMC, Municipal Clerk** of the Borough of West Wildwood, Cape May County, do hereby certify the forgoing to be a true and correct copy of an ordinance introduced and passed on the first reading at the April 1, 2021 Regular Meeting held via online access through Zoom.us, and will be considered for final passage after a public hearing to be held on May 7, 2021 at 7:00pm prevailing time, via online access through Zoom.us


 Donna L. Frederick, RMC
 Municipal Clerk

COMMISSIONERS:


 MAYOR MATTHEW J. KSIAZEK



 COMMISSIONER JOHN J. BANNING


 COMMISSIONER JOSEPH D. SEGREST

Second Reading/Public Hearing: 2021 05-07
 Publication: 2021 05-13

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 an Ordinance finally adopted by the Board of Commissioners of the Borough of West Wildwood, New Jersey after a public hearing held via online access through Zoom.us at a Regular Meeting held via online access through Zoom.us on May 7, 2021.


 Donna L. Frederick, RMC
 Municipal Clerk

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

ORDINANCE 589(2021)

MC-AHO Marine Commercial-Affordable Housing Overlay Zoning

**AN ORDINANCE OF THE BOROUGH OF WEST WILDWOOD TO SECTION III
“ZONING”, TO ESTABLISH THE MARINE COMMERCIAL AFFORDABLE HOUSING
OVERLAY INCLUSIONARY DISTRICT (MC-AHO).**

BE IT ORDAINED by the Mayor and Commissioners of West Wildwood Borough as follows:

Section III (Establishment of Zones) is hereby amended to establish the Marine Commercial Affordable Housing Overlay Inclusionary District (MC-AHO) with the following standards.

In any instance in which these regulations and standards do not address a particular land development control, or when specific reference to the LDO is made, the standards of the Development Regulations shall apply:

Marine Commercial Affordable Housing Overlay Zone

- a. Purpose: The Borough adopts this ordinance to advance the following objectives: To address its affordable housing unmet need obligation among other mechanisms, the Borough shall implement a Marine Commercial Affordable Housing Overlay Zone Ordinance that creates a realistic opportunity for housing in the Borough that is affordable to low- and moderate-income households. This Ordinance establishes the Marine Commercial Affordable Housing Overlay Zone and permits the creation of multi-family housing within certain portions of the Marine Commercial Zone provided that such housing complies with a required inclusionary set-aside requirement and with the requirements of this ordinance.
- b. Location. The Marine Commercial Affordable Housing Overlay District is applicable to the parcels located in Block 152 through 162 and as depicted in the Marine Commercial Overlay District Map provided as Exhibit A to this ordinance.
- c. Permitted uses. The following uses shall be permitted in the Marine Commercial Affordable Housing Overlay District:
 1. Inclusionary residential development which may include single-family, attached single-family, townhouses and/or apartment flat style units provided:

- a) The minimum percentage of very low, low- and moderate-income housing shall be fifteen percent (15%) of the total number of dwelling units for rental affordable units and twenty percent (20%) of the total number of dwelling units for for-sale affordable units.
- b) All affordable units produced must comply with the Borough's Affordable Housing Ordinance

d. Accessory Uses Permitted. The following accessory uses and structures shall be permitted in the MC-AHO District provided they are located on the same premises as the principal use or structure to which they are accessory and are located in the rear yard:

- 1. Accessory uses on the same lot with and customarily incidental to, any of the above permitted uses.
- 2. Surface parking area and garages.

e. Development Standards

- 1. Maximum density: 12 dwelling units per acre
- 2. Minimum lot size: 1 acre
- 3. Principal Building Setbacks
 - a) Front Yard
 - 10 feet minimum
 - 15 feet maximum from front lot line
 - b) Side Yard 4 Feet
 - c) Rear Yard 10 Feet
 - d) Bulkhead 10 Feet
- 4. Accessory Building Setbacks
 - a) Side Yard 4 Feet
 - b) Rear Yard 4 Feet
- 5. Maximum Principal Building Height 3 Stories / 40 Feet
- 6. Maximum Accessory Building Height 20 feet
- 7. Maximum Building Coverage: 65%
- 8. Maximum Impervious Surfaces: 80%

9. Design Standards

- a) Building Design.
 - 1) If more than one primary structure is proposed, the architecture of each primary structure shall be compatible but different from one another in terms of style, materials and layout.
 - 2) All HVAC and mechanical equipment shall be adequately screened from view.
 - 3) Front-loaded townhouses are prohibited.
- b) Recreational/Social Amenities. Developments shall be required to include both interior and exterior common areas devoted to recreational, social and similar functions for residents and their guests, as set forth below:

- 1) At least 40 square feet per dwelling unit shall be devoted to interior common areas, such as but not limited to meeting rooms, community centers, fitness centers, indoor recreational areas, lounges, libraries, etc. Areas such as hallways, stairs, elevators, entrance lobbies, storage, mail areas, mechanical space or office space and similar areas shall not count towards meeting this requirement.
- 2) At least 40 square feet per dwelling unit shall be devoted to exterior common areas, such as but not limited to recreational areas, gardens, courtyards, plazas, decks, patios, etc. Such areas may be located at grade level, on building terraces or on the roof of the building. Lawn and landscaped areas shall not count towards meeting this requirement unless such areas are specifically designed to be part of the aforementioned features.

c) Parking shall be located in the side or rear yards only.

13. Affordable Housing. All residential development shall be required to include affordable housing as a component. The following requirements shall apply:

- a) The minimum percentage of very low, low- and moderate-income housing shall be fifteen percent (15%) of the total number of dwelling units for rental affordable units and twenty percent (20%) of the total number of dwelling units for for-sale affordable units.
- b) Very low, low and moderate-income housing shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq. including standards for the split between very low, low and moderate income housing, provided a minimum of 13% of the affordable units are very low income units at 30% of the median income and 37% of the affordable units are low income units with the 50% balance of units allowed at moderate income; bedroom distribution; range of affordability; pricing and rent of units; affirmative marketing; 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract.
- c) The Borough designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

COMMISSIONERS:


MAYOR MATTHEW J. KSIAZEK


COMMISSIONER JOHN J. BANNING


COMMISSIONER JOSEPH D. SEGREST

First Reading/Introduction: 2021 04-01
Publication: 2021 04-08

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		X	X			


I, **Donna L. Frederick, RMC, Municipal Clerk** of the Borough of West Wildwood, Cape May County, do hereby certify the forgoing to be a true and correct copy of an ordinance introduced and passed on the first reading at the April 1, 2021 Regular Meeting held via online access through Zoom.us, and will be considered for final passage after a public hearing to be held on May 7, 2021 at 7:00pm prevailing time, via online access through Zoom.us


Donna L. Frederick, RMC
Municipal Clerk

COMMISSIONERS:


MAYOR MATTHEW J. KSIAZEK


COMMISSIONER JOHN J. BANNING


COMMISSIONER JOSEPH D. SEGREST

Second Reading/Public Hearing: 2021 05-07
Publication: 2021 05-13

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 an Ordinance finally adopted by the Board of Commissioners of the Borough of West Wildwood, New Jersey after a public hearing held via online access through Zoom.us at a Regular Meeting held via online access through Zoom.us on May 7, 2021.


Donna L. Frederick, RMC
Municipal Clerk

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

ORDINANCE 590(2021)

**CALENDAR YEAR 2021
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A:4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S.A 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 1.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Governing Body of the Borough of West Wildwood, County of Cape May, New Jersey finds it advisable and necessary to increase its CY 2021 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Governing Body of the Borough of West Wildwood, hereby determines that a 2.5% increase in the budget for said year, amounting to \$ 55,121.34 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Governing Body of the Borough of West Wildwood, hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE BE IT ORDAINED, by the Governing Body of the Borough of West Wildwood, in the County of Cape May, New Jersey, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2021 budget year, the final appropriations of the Borough of West Wildwood shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$ 77,169.87 and that the CY 2021 municipal budget for the Borough of West Wildwood be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon; be filed with said Director within 5 days after such adoption.


COMMISSIONERS:



 MAYOR MATTHEW J. KSIAZEK



 COMMISSIONER JOHN J. BANNING

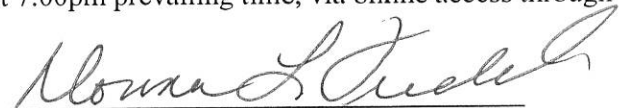


 COMMISSIONER JOSEPH D. SEGREST

First Reading/Introduction: 2021 04-01
 Publication: 2021 04-08

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		X	X			

I, **Donna L. Frederick, RMC, Municipal Clerk** of the Borough of West Wildwood, Cape May County, do hereby certify the forgoing to be a true and correct copy of an ordinance introduced and passed on the first reading at the April 1, 2021 Regular Meeting held via online access through Zoom.us, and will be considered for final passage after a public hearing to be held on May 7, 2021 at 7:00pm prevailing time, via online access through Zoom.us




Donna L. Frederick, RMC
 Municipal Clerk

COMMISSIONERS:

 MAYOR MATTHEW J. KSIAZEK



 COMMISSIONER JOHN J. BANNING



 COMMISSIONER JOSEPH D. SEGREST

Second Reading/Public Hearing: 2021 05-07
 Publication: 2021 05-13

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 an Ordinance finally adopted by the Board of Commissioners of the Borough of West Wildwood, New Jersey after a public hearing held via online access through Zoom.us at a Regular Meeting held via online access through Zoom.us on May 7, 2021.



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

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

ORDINANCE 591 (2021)

**PROHIBITING THE OPERATION OF
ALL CLASSES OF CANNABIS BUSINESSES
WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING SECTION III, 1-19
OF THE WEST WILDWOOD LAND USE ORDINANCE**

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, Section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, Section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

WHEREAS, pursuant to Section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

WHEREAS, the Borough Commissioners of Borough of West Wildwood have determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on the Borough of West Wildwood in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of the Borough of West Wildwood's residents to amend the Borough of West Wildwood's zoning regulations to prohibit the following marijuana-related land use and development within the geographic boundaries of Borough of West Wildwood: all Classes.

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

1. Pursuant to Section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), all Classes are hereby prohibited from operating anywhere in the Borough of West Wildwood. It is acknowledged that delivery services located in other municipalities shall be permitted to make deliveries in the Borough of West Wildwood.

2. Section III, 1-19 of the West Wildwood Land Use Ordinance is hereby amended by adding to the list of prohibited uses, the following: "All Classes of cannabis establishments as said terms are defined in Section 3 of P.L. 2021, c. 16 (but not the delivery of cannabis items and related supplies by a delivery service which is located in another municipality)."

3. Any article, section, paragraph, subsection, clause, or other provision of the West Wildwood Land Use Ordinance inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

4. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

5. This ordinance shall take effect upon its passage and publication and filing with the Borough of West Wildwood Planning Board, and as otherwise provided for by law.


COMMISSIONERS:



MAYOR MATTHEW J. KSIAZEK



COMMISSIONER JOHN J. BANNING




COMMISSIONER JOSEPH D. SEGREST

First Reading/Introduction: 2021 04-01
 Publication: 2021 04-08

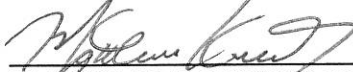
	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		X	X			

I, **Donna L. Frederick, RMC, Municipal Clerk** of the Borough of West Wildwood, Cape May County, do hereby certify the forgoing to be a true and correct copy of an ordinance introduced and passed on the first reading at the April 1, 2021 Regular Meeting held via online access through Zoom.us, and will be considered for final passage after a public hearing to be held on May 7, 2021 at 7:00pm prevailing time, via online access through Zoom.us



Donna L. Frederick, RMC
Municipal Clerk

COMMISSIONERS:


MAYOR MATTHEW J. KSIAZEK


COMMISSIONER JOHN J. BANNING


COMMISSIONER JOSEPH D. SEGREST

Second Reading/Public Hearing: 2021 05-07
Publication: 2021 05-13

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 an Ordinance finally adopted by the Board of Commissioners of the Borough of West Wildwood, New Jersey after a public hearing held via online access through Zoom.us at a Regular Meeting held via online access through Zoom.us on May 7, 2021.


Donna L. Frederick, RMC
Municipal Clerk

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

ORDINANCE 592 (2021)

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$1,861,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,822,850 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Borough of West Wildwood, in the County of Cape May, New Jersey (the "Borough") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$1,861,000, including a grant expected to be received from the State of New Jersey Department of Transportation in the amount of \$185,000 for the purpose in Section 3(a), a grant expected to be received from the State of New Jersey Department of Transportation in the amount of \$160,000 for the purpose in Section 3(b) and \$227,280 of a \$400,000 grant expected to be received from the State of New Jersey Department of

Community Affairs for the purpose in Section 3(c) (collectively, the "State Grants") and further including the aggregate sum of \$38,150 as the several down payments for the improvements or purposes required by the Local Bond Law. Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the costs of the projects in Section 3(a), 3(b) and 3(c) herein since the projects are being partially funded by the State Grants. The amount of the down payment is at least 5% of the costs of the improvements or purposes in the aggregate amount of \$763,000 that are not being funded by the State Grants. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments and in anticipation of receipt of the State Grants, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,822,850 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) The reconstruction of Avenue A, including all work and materials necessary therefor and incidental thereto.	\$380,000 (includes the \$185,000 grant expected to be received from the State of New Jersey Department of Transportation)	\$380,000	10 years
b) The reconstruction of Pine Avenue, including all work and materials necessary therefor and incidental thereto.	\$443,000 (includes the \$160,000 grant expected to be received from the State of New Jersey Department of Transportation)	\$443,000	10 years
c) The installation of police ADA ramps, including all work and materials necessary therefor and incidental thereto.	\$275,000 (includes \$227,280 of a \$400,000 grant expected to be received from the State of New Jersey Department of Community Affairs)	\$275,000	10 years

d) The installation of new bulkheads at Taggard Park, Lake Avenue (street end) and Neptune Avenue (street end), including all work and materials necessary therefor and incidental thereto.	\$495,000	\$470,250	15 years
e) Lining and resealing of various manholes, including all work and materials necessary therefor and incidental thereto.	\$88,000	\$83,600	15 years
f) The replacement of the tide flex valve, including all work and materials necessary therefor and incidental thereto.	\$55,000	\$52,250	15 years
g) The acquisition of a utility vehicle and a police vehicle, including all related costs and expenditures incidental thereto.	<u>\$125,000</u>	<u>\$118,750</u>	5 years
Total:	<u>\$1,861,000</u>	<u>\$1,822,850</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such

form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 11.33 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,822,850, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$191,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property

within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

COMMISSIONERS:



MAYOR MATTHEW J. KSIAZEK



COMMISSIONER JOHN J. BANNING

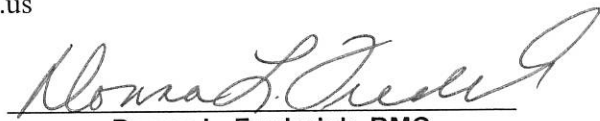


COMMISSIONER JOSEPH D. SEGREST

First Reading/Introduction: 2021 05-07
 Publication: 2021 05-13

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek		X	X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest			X			

I, **Donna L. Frederick, RMC, Municipal Clerk** of the Borough of West Wildwood, Cape May County, do hereby certify the forgoing to be a true and correct copy of an ordinance introduced and passed on the first reading at the May 7, 2021 Regular Meeting held via online access through Zoom.us, and will be considered for final passage after a public hearing to be held on June 4, 2021 at 7:00pm prevailing time, via online access through Zoom.us



Donna L. Frederick, RMC
Municipal Clerk

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

ORDINANCE 593 (2021)

**REFUNDING BOND ORDINANCE PROVIDING FOR THE
FUNDING OF THE REMAINING PORTION OF A LITIGATION
JUDGMENT IN AND BY THE BOROUGH OF WEST
WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY,
APPROPRIATING \$800,000 THEREFOR AND AUTHORIZING
THE ISSUANCE OF \$800,000 REFUNDING BONDS OR NOTES
OF THE BOROUGH FOR FINANCING THE COST THEREOF.**

BE IT ORDAINED BY THE BOROUGH OF BOARD OF COMMISSIONERS OF THE
BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY (not
less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The purpose authorized herein by the Borough of West Wildwood, in the
County of Cape May, New Jersey (the "Borough") is to fund an emergency appropriation in the
amount of \$800,000 authorized by a resolution adopted on May 7, 2021 not otherwise provided
for in the Borough's budget to provide for the funding of the remaining portion of a judgement
in the matter Jacquelyn Ferentz v. Mayor Herbert Frederick and the Borough of West Wildwood,
Superior Court of New Jersey Law Division, Docket No: CPM-L-797-08, and the costs and
expenses associated therewith.

Section 2. An aggregate amount not exceeding \$30,000 for items of expense listed
in and permitted under N.J.S.A. 40A:2-51(b) has been included in the aggregate principal amount
of refunding bonds authorized herein.

Section 3. In order to finance the cost of the project described in Section 1 hereof, negotiable refunding bonds are hereby authorized to be issued in the principal amount of \$800,000 pursuant to the Local Bond Law.

Section 4. In anticipation of the issuance of the refunding bonds, negotiable refunding bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law. All refunding bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer, provided that no refunding bond anticipation note shall mature later than one year from its date. The refunding bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with refunding bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the refunding bond anticipation notes shall be conclusive evidence as to all such determinations.

All refunding bond anticipation notes issued hereunder may be renewed from time to time, but all such refunding bond anticipation notes including renewals shall mature and be paid no later than the anniversary of the date of the original refunding bond anticipation notes, as determined by the Local Finance Board; provided, however, that no refunding bond anticipation notes shall be renewed beyond the first or any succeeding anniversary date of the original refunding bond anticipation notes unless an amount of such refunding bond anticipation notes, at least equal to the first legally payable installment of the refunding bonds in anticipation of which the refunding bond anticipation notes are issued, determined in accordance with the maturity schedule for the refunding bonds approved by the Local Finance Board, is paid and retired on or before such anniversary date; and provided, further, that the period during which the refunding bond

anticipation notes and any renewals thereof and any permanent refunding bonds are outstanding, shall not exceed the period set for the maturity of the refunding bonds by the Local Finance Board.

The chief financial officer is hereby authorized to sell part or all of the refunding bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the refunding bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the refunding bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 6. The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the refunding bonds and refunding bond anticipation notes provided in this bond ordinance by \$800,000, but that the net debt of the Borough determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by that Law.

Section 7. The Borough hereby declares the intent of the Borough to issue the refunding bonds or refunding bond anticipation notes in the amount authorized in Section 3 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 1 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be general obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. A certified copy of this refunding bond ordinance as adopted on first reading has been filed with the Director of the Division of Local Government Services in the Department

of Community Affairs of the State of New Jersey prior to final adoption, together with a complete statement in the form prescribed by the Director and signed by the chief financial officer of the Borough as to the indebtedness to be financed by the issuance of the refunding bonds authorized herein.

Section 10. This refunding bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law, provided that the consent of the Local Finance Board has been endorsed upon a certified copy of this bond ordinance as finally adopted.

COMMISSIONERS:



MAYOR MATTHEW J. KSIAZEK



COMMISSIONER JOHN J. BANNING



COMMISSIONER JOSEPH D. SEGREST

First Reading/Introduction: 2021 05-07
 Publication: 2021 05-13

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		X	X			

I, **Donna L. Frederick, RMC, Municipal Clerk** of the Borough of West Wildwood, Cape May County, do hereby certify the forgoing to be a true and correct copy of an ordinance introduced and passed on the first reading at the May 7, 2021 Regular Meeting held via online access through Zoom.us, and will be considered for final passage after a public hearing to be held on June 4, 2021 at 7:00pm prevailing time, via online access through Zoom.us

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

RESOLUTION 2021-060

AUTHORIZING THE READING OF THE CY2021 MUNICIPAL BUDGET BY TITLE ONLY


WHEREAS, N.J.S.A.40A:4-8, as amended by L.2015, C 95, & 14, 2015, provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing, a complete copy of the budget has been made available for public inspection, and has been made available to each person upon request; and

WHEREAS, these two conditions have been met;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Borough of West Wildwood, County of Cape May, New Jersey, that the CY2021 budget shall be read by title only.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 via online access through zoom.us on **April 1, 2021**.


Donna L. Frederick, RMC
Municipal Clerk

SECOND READING – PUBLIC COMMENT

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 via online access through zoom.us on **May 7, 2021**.


Donna L. Frederick, RMC
Municipal Clerk

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

RESOLUTION 2021-065

**APPOINTING AN ALTERNATE MEMBER TO THE
WEST WILDWOOD PLANNING BOARD**

WHEREAS, the West Wildwood Planning Board needs to fill Alternate #1 position; and

WHEREAS, the Board of Commissioners received a letter from Edward Farrell expressing his interest in participating as a member on the planning board; and

WHEREAS, the Board of Commissioners deem it in the best interest of the Borough to fulfill the position of Alternate #1.

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

- 1.) That all allegations of the preamble are incorporated herein as if set forth in full.
- 2.) The following shall be and are hereby appointed as a member of the Borough of West Wildwood Planning Board for the term to expire as indicated:

Alternate Member

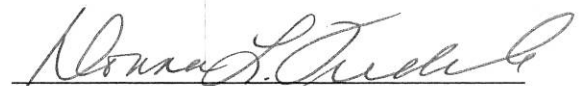
Edward Farrell – Alternate #1

Expiration of Term

December 31, 2022

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 via online access through Zoom.us on **May 7, 2021**.



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

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

RESOLUTION 2021-066

RESOLUTION ENDORSING HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, on April 15, 2021, the West Wildwood Borough’s Planning Board adopted an Amended Housing Element and Fair Share Plan that addresses the Borough’s Rehabilitation Need, Prior Round and Third Round “fair share” obligations; and

WHEREAS, the New Jersey Supreme Court invalidated COAH’s Third Round rules and ordered COAH to adopt new rules based upon its Prior Round rules and methodologies (see In re Adoption of N.J.A.C. 5:96 and 5:97, 215 N.J. 578 (2013)); and

WHEREAS, COAH failed to adopt new rules, and on March 10, 2015, the Supreme Court transferred responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges within the Superior Court; and

WHEREAS, on April 2, 2019, the Borough submitted a Declaratory Judgement Action to the New Jersey Superior Court; and

WHEREAS, the Borough’s Affordable Housing Planning Consultant Kendra Lelie, PP, AICP, LLA of T & M Associates, LLC, prepared a Third Round Housing Element and Fair Share Plan; and

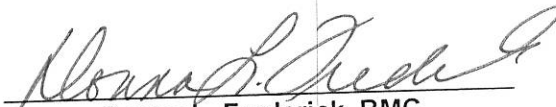
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Housing Element and Fair Share Plan and adopted the Plan on April 15, 2021; and

WHEREAS, COAH’s Prior Round rules at N.J.A.C. 5:91-2.2(a), requires that the Borough Commission endorse the Third Round Housing Element and Fair Share Plan adopted by the Planning Board.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of West Wildwood Borough in the County of Cape May, and the State of New Jersey hereby endorses the Housing Element and Fair Share Plan as adopted by the Planning Board on April 15, 2021.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 via online access through Zoom.us on **May 7, 2021**.


 Donna L. Frederick, RMC
 Municipal Clerk

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

RESOLUTION 2021-067

**A RESOLUTION OF THE COMMISSION OF THE
BOROUGH OF WEST WILDWOOD EXPRESSING ITS
INTENT TO PROVIDE THE FUNDS NECESSARY TO
SATISFY THE BOROUGH'S AFFORDABLE HOUSING
OBLIGATIONS**

WHEREAS, on April 15, 2021, the West Wildwood Borough Planning Board adopted a Housing Element and Fair Share Plan, which the Borough contends fully addresses the Borough's Rehabilitation Need, Prior Round and Third Round "fair share" obligations; and

WHEREAS, on May 4, 2021, the Borough Commission held a properly-noticed public meeting to consider endorsing the Housing Element and Fair Share Plan adopted by the Planning Board on April 15, 2021 and, after consideration of any questions or concerns raised by members of the governing body or the public, the Borough Commission determined that it is in the best interest of the Borough and the region's low- and moderate-income households to endorse said Housing Element and Fair Share Plan and to direct the Borough's professionals to file said Plan with the Court and to take any and all reasonable actions to secure a Judgment of Compliance and Repeal approving said plan to protect the Borough from any unnecessary Mount Laurel lawsuits; and

WHEREAS, the Borough's Housing Element and Fair Share Plan includes a number of compliance mechanisms, such as a Rehabilitation Program to be administered by an Administrative Agent and overlay zoning;

WHEREAS, pursuant to the State's affordable housing regulations and policies, and the conditions of the Court-approved FSHC Settlement Agreement, in order to assure the

creditworthiness of the various compliance techniques included in its Housing Element and Fair Share Plan, the Borough must demonstrate adequate and stable funding sources; and

WHEREAS, since the Borough is committed to securing judicial approval of its Affordable Housing Plan, in order to provide an adequate and stable funding source for the components of the Borough's Housing Element and Fair Share Plan, the Borough shall rely on the funds in its Affordable Housing Trust Fund, established by its Development Fee Ordinance; and

WHEREAS, if -- after exhausting every potential funding source and every valid compliance technique -- the Borough still cannot secure sufficient financing to completely satisfy its affordable housing obligations within the timeframes agreed upon in the Court-approved FSHC Settlement Agreement without being forced to raise or expend municipal revenues in order to provide low- and moderate-income housing, the Borough will cover such costs through bonding and/or other legal means; and

WHEREAS, the Court has indicated its intent to review the Borough's Housing Element and Fair Share Plan, and the Borough wishes to leave no question as to the Borough's intent to cover the cost of implementing its Housing Element and Fair Share Plan or any modification thereof that may be necessary as a result of the Court's review.

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

1. In order to provide adequate and stable funding for the rehabilitation and supportive and special needs housing in its Housing Element and Fair Share Plan, West Wildwood Borough shall make a *bona fide*, diligent, and good faith effort to exhaust the potential funding sources, included those listed in "A Guide to Affordable Housing Funding

Sources” (“Funding Guide”), dated October 28, 2008, and currently posted on COAH’s official website.

2. The Borough shall also maximize use of the funds from its Development Fee Ordinance to facilitate the economic feasibility of the Borough’s Housing Element and Fair Share Plan; and
3. If, after exhausting every potential funding source in the Funding Guide and its Development Fee Ordinance, the Borough still cannot secure sufficient financing to completely satisfy its affordable housing obligations, within the time frames agreed upon in the Court-approved FSHC Settlement Agreement, the Borough will fully fund any gaps in financing including by bonding if necessary, to assure the economic feasibility of the rehabilitation and affordable compliance techniques included in the Borough’s 2020 Third Round Housing Element and Fair Share Plan.
4. The Borough reserves the right to recoup any subsidy provided through future collections of development fees as such funds become available.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 via online access through Zoom.us on **May 7, 2021**.


 Donna L. Frederick, RMC
 Municipal Clerk

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

RESOLUTION 2021-068

RESOLUTION ADOPTING AN AFFORDABILITY ASSISTANCE
MANUAL

WHEREAS, a Mount Laurel Compliance Hearing is scheduled to take place during which the Court will consider whether to approve the Borough's Round 3 Housing Element and Fair Share Plan, its implementing ordinances and ancillary documents; and

WHEREAS, as part of the compliance process, an Affordability Assistance Manual has been prepared by Affordable Housing Alliance, which will administer the program; and

WHEREAS, the Affordability Assistance Manual outlines the policies and procedures of the Affordability Assistance Program including the basic content and operation of the various program components; and

WHEREAS, the manual is a mandatory element of the Borough's package of documents to be considered by the Court at the Fairness and Compliance Hearing referenced above.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Borough of West Wildwood, County of Cape May, State of New Jersey, approves and adopts its Affordability Assistance Manual, attached hereto as Exhibit A, so that the Borough can implement its Affordability Assistance Program.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek						
Commissioner John J. Banning						
Commissioner Joseph D. Segrest						

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 via online access through Zoom.us on **May 7, 2021**.

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

TABLED

FOR-SALE UNIT AFFORDABILITY ASSISTANCE PROGRAM
AND RENTAL UNIT AFFORDABILITY ASSISTANCE PROGRAM

FOR-SALE UNIT AFFORDABILITY ASSISTANCE PROGRAM

Down Payment Loan Program

The Borough may offer a Down Payment Assistance Loan program to qualified purchasers of households earning 80% or less of median income of the housing region. To be eligible for the loan, the qualified Buyer must be able to supply 3% of the down payment with the Buyer's own funds, plus additional closing costs that exceed the amount of the loan. No gifts or other loans may be used to fund the 3% down payment amount, but may be used to fund additional closing costs. The loan amount may be made up to ten percent (10%) of the purchase price.

The Borough must approve the Buyer's qualifications and need for the loan. The loan has no prepayment penalty. It is due and payable when the Buyer resells, borrows against the property or refinances the First Purchase Money Mortgage. The loan may be subordinated only to the First Purchase Money Mortgage. When calculating the borrowing capacity of the homeowner and the equity in the property, this loan must be included. The Buyer must sign a mortgage and mortgage note to the Borough.

Payment of Closing Costs

Eligible Buyers may receive payment of closing costs, i.e., title work and policy, reasonable attorney's fees for closing of title, preparation of survey, homeowners insurance, recording fees and other necessary closing expenses to third parties, not to exceed one thousand five hundred dollars (\$1,500.00) per unit. This assistance shall be in the form of a grant. Total buyer assistance grants, which include Payment of Closing Costs and Payment of Lender Fees, shall not exceed three thousand dollars (\$3,000.00) per unit. Utility deposits, i.e., gas and electric, paid to utility companies are to be returned to the Borough Affordable Housing Trust Fund upon resale of the unit. The buyer will execute documents required to secure payment to West Wildwood Borough.

Payment of Lender Fees

Eligible Buyers may receive payment of lender fees, i.e., mortgage points, application fees, appraisal fees, bank attorney review fees, and necessary mortgage closing expenses, not to exceed one thousand five hundred dollars (\$1,500.00) per unit. This assistance shall be in the form of a grant. Total buyer assistance grants, which include Payment of Closing Costs and Payment of Lender Fees, shall not exceed three thousand dollars (\$3000.00) per unit.

Administration

West Wildwood's Affordability Assistance Program is managed by the West Wildwood Borough's Affordable Housing Administrative Agent. The availability of the program shall be advertised continually on the Borough's website. The following administrative process is applied to the For-Sale Unit Affordability Assistance Program:

1. The Buyer contacts the Administrative Agent to confirm that he/she wants to receive Down Payment Assistance.
2. The Buyer must present proof to the Administrative Agent that he/she is qualified for Affordable Housing in the West Wildwood Borough.
3. Buyer must produce an exact copy of a signed Real Estate Contract for an affordable housing unit in West Wildwood Borough, which indicates clearly the full amount of the purchase price. Buyer must provide the Administrative Agent with the full name, address, phone number, and fax number of the Buyer's Attorney or Settlement Agent so that the Attorney or Settlement Agent can review and approve any and all documents required for the loan.
4. The Administrative Agent contacts the Realtor or Developer for confirmation of the sale of the unit, and the name of the Attorney handling the sale for the Developer at closing.
5. The amount of the Down Payment Assistance loan is verified (not to exceed ten percent of the Purchase Price) so that a Mortgage Note, Mortgage, and Repayment Agreement can be prepared by the Administrative Agent.
6. The amount of the Down Payment Assistance must be disclosed to the Lender, so that the Lender can accurately prepare the First Mortgage documents. The Buyer must give a copy of the First Mortgage Commitment to the Administrative Agent upon receipt of same, so that the Lender can receive full information about the Down Payment Assistance Loan, which shall constitute a Second Mortgage on the premises. The Lender must approve the secondary financing. The West Wildwood Borough Affordable Housing Attorney will contact the Lender once the Affordable Housing Attorney has a copy of the First Mortgage Commitment.
7. The West Wildwood Borough Finance Department will generate the necessary forms and obtain West Wildwood Borough Commission approval for it to issue an Affordable Housing Trust Fund check payable to the Seller's Attorney or Settlement Agent, so that the Down Payment Assistance check can be deposited into the Seller's Attorney Trust Account or Settlement Agent Trust Account pending Closing of Title. The letter and check to the Seller's Attorney or Settlement Agent shall state that the deposit money must be returned to the West Wildwood Borough if the closing is canceled, or if the sale is declared null and void. If there is a Closing of Title, the Down Payment Assistance money shall be released to the Seller. This money shall be shown on the Closing Statement as a deposit, with credit given at closing to the Buyer. The Buyer must fully execute the Mortgage Note, Mortgage, and Repayment Agreement at the Closing of Title before any money is released.
8. The Seller's Attorney or Settlement Agent shall verify that the Mortgage Note, Mortgage, and Repayment Agreement have been properly executed, and shall file the original Mortgage with the County Clerk to protect the West Wildwood Borough Second Mortgage on the property and return the Filed Mortgage to Affordable Housing Attorney along with the original Mortgage Note and Repayment Agreement.

RENTAL UNIT AFFORDABILITY ASSISTANCE PROGRAM

Rental Assistance

West Wildwood Borough may offer a Rental Assistance Program that is managed by the Administrative Agent. Eligible recipients of the program are renters who qualify for a very-low, low- or moderate-income rental unit. The following assistance is available to very-low, low- and moderate-income households:

1. Payment of "moving expenses" based upon verified receipts, in an amount not to exceed one thousand five hundred dollars (\$1,500.00) per family.
2. Rent subsidies based upon size of household and number of bedrooms in apartment
 - a) One-bedroom, low-income unit: \$55.00 per month subsidy.
 - b) One-bedroom, moderate-income unit: \$100.00 per month subsidy.
 - c) Two-bedroom, low-income unit: \$100.00 per month subsidy.
 - d) Two-bedroom, moderate-income unit: \$200.00 per month subsidy.
 - e) Three-bedroom, low-income unit: \$150.00 per month subsidy.
 - f) Three-bedroom, moderate-income units: \$250.00 per month subsidy.

The following assistance is available to very low-income households:

1. Payment of "moving expenses" based upon verified receipts, in an amount not to exceed one thousand five hundred dollars (\$1,500.00) per household.
2. Rental security deposit -Deposits paid to landlord to be returned to the Borough's Affordable Housing Trust Fund upon termination of tenancy.
3. Rent subsidies based upon size of household and number of bedrooms in apartment
 - a) One-bedroom: \$75.00 per month subsidy.
 - b) Two-bedroom: \$125.00 per month subsidy.
 - c) Three-bedroom: \$175.00 per month subsidy,

Rental assistance does not need to be repaid by the tenant. The amount of the rental supplement will be calculated initially based on the tenant's actual income and the rent level of the affordable units to help bring the total shelter costs down to 30% of the total household income or lower, if warranted by the particular household circumstances. If the tenant wishes to renew the lease, he/she must be re-income qualified and the rental supplement will be recalculated. If the tenant no longer qualifies for the rental assistance, he/she may renew the lease and stay in the unit, but will no longer receive rental assistance.

Administration

West Wildwood Borough's Rental Unit Affordability Assistance Programs will be administered by the Borough's Administrative Agent. The availability of the program shall be advertised continually on the Borough's website. After an applicant is income-qualified by the Administrative Agent pursuant to the Uniform Housing Affordability Controls, the applicant will complete and provide an affordability assistance application to the Administrative Agent.

For qualified and approved payment of moving expenses, the Administrative Agent will follow the Borough purchasing and requisition process for generating a check that is made out to the applicant. Once the check is produced, the Administrative Agent provides it to the applicant.

For qualified and approved payment of utility deposit, the Administrative Agent follows the Borough purchasing and requisition process for generating a check that is made out to the utility company. Once the check is produced, the Administrative Agent provides it to the applicant for payment to the utility company.

The affordability assistance recipient will sign a contract with West Wildwood Borough which states, at a minimum: the amount of funds granted, interest information, procedures, duration and conditions of affordability assistance, and repayment information if required.

The availability of any Affordability Assistance Programs must be noticed to all tenants of affordable units within West Wildwood Borough and provided to all administrative agents of affordable units within West Wildwood Borough and advertised on the Borough's website.

An income eligible occupant or applicant for an affordable unit within Borough may not be denied participation in the Affordability Assistance Program(s) unless funding is no longer available.

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

RESOLUTION 2021-069

**ADOPTION OF AN AFFIRMATIVE MARKETING PLAN FOR THE BOROUGH OF
WEST WILDWOOD**

WHEREAS, the Borough of West Wildwood’s Housing Element and Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.), the New Jersey Uniform Housing Affordability Controls (“UHAC”) (N.J.A.C. 5:80-26.1 et. seq.) and the Council on Affordable Housing (“COAH”) Rules (N.J.A.C. 5:93-1, et. seq.); and

WHEREAS, in accordance with applicable COAH Rules and the provisions of UHAC, the Borough of West Wildwood is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created or re-rented through rehabilitation, are affirmatively marketed to very low-, low- and moderate-income households, particularly those living and/or working within Housing Region 6, the Housing Region encompassing the Borough of West Wildwood.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Commission of the Borough of West Wildwood, County of Cape May, State of New Jersey, do hereby adopt the Affirmative Marketing Plan set forth as attached hereto.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 via online access through Zoom.us on **May 7, 2021**.

A handwritten signature in cursive script, appearing to read "Donna L. Frederick", written over a horizontal line.

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

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in (REGION 6)

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number Triad Associates 1301 W. Forest Grove Road Vineland, NJ (856) 690-9590		1b. Development or Program Name, Address Borough of West Wildwood Rental Housing Rehabilitation Program	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From To be determined To To be determined	1e. State and Federal Funding Sources (if any) N/A	
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: To be Determined Occupancy: To be Determined		
1h. County Atlantic, Cape May, Cumberland, Salem		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any): Application fee applies. Credit and Criminal Background Check Fees may apply.			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.

Initial Randomization

Applicants are selected at random before income-eligibility is determined, regardless of household size or desired number of bedrooms. The process is as follows:

After advertising is implemented, applications are accepted for 60 days.

At the end of the period, sealed applications are selected one-by-one through a lottery (unless fewer applications are received than the number of available units, then all eligible households will be placed in a unit).

An applicant pool is created by listing applicants in the order selected.

Applications are reviewed for income-eligibility. Ineligible households are informed that they are being removed from the applicant pool or given the opportunity to correct and/or update income and household information.

Eligible households are matched to available units based upon the number of bedrooms needed (and any other special requirements, such as the need for an accessible unit).

If there are sufficient names remaining in the pool to fill future re-rental, the applicant pool shall be closed.

When the applicant pool is close to being depleted, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The new applicant pool will be added to the remaining list of applicants.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

- White (non-Hispanic)
 Black (non-Hispanic)
 Hispanic
 American Indian or Alaskan Native
 Asian or Pacific Islander
 Other group:

3b. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE COAH REGION 6			
Daily Newspaper			
X	One display ad beginning at the start of the marketing process	Press of Atlantic City	
X	Continuous	www.triadhousingprogram.com	
X	As Needed	Craigslist/Zillow	
TARGETS PARTIAL COAH REGION 6			
Daily Newspaper			
<input type="checkbox"/>		Atlantic Daily Sentinel	Atlantic
<input type="checkbox"/>		Press of Atlantic City	Atlantic, Cape May, Cumberland, Ocean
<input type="checkbox"/>		Bridgeton News	Cumberland
<input type="checkbox"/>		Daily Journal	Cumberland
<input type="checkbox"/>		Today's Sunbeam	Salem
Weekly Newspaper			
<input type="checkbox"/>		Atlantic County Record	Atlantic
<input type="checkbox"/>		Beachcomber News	Atlantic
<input type="checkbox"/>		Current of Absecon and Galloway Township	Atlantic
<input type="checkbox"/>		Current of Down Beach	Atlantic
<input type="checkbox"/>		Current of Egg Harbor Township	Atlantic
<input type="checkbox"/>		Current of Mays Landing and Hamilton Township	Atlantic

<input type="checkbox"/>		Current of Northfield, Linwood and Somers Point	Atlantic
<input type="checkbox"/>		Egg Harbor News	Atlantic
<input type="checkbox"/>		Hammonton Gazette	Atlantic
<input type="checkbox"/>		Hammonton News	Atlantic
<input type="checkbox"/>		Mainland Journal	Atlantic
<input type="checkbox"/>		Record Journal	Atlantic
<input type="checkbox"/>		Atlantic City Weekly	Atlantic, Cape May, Cumberland
<input type="checkbox"/>		Cape May County Herald	Cape May
<input type="checkbox"/>		Cape May Gazette	Cape May
<input type="checkbox"/>		Cape May Star & Wave	Cape May
<input type="checkbox"/>		Gazette of Upper Township	Cape May
<input type="checkbox"/>		Ocean City Gazette	Cape May
<input type="checkbox"/>		Wildwood Leader	Cape May
<input type="checkbox"/>		Cumberland Reminder	Cumberland

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
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TARGETS ENTIRE COAH REGION 6

<input type="checkbox"/>		3 KYW-TV CBS Broadcasting Inc.	
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		23 WNJS New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		61 WPPX Paxson Communications License Company, LLC	

TARGETS PARTIAL COAH REGION 6

<input type="checkbox"/>		8 WPSJ-LP Engle Broadcasting	Atlantic
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	Atlantic
<input type="checkbox"/>		40 WMGM-TV Access 1 New Jersey License Company	Atlantic, Cape May, Cumberland
<input type="checkbox"/>		62 WWSI Hispanic Broadcasters of Philadelphia, Llc	Atlantic, Cape May, Cumberland
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co.	Atlantic, Cumberland, Salem

		(General Electric)	
<input type="checkbox"/>		12 WHYY-TV WHYY, Inc.	Atlantic, Cumberland, Salem
<input type="checkbox"/>		17 WPHL-TV Tribune Company	Atlantic, Cumberland, Salem
<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Atlantic, Cumberland, Salem
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	Atlantic, Cumberland, Salem
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	Atlantic, Cumberland, Salem
<input type="checkbox"/>		57 WPSG CBS Broadcasting Inc.	Atlantic, Cumberland, Salem
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	Atlantic, Cumberland, Salem
<input type="checkbox"/>		64 WDPB WHYY, Inc.	Cape May
<input type="checkbox"/>		2 WMAR-TV Scripps Howard Broadcasting Company	Cumberland, Salem
<input type="checkbox"/>		13 WJZ-TV CBS Broadcasting Inc.	Cumberland, Salem
<input type="checkbox"/>		43 WPMT Tribune Company	Salem

	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL COAH REGION 6			
X	One ad beginning at the start of the marketing process	Comcast of Avalon, South Jersey, Wildwood	All Atlantic, Cape May, Cumberland and Salem Counties

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE COAH REGION 6			
AM			
<input type="checkbox"/>		WFIL 560	Christian
<input type="checkbox"/>		WIP 610	
<input type="checkbox"/>		WNTP 990	
<input type="checkbox"/>		WWJZ 640	
FM			
<input type="checkbox"/>		WFG-FM 96.9	
<input type="checkbox"/>		WIXM 97.3	
<input type="checkbox"/>		WMGM 103.7	
<input type="checkbox"/>		WSJO 104.9	
<input type="checkbox"/>		WZXL 100.7	

TARGETS PARTIAL COAH REGION 6

AM

<input type="checkbox"/>		WIBG 1020	Christian
<input type="checkbox"/>		WKXW 1450	
<input type="checkbox"/>		WMID 1340	
<input type="checkbox"/>		WOND 1400	
<input type="checkbox"/>		WTKU 1490	
<input type="checkbox"/>		WURD 900	
<input type="checkbox"/>		WGYM 1580	
<input type="checkbox"/>		KYW 1060	
<input type="checkbox"/>		WNJC 1360	
<input type="checkbox"/>		WPHT 1210	
<input type="checkbox"/>		WWDB 860	
<input type="checkbox"/>		WNWR 1540	
<input type="checkbox"/>		WPEN 950	
<input type="checkbox"/>		WCMC 1230	
<input type="checkbox"/>		WMVB 1440	
<input type="checkbox"/>		WTMR 800	
<input type="checkbox"/>		WDEL 1150	
<input type="checkbox"/>		WFAI 1510	
<input type="checkbox"/>		WMIZ 1270	Hispanics
<input type="checkbox"/>		WSNJ 1240	
<input type="checkbox"/>		WVCH 740	Christian
<input type="checkbox"/>		WPWA 1590	

FM

<input type="checkbox"/>		WLFR 91.7	Atlantic
<input type="checkbox"/>		WTKU-FM 98.3	Atlantic
<input type="checkbox"/>		WAJM 88.9	Atlantic, Cape May
<input type="checkbox"/>		WJSE 102.7	Atlantic, Cape May
<input type="checkbox"/>		WKOE 106.3	Atlantic, Cape May
<input type="checkbox"/>		WTTH 96.1	Atlantic, Cape May
<input type="checkbox"/>		WZBZ 99.3	Atlantic, Cape May

<input type="checkbox"/>		WAYV 95.1	Atlantic, Cape May, Cumberland
<input type="checkbox"/>		WPUR 107.3	Atlantic, Cape May, Cumberland
<input type="checkbox"/>		WRTQ 91.3	Atlantic, Cape May, Cumberland
<input type="checkbox"/>		WXGN 90.5	Atlantic, Cape May, Cumberland
<input type="checkbox"/>		WXXY-FM 88.7	Atlantic, Cape May, Cumberland
<input type="checkbox"/>		WNJN-FM 89.7	Atlantic, Cumberland, Salem
<input type="checkbox"/>		WAIV 102.3	Cape May
<input type="checkbox"/>		WBZC 88.9	Cape May
<input type="checkbox"/>		WCZT 98.7	Cape May
<input type="checkbox"/>		WGBZ 105.5	Cape May
<input type="checkbox"/>		WILW 94.3	Cape May
<input type="checkbox"/>		WWCJ 89.1	Cape May
<input type="checkbox"/>		WRDX 94.7	Cape May, Cumberland, Salem
<input type="checkbox"/>		WVLT 92.1	Cape May, Cumberland, Salem
<input type="checkbox"/>		WRTI 90.1	Cape May, Salem
<input type="checkbox"/>		WBEB 101.1	Cumberland, Salem
<input type="checkbox"/>		WBEN-FM 95.7	Cumberland, Salem
<input type="checkbox"/>		WDAS-FM 105.3	Cumberland, Salem
<input type="checkbox"/>		WIOQ 102.1	Cumberland, Salem
<input type="checkbox"/>		WJBR-FM 99.5	Cumberland, Salem
<input type="checkbox"/>		WJJZ 106.1	Cumberland, Salem
<input type="checkbox"/>		WJKS 101.7	Cumberland, Salem
<input type="checkbox"/>		WKDN 106.9	Cumberland, Salem (Christian)
<input type="checkbox"/>		WMGK 102.9	Cumberland, Salem
<input type="checkbox"/>		WMMR 93.3	Cumberland, Salem
<input type="checkbox"/>		WNJB-FM 89.3	Cumberland, Salem
<input type="checkbox"/>		WUGL 98.1	Cumberland, Salem
<input type="checkbox"/>		WPHI-FM 100.3	Cumberland, Salem
<input type="checkbox"/>		WRDW-FM 96.5	Cumberland, Salem
<input type="checkbox"/>		WSTW 93.7	Cumberland, Salem
<input type="checkbox"/>		WUSL 98.9	Cumberland, Salem

<input type="checkbox"/>		WXTU 92.5	Cumberland, Salem
<input type="checkbox"/>		WYSP 94.1	Cumberland, Salem
<input type="checkbox"/>		WHYY-FM 90.9	Salem

3c. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters)
(Check all that applies)

DURATION & FREQUENCY OF OUTREACH	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE	
TARGETS ENTIRE COAH REGION 6				
Weekly				
<input checked="" type="checkbox"/>	One display ad during the marketing process	Al Dia	Philadelphia Area	Spanish-Language
<input type="checkbox"/>		Nuestra Comunidad	Central/South Jersey	Spanish-Language

TARGETS PARTIAL COAH REGION 6

Weekly

<input type="checkbox"/>		Jewish Times of the South Jersey Shore	South Shore area	Jewish community
<input type="checkbox"/>		Ukrainian Weekly	New Jersey	Ukrainian community

3d. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)

DURATION & FREQUENCY OF OUTREACH	NAME OF EMPLOYER/COMPANY	LOCATION	
Atlantic County			
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	AtlantiCare Health System	2500 English Creek Ave, Egg Harbor Twp, NJ
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Shore Memorial Hospital	700 Shore Rd, Somers Point, NJ
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Atlantic City Electric	2542 Fire Rd, Egg Harbor Township, NJ
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Wawa	various locations
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Wal-mart	various locations
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Shoprite	various locations
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Kessler Memorial Hospital	600 S White Horse Pike, Hammonton, NJ
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	South Jersey Industries Inc.	1 South Jersey Plz, Hammonton, NJ
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Flagship Resort	60 N Maine Ave, Atlantic City, NJ
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Bacharach Institute for Rehabilitation	61 West Jimmie Leeds Road Pomona, NJ
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Lowes Home Improvement	various locations
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Home Depot	various locations

	beginning of Marketing		
X	Flyers to be mailed at beginning of Marketing	Comar Inc.	1 Comar Pl, Buena, NJ
X	Flyers to be mailed at beginning of Marketing	Marriot Seaview Resorts	401 S New York Rd, Galloway, NJ
X	Flyers to be mailed at beginning of Marketing	Ole Hansen & Sons	100 Old Port Republic Rd, Galloway, NJ
X	Flyers to be mailed at beginning of Marketing	Acme Markets	various locations
X	Flyers to be mailed at beginning of Marketing	Atlantic City Linen	18 N New Jersey Ave, Atlantic City, NJ
X	Flyers to be mailed at beginning of Marketing	The Press of Atlantic City	1000 W Washington Ave, Pleasantville, NJ

Cape May County

X	Flyers to be mailed at beginning of Marketing	Cape Regional Medical Center	2 Stone Harbor Blvd, Cape May Court House, NJ 08210
X	Flyers to be mailed at beginning of Marketing	Cold Spring Rush Fish and Supply Co	906 Schellenger St, Cape May, NJ
X	Flyers to be mailed at beginning of Marketing	Acme Markets	various locations
X	Flyers to be mailed at beginning of Marketing	Wawa	various locations
X	Flyers to be mailed at beginning of Marketing	Cape Counseling Services	687 Route 9, Cape May, NJ
X	Flyers to be mailed at beginning of Marketing	Shores at Wesley Manor	2201 Bay Ave, Ocean City, NJ
X	Flyers to be mailed at beginning of Marketing	Shop Rite	various locations
X	Flyers to be mailed at beginning of Marketing	Verizon	various locations
X	Flyers to be mailed at beginning of Marketing	Holy Redeemer Visiting Nurse Association	6727 Delilah Rd # F, Egg Harbor Twp, NJ

Cumberland County

X	Flyers to be mailed at beginning of Marketing	South Jersey Healthcare	333 Irving Ave, Bridgeton, NJ
X	Flyers to be mailed at beginning of Marketing	Durand Glass Manufacturing Co.	901 S. Wade Blvd, Millville, NJ
X	Flyers to be mailed at beginning of Marketing	Training School at Vineland	1667 E. Landis Ave Vineland, NJ 08361
X	Flyers to be mailed at beginning of Marketing	Alcan Global Pharmaceutical Packaging Inc.	1101 Wheaton Ave, Millville, NJ
X	Flyers to be mailed at beginning of Marketing	Kimble Glass Inc./ Kontes Glass Co.	537 Crystal Ave, Vineland, NJ and 1300 Wheaton Ave, Millville, NJ 1022 Spruce St, Vineland, NJ
X	Flyers to be mailed at beginning of Marketing	Wawa	various locations
X	Flyers to be mailed at beginning of Marketing	Wheaton Science Products	1501 N 10th St, Millville, NJ
X	Flyers to be mailed at beginning of Marketing	ShopRite	various locations
X	Flyers to be mailed at beginning of Marketing	Progresso Quality Foods	3501 S East Blvd, Vineland, NJ
X	Flyers to be mailed at beginning of Marketing	Seabrook Brothers & Sons Inc.	1031 Parsonage Rd, Bridgeton, NJ
X	Flyers to be mailed at beginning of Marketing	Sheppard Bus Service	35 Rockville Rd, Bridgeton, NJ and 212 L St, Millville, NJ
X	Flyers to be mailed at beginning of Marketing	Acme Markets Inc.	101 Bluebird Ln, Millville, NJ

X	Flyers to be mailed at beginning of Marketing	Wal-Mart	various locations
X	Flyers to be mailed at beginning of Marketing	Leone Industries	443 S East Ave, Bridgeton, NJ
X	Flyers to be mailed at beginning of Marketing	Silverton Marine Corp.	301 Riverside Dr, Millville, NJ
X	Flyers to be mailed at beginning of Marketing	Sun National Bank	various locations
X	Flyers to be mailed at beginning of Marketing	F&S Produce	913 Bridgeton Ave, Rosenhayn, NJ
X	Flyers to be mailed at beginning of Marketing	Tri-County Community Action Partnership	110 Cohansey Street, Bridgeton

Salem County

X	Flyers to be mailed at beginning of Marketing	PSE&G	162 Route 45 Salem, NJ 08079
X	Flyers to be mailed at beginning of Marketing	Dupont De Nemours E I & Co.	Penns Grove, NJ 08069
X	Flyers to be mailed at beginning of Marketing	Mannington Mills	Frog Ocean Rd, Salem, NJ and 75 Mannington Mills Rd
X	Flyers to be mailed at beginning of Marketing	Memorial Hospital of Salem county	310 Woodstown Rd, Salem, NJ
X	Flyers to be mailed at beginning of Marketing	Conectiv	5 Collins Dr, Penns Grove, NJ
X	Flyers to be mailed at beginning of Marketing	Anchor Glass Container Corp.	83 Griffith St, Salem, NJ
X	Flyers to be mailed at beginning of Marketing	SJH Elmer Hospital	501 Front St, Elmer
X	Flyers to be mailed at beginning of Marketing	GEON Company	Porcupine Rd & US Highway, Pedricktown, NJ
X	Flyers to be mailed at beginning of Marketing	B&B Poultry	Almond Rd, Norma, NJ

3e. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)

Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
Atlantic County Board of Realtors			Flyers to be mailed at beginning of Marketing
Cape May County Board of Realtors			Flyers to be mailed at beginning of Marketing
Cumberland County Board of Realtors			Flyers to be mailed at beginning of Marketing

3f. Community Contacts (names of community groups/organizations throughout the housing region who will receive direct notification of the availability of affordable housing units and who will be asked to post advertisements and distribute flyers and application forms regarding available affordable housing to their constituencies).

Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
Fair Share Housing Center	510 Park Blvd., Cherry Hill, NJ 08002	Region 6 - Multi-racial/ethnic	When affordable housing units become available, notice of such availability to be provided,
NJ State Conference of NAACP	15 W Front St, Trenton, NJ 08608	Multi-racial/ethnic	
Latino Action Network	2560 U.S. Highway 22, Suite Number 322 Scotch Plains, NJ 07076	Multi-racial/ethnic	
Mainland/Pleasantville Mizpah		Multi-racial/ethnic	

Atlantic City NAACP	https://www.facebook.com/NAACPAC	Multi-racial/ethnic	and application forms, flyers and advertising posters to be mailed at the initiation of Marketing
Cape May County NAACP	https://www.facebook.com/cmnaacp	Multi-racial/ethnic	
Supportive Housing Association	185 Valley St, South Orange, NJ 07079	Multi-racial/ethnic	

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:

4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)

	BUILDING	LOCATION
X	Atlantic County	5901 Main Street, Mays Landing, NJ 08330 (609)625-4011
X	Cape May County Main Library	30 Mechanic Street, Cape May Courthouse, NJ
X	Cumberland County Library	800 East Commerce Street, Bridgeton, NJ 08302
X	Salem County Court House	92 Market Street, Salem, NJ 08079 (609)935-7510 Ext:8202

4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)

West Wildwood Borough Hall
701 West Glenwood Avenue
West Wildwood, NJ 08260
609-522-4845

Cape May county Library – Wildwood Crest Branch
6300 Atlantic Avenue, Wildwood Crest, NJ 08260
609-522-0564

4c. Sales/Rental Office for units (if applicable)

To be determined

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's COAH substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI funding).

Katherine Paekowski, Triad Associates

Name (Type or Print)

Administrative Agent for Housing Rehabilitation Program

Title/Municipality

Signature Date

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

RESOLUTION 2021-070

**AUTHORIZING THE AWARDING OF A NON-FAIR AND OPEN
CONTRACT FOR CODIFICATION SERVICES
TO GENERAL CODE**

WHEREAS, it is deemed necessary for the Borough to contract for Codification Services; and

WHEREAS, General Code with offices located at 781 Elmgrove Road, Rochester, NY 14624, submitted a Proposal for Codification Services dated April 27, 2021, in the amount of \$24,300.00; and

WHEREAS, General Code has over 55 years of experience in this area and is qualified to perform such services; and

WHEREAS, the Chief Financial Officer has ascertained there are available sufficient appropriations to award this contract with General Code from the Capital Account # C-04-55-917-101 in the amount of \$24,300.00 and a Certificate of Availability of Funds from the Chief Financial Officer is attached hereto.


NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of West Wildwood, Cape May County, State of New Jersey, that the Mayor/Deputy Mayor be and is hereby authorized to execute a Contract Agreement on behalf of the Borough of West Wildwood to General Code for Codification Services in the amount of \$24,300.00.

BE IT FURTHER RESOLVED that this contract for "Codification Services" is awarded without competitive bidding under the provisions of the Local Public Contracts Law N.J.S.A. 40A:11-5(1)(x), which provides inter alia, that no local unit shall be required to advertise for bids for services which fall within one of the exceptions permitted, of which classification the aforesaid contract falls within. Specifically, that the printing of municipal ordinances or other services necessarily incurred in connection with the revision and codification of municipal ordinances.

BE IT FURTHER RESOLVED the awarding of this contract shall be published by the Municipal Clerk in accordance with the requirements of Law.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek	x		x			
Commissioner John J. Banning			x			
Commissioner Joseph D. Segrest		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 via online access through zoom.us on **May 7, 2021**.



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

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

RESOLUTION 2021-071

**RESOLUTION OF THE BOARD OF THE BOROUGH OF WEST WILDWOOD
APPOINTING COMMISSIONER JOSEPH D. SEGREST
AS MUNICIPAL HOUSING LIAISON**

WHEREAS, The Borough of West Wildwood’s Housing Element and Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.), applicable Council on Affordable Housing (“COAH”) regulations and Uniform Housing Affordability Controls (“UHAC”) regulations; and

WHEREAS, the Borough of West Wildwood has chosen to appoint a Municipal Housing Liaison for the administration of West Wildwood’s affordable housing program to enforce the requirements of applicable COAH and UHAC regulations; and

WHEREAS, West Wildwood’s Borough Ordinance provides for the appointment of a Municipal Housing Liaison to administer the Borough’s affordable housing program.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of West Wildwood, in the County of Cape May, and the State of New Jersey, that Commissioner Joseph D. Segrest, is hereby appointed by the Board of Commissioners of the Borough of West Wildwood as the Municipal Housing Liaison for the administration of the Borough’s affordable housing program.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek		X	X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest					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 via online access through Zoom.us on **May 7, 2021**.


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

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

RESOLUTION 2021-072

**RESOLUTION AUTHORIZING THE BOROUGH OF WEST WILDWOOD TO
ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2020 OF
EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY
MANAGEMENT AGENCY ASSISTANCE**

WHEREAS, the Borough of West Wildwood Office of Emergency Management has been awarded State Homeland Security Grant Program Sub-grant AFN #97.042, Subgrant Award #FY20-EMPG-EMAA-0513 from the New Jersey Department of Law and Public Safety, Office of the Attorney General. The subgrant, consisting of \$10,000.00 Federal Award is for the purpose of enhancing the Borough's ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

WHEREAS, the Borough will use these funds to enhance your Emergency Management Program and that the funds will be used for Emergency Management purposes; and

WHEREAS, the award period is from July 1, 2020 to June 30, 2021; and

WHEREAS, the subgrant award incorporates all conditions and representations contained or made in application and notice of award; and

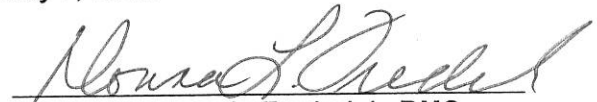
WHEREAS, the West Wildwood Office Emergency Management, designated by the New Jersey State Police, Office of Emergency Management, has submitted an Application for Subgrant Award that has been required by the said New Jersey State Office of Emergency Management.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of West Wildwood, in the County of Cape May, State of New Jersey:

1. That the Borough accepts the award of the FFY20 Emergency Management Performance Grant Program (EMPG), Emergency Management Agency Assistance Subgrant (EMAA) in the amount of up to \$10,000.00 Federal Funds from the New Jersey State Police, Office of Emergency Management.
2. That the Chief Financial Officer and Director of Emergency Management are authorized to sign the appropriate subgrant award documents.
3. That copies of this resolutions shall be forwarded to the New Jersey State Police, Office of Emergency Management, the Chief Financial Officer and the County Division of Emergency Management and Office of Treasury.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 via online access through Zoom.us on **May 7, 2021**.


 Donna L. Frederick, RMC
 Municipal Clerk

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

RESOLUTION 2021-073

**AUTHORIZING THE APPROVAL OF EIGHT DAYS OF EXTENDED PAID
SICK LEAVE AND APPROVING THE REQUEST FOR UNPAID LEAVE OF ABSENCE**

WHEREAS, the Board of Commissioners deem it appropriated to approve eight days of extended paid sick leave to long-time public works employee Francis A. Pellegrino; and

WHEREAS, Mr. Pellegrino has submitted a letter requesting an unpaid leave of absence from May 6, 2021 until July 1, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of West Wildwood, County of Cape May, New Jersey, hereby approve eight days of extended paid sick leave to long-time employee Francis A. Pellegrino and approve his unpaid leave of absence request.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek	X		X			
Commissioner John J. Banning			X			
Commissioner Joseph D. Segrest		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 via online access through Zoom.us on **May 7, 2021**.



Donna L. Frederick, RMC
Municipal Clerk

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

RESOLUTION 2021-074

**RESOLUTION OF THE BOROUGH OF WEST
WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW
JERSEY, MAKING APPLICATION TO THE LOCAL
FINANCE BOARD PURSUANT TO N.J.S.A. 40A:2-51**

WHEREAS, the Borough of West Wildwood, in the County of Cape May, New Jersey (the "Borough") desires to make application to the Local Finance Board pursuant to the provisions of N.J.S.A. 40A:2-51 et seq. for its approval of the following entitled bond ordinance:

"REFUNDING BOND ORDINANCE PROVIDING FOR THE FUNDING OF THE REMAINING PORTION OF A LITIGATION JUDGMENT IN AND BY THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$800,000 REFUNDING BONDS OR NOTES OF THE BOROUGH FOR FINANCING THE COST THEREOF."

WHEREAS, the Borough believes that:

- (a) it is in the public interest to accomplish such purposes;
- (b) said purposes are for the health, welfare, convenience or betterment of the inhabitants of the local unit or units;
- (c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant; and
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the local unit or units and will not create an undue financial burden to be placed upon the local unit or units;

NOW THEREFORE, BE IT RESOLVED BY BOROUGH BOARD OF COMMISSIONERS OF THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, as follows:

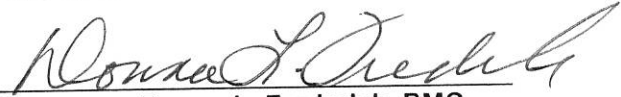
Section 1. The application to the Local Finance Board is hereby approved, and the Borough's Bond Counsel and Auditor, along with other representatives of the Borough, are hereby authorized to prepare such application and to represent the Borough in matters pertaining thereto.

Section 2. The Clerk of the Borough is hereby directed to prepare and file copies of this resolution and refunding bond ordinance with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its approval as provided by the applicable New Jersey Statutes.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 via online access through Zoom.us on **May 7, 2021**.



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

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

RESOLUTION 2021-075

**RESOLUTION OF THE BOROUGH OF WEST
WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW
JERSEY, PROVIDING FOR AN EMERGENCY
APPROPRIATION IN THE AMOUNT OF \$800,000
PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:4-46
TO PROVIDE THE FUNDING OF A LITIGATION
JUDGMENT**

WHEREAS, an emergency has arisen requiring the appropriation of funds of the Borough of West Wildwood, in the County of Cape May, New Jersey (the "Borough"), in the amount of \$800,000 to provide for the remaining portion of a judgment in the matter Jacquelyn Ferentz v. Mayor Herbert Frederick and the Borough of West Wildwood, Superior Court of New Jersey Law Division, Docket No: CPM-L-797-08, and the costs and expenses associated therewith (collectively, the "Judgment"); and

WHEREAS, adequate provision was not made in the 2021 budget of the Borough for the aforesaid purposes, and N.J.S.A. 40A:4-46 provides authorization for the undertaking of emergency appropriations for the purpose mentioned above; and

WHEREAS, the Borough intends to finance such improvement by a refunding bond ordinance; and

WHEREAS, the total amount of emergency appropriations created, including the appropriation to be created by this resolution, is \$800,000, and 3% of the total current and utility operating appropriations in the budget for CY 2021 is \$108,270; and

WHEREAS, the foregoing emergency appropriation, together with prior emergency appropriations, exceeds 3% of the total operating appropriations (including utility operation appropriations) in the budget for CY 2021.

NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH BOARD OF COMMISSIONERS OF THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. In accordance with N.J.S.A. 40A:4-49, petition shall be made to the Director of the Division of Local Government Services for permission to exceed the statutory limitation of 3 percent for the creation of one or more appropriations for the purposes set forth in the preamble in accordance with this Resolution.

Section 2. Pursuant to N.J.S.A. 40A:4-46, an emergency appropriation is hereby made in the amount of \$800,000 providing for the Judgment.

Section 3. Said emergency appropriation is anticipated to be provided in full pursuant to a refunding bond ordinance entitled, "REFUNDING BOND ORDINANCE PROVIDING FOR THE FUNDING OF THE REMAINING PORTION OF A LITIGATION JUDGMENT IN AND BY THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$800,000 REFUNDING BONDS OR NOTES OF THE BOROUGH FOR FINANCING THE COST THEREOF" to be introduced on the date hereof and finally adopted hereafter.

Section 4. An emergency note not in excess of \$800,000 is hereby authorized to be issued pursuant to N.J.S.A. 40A:4-51.

Section 5. The Borough Board of Commissioners hereby determines that the expenditures authorized in Section 2 hereof will meet a pressing need for public expenditure to protect and promote the public health, safety, morale or welfare of the residents of the Borough.

Section 6. The emergency note authorized herein, if issued, shall be executed by the Mayor and the Chief Financial Officer of the Borough and attested by the Borough Clerk.

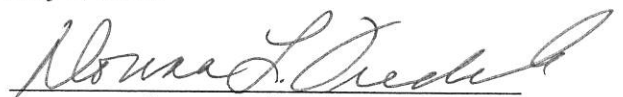
Section 7. The Chief Financial Officer of the Borough is hereby delegated the authority to sell and award the note, if any, and such note, if issued, may be renewed from time to time by the Chief Financial Officer provided that any such renewals shall be payable on or before December 31, 2022.

Section 8. Two certified copies of this resolution shall be filed with the Director of the Division of Local Government Services.

Section 9. This resolution shall take effect immediately.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			x			
Commissioner John J. Banning	x		x			
Commissioner Joseph D. Segrest		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 via online access through Zoom.us on May 7, 2021.



Donna L. Frederick, RMC
Municipal Clerk

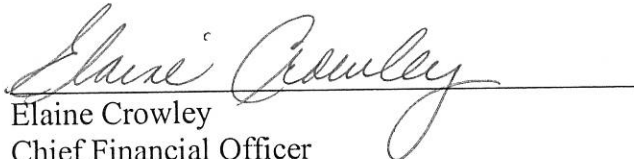
CERTIFICATION OF CHIEF FINANCIAL OFFICER

Purpose of emergency appropriation: To provide for the funding of the remaining portion of a judgment in the matter Jacquelyn Ferentz v. Mayor Herbert Frederick and the Borough of West Wildwood, Superior Court of New Jersey Law Division, Docket No: CPM-L-797-08, and the costs and expenses associated therewith

Date(s) of occurrence:

Have any **contracts** been awarded or purchase orders placed in connection with this emergency appropriation? *NO*

IN WITNESS WHEREOF, I have hereunto set my hand as of this 7th day of May, 2021.


Elaine Crowley
Chief Financial Officer
Borough of West Wildwood

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

RESOLUTION 2021-076

RESOLUTION TO AMEND CAPITAL BUDGET

WHEREAS, the Board of Commissioners of the Borough of West Wildwood, County of Cape May desires to amend the 2021 Capital Budget by inserting thereon or correcting the item therein as shown in such budget:

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of West Wildwood, County of Cape of May that the following change be made to the Capital Budget of the year 2021:

**AMENDMENT TO
CAPITAL BUDGET OF THE
BOROUGH OF WEST WILDWOOD
COUNTY OF CAPE MAY, NEW JERSEY**
Project Schedule for 2021
Method of Financing

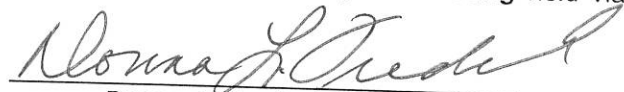
<u>NEW PROJECT</u>	<u>TOTAL COST</u>	<u>CAPITAL IMPROVEMENT FUND</u>	<u>GRANTS IN AID AND OTHER FUNDS</u>	<u>DEBT AUTHORIZED</u>
Refunding Bond Ordinance for Funding of the Remaining Portion of a Litigation Judgment	\$800,000	\$0	\$0	\$800,000

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the office of the Director of the Division of Local Government Services.

It is hereby certified that this is a true copy of a resolution amending the capital budget adopted by the governing body on the 7th day of May, 2021.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek			X			
Commissioner John J. Banning	X		X			
Commissioner Joseph D. Segrest		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 via online access through Zoom.us on **May 7, 2021**.



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

May 2021 Commissioner Report

Finance and Revenue

Tax Assessor Report

- Nothing new to report this month.

Tax Collector Report

- 2021 Taxes collected thru 4/30/2021: \$1,222,531
- Delinquent Taxes collected thru 4/30/2021: \$45,192.39
- 2021 Sewer Rents collected thru 4/30/2021: \$271,074.24
- Delinquent Sewer Rents collected thru 4/30/2021: \$18,358.27

Operating Budget

- 2021 Budget public hearing this meeting.
 - Total Appropriation for 2021 is \$29,003.61 less than 2020 budget
 - Revenue other than tax levy is down \$151,461.77 from 2020 budget
 - Net Borough valuation up .89%
 - Local purpose tax rate increased 6 cents to offset lower non-tax revenue
 - Effective School tax rate decreased 4.8 cents
 - County tax expected to increase 1 cent
 - Net impact to tax rate is 2.2 cent increase
 - Estimated tax bill impact is shown in table below. Third and fourth quarter payments are higher to catch up for the lower first and second quarter payments. Sample calculation is below.

Current Assessed value	2021 estimated payments Q1 & Q2	2021 estimated payment Q3 & Q4	2021 Estimated total tax	2021 Estimated Tax increase
\$ 150,000.00	\$ 672.00	\$ 688.50	\$ 2,721.00	\$ 33.00
\$ 246,233.00	\$ 1,103.12	\$ 1,130.21	\$ 4,466.67	\$ 54.17
\$ 300,000.00	\$ 1,344.00	\$ 1,377.00	\$ 5,442.00	\$ 66.00
\$ 400,000.00	\$ 1,792.00	\$ 1,836.00	\$ 7,256.00	\$ 88.00

Capital Planning

- General Capital– A bond ordinance was introduced this month for the near-term projects as follows:
 - Bond Ordinance 592(2021) \$1,861,000 (appropriating) / \$1,822,850 (bonds/notes authorized)
 - 5% Down Payment \$38,150 from Capital funds
 - Reimbursable Grants total \$ 572,280.00
 - Net Debt after reimbursements (\$ 1,250,570)

	Total Cost	Bonded Amount	NJ DCA Small Cities	NJ DOT Participating
A Avenue	\$ 380,000.00	\$ 380,000.00		\$ 185,000.00
Pine Avenue	\$ 443,000.00	\$ 443,000.00		\$ 160,000.00
Municipal Building ADA Ramp	\$ 275,000.00	\$ 275,000.00	\$ 227,280.00	
Taggart Park, Lake Avenue and Neptune Avenue Bulkheads	\$ 495,000.00	\$ 470,250.00		
INI Reduction efforts	\$ 88,000.00	\$ 83,600.00		
Tideflex Valve Replacement Program	\$ 55,000.00	\$ 52,250.00		
Police and Public Works Vehicles	\$ 125,000.00	\$ 118,750.00		
Total	\$ 1,861,000.00	\$ 1,822,850.00	\$ 227,280.00	\$ 345,000.00
Net Debt		\$ 1,250,570.00		

- Sewer Utility Capital – No updates this month.

Judgement Bond

- A bond ordinance and resolution are being introduced to create permanent financing for the remainder of judgement from Litigation Docket number CPM-L-797-08. The resolution is to approve application to meet with the NJ State Local Finance Board and gain approval for this bond. The specifics on how this bond will be structured will be dependent on the requirements from the LFB. Objectives of the permanent financing are as follows:
 - Reduce accelerated monthly payments from \$22,630.56 for three years to about \$14,000 over 5 to 7 years providing \$100,000 annual relief in the Borough operating budget.
 - Create a permanent financial instrument that eliminates the risk to the Borough of the Police Chief requesting accelerated payment with 60 days notice.



Activity for the Month of April 2021

Calls for Service: 510	MVA's State Roads:	MVA's County Roads:	MVA's Municipal Roads:
Adults Arrested:	Juv. Arrested:	CDS Arrests:	DWI Arrests: Summonses: 911 Calls: 22
Directed Patrol	191	Police Information	1
Property Check	86	Message Delivery	1
Directed Walking Beat	83	Lift Assist	1
Parking Complaint/ Violation	25	hit and Run Collision	1
Property Check	21	Gas Leak (odor)	1
Back-up Officer	16	Error CAD	1
Property Check Requested	14	Annoying Phone Calls 2C:33-4a	1
MV Stop	11	9-1-1 Calls	1
Animal Complaint	6		
General Compliants	5		
Medical Emergency / Assistance	4		
Local Ordinance	4		
Follow-Up Investigation	4		
Parking Violation	3		
Assist Other Agency	3		
Wires / Pole / Tree Down	2		
Verbal Dispute	2		
Traffic Detail	2		
Theft 2C:20-3	2		
Suspicious Activity/ Auto/ Person	2		
Relay Person/Paper	2		
Open Door	2		
Noise Complaint	2		
Department Services	2		
Alarm - Fire / CO	2		
Welfare Check	1		
Water Leak	1		
Suspicious Vehicle	1		
Suspicious Person(s)	1		
Stand By	1		
Smoke Report	1		

WEST WILDWOOD PUBLIC WORKS

ACTIVITY REPORT APRIL 2021

- 4 WORK ORDERS FOR MAINTENANCE OF PUBLIC WORKS VEHICLES
- 4 WORK ORDERS FOR MAINTENANCE OF POLICE VEHICLES
- 4 WORK ORDERS FOR MAINTENANCE OF PUBLIC WORKS EQUIPMENT
- 8 WORK ORDERS TO EMPTY TRASH AND RECYCLING CONTAINERS AT BORO PARKS
- 8 WORK ORDERS FOR INSPECTIONS OF BORO PARKS AND STREETS
- 4 WORK ORDERS TO CLEAN UP TRASH ON BORO STREETS
- 4 WORK ORDERS TO CLEAN BORO HALL AND REMOVE TRASH AND RECYCLING
- 4 WORK ORDERS FOR MAINTENANCE OF 26TH AVE. SEWER PUMPING STATION
- 4 WORK ORDERS FOR MAINTENANCE OF FLOOD PUMP SOUTH END OF NEPTUNE AVE.
- 8 WORK ORDERS TO EMPTY DOGGI STATION CONTAINERS AT BORO PARKS AND PLAYGROUND
- 2 WORK ORDERS FOR MAINTENANCE AND INSPECTIONS OF FLOOD GATES

- 2 WORK ORDERS TO CLEAR OFF CATCH BASIN TOPS OF DEBRIS AND TRASH
- 4 WORK ORDERS TO PATCH POT HOLES ON BORO STREETS
- 1 WORK ORDER TO REPAIR FLAT ON POLICE VEHICLES
- 1 WORK ORDER FOR MAINTENANCE OF FLOOD TRUCK
- 3 WORK ORDERS TO PICK UP T.V.'S WITH IN THE BORO
- 2 WORK ORDERS TO CUT GRASS AT BORO HALL, PARKS AND PLAYGROUND
- 2 WORK ORDERS TO INSTALL MEMORIAL BRICK NEPTUNE AVE. PARK
- 1 WORK ORDER TO REPAIR FLAT TIRE D.P.W. TRUCK
- 1 WORK ORDER TO SERVICE AND CHANGE OIL IN ALL LAWN EQUIPMENT
- 1 WORK ORDER TO REPAIR DAMAGE TO GAZEBO NEPTUNE AVE. PARK
- 1 WORK ORDER TO CHECK TIDE FLEX VALVES
- 1 WORK ORDER TO REPAIR BROKEN SPRINKLER PIPE NEPTUNE AVE. PARK
- 1 WORK ORDER TO MULCH FLOWER BEDS AT BORO HALL, NEPTUNE AVE PARK, TAGGART PARK, VENICE AVE. PARK AND KAYAK PARK
- 4 WORK ORDERS TO PICK UP PAID BULK TRASH

4 WORK ORDERS TO CLEAN THE BEACH

4 WORK ORDERS TO PICK UP YARD WASTE

89 WORK ORDERS FOR APRIL 2021