

Element 10 *Consistency with Other Plans*

10.1 Wildwood

One of the main objectives of the Wildwood Master Plan is to encourage appropriate and compatible land uses. Additional objectives include creating lodging units by allowing greater building height for hotels, and to stabilize and protect residential neighborhoods.

The adjacent zoning districts of Wildwood and West Wildwood are residential.

Both the objectives and zoning are consistent with West Wildwood's Master Plan.

10.2 North Wildwood

Several of the objectives of the March 2003 Master Plan Re-examination Report are similar to the objectives of this West Wildwood Master Plan, including:

- preserve and improve the physical character of existing residential neighborhoods with concentration of year around residents;
- protect concentrations of residential land uses from inappropriate adjacent or nearby land uses;
- encourage water-dependent and water-oriented land uses from inappropriate adjacent or nearby uses.

The adjacent zoning district is APT/TH-3 Apartment/Townhouse Residential, which is compatible with West Wildwood's marine commercial zone on 26th Street.

10.3 Middle Township

Although Middle Township is very different in size, population and character, the Master Plan, adopted August 12, 2003, has similar planning goals and objectives, including:

- Maintain the character and integrity of each community within the Township.
- Protect the quality of the environment such as groundwater resources and wetlands and encourage cooperation with organizations that promote same.

The second goal is especially consistent, as the area of Middle Township that borders West Wildwood is primarily wetlands and water bodies.

10.4 Cape May County

The Cape May County Comprehensive Plan (last amendment adopted on February 15, 2005) stated several policy goals discussed below.

It is the policy of the County Planning Board that future growth should not exceed the ability to provide adequate water supply.

Energy conservation is promoted and encouraged by the County Planning Board.

Policies of the Cape May County Planning Board regarding the fishing industry include: To promote and encourage land use and zoning policies which support the fishing industry; To aid other County Departments in seeking funding and sources of aid for the County's fishing industry; To protect the County's fishing industry from economic or environmental harm by supporting or opposing proposed legislation and projects; In cooperation with the County Extension Service, to gather and disseminate information regarding the County's fishing industry.

Regarding affordable housing, the County plan state the following policy goals for municipalities: view development ordinances to eliminate excessive cost generating items; provide incentives or bonus zoning techniques for provision of low and moderate cost housing; seek federal and State funding for housing rehabilitation programs to aid low and moderate income families in meeting housing code requirements; and encourage rehabilitation of older homes having good architectural and structural qualities.

The County report also states “The Planning Board and Planning staff will, whenever capable, provide technical assistance to the County Open Space and Farmland Preservation Program, municipalities, and other entities, including private recreational interests, to help meet and preserve the open space and recreational needs of the County's present and future citizens.”

Regarding the preservation and enhancement of the resort economy, the Cape May County Planning Board adopted the following policies:

- Through the development review process and other existing regulations, promote a sound and wise use of our natural resources, particularly wetlands and coastal areas.
- Recognizing the economic significance of our coastal heritage, encourage and support beach, inlet and bay maintenance and restoration activities at the State and Federal level.

- Preserve and promote Cape May County's agricultural industry and its role in our resort economy.
- Preserve the resort character of our County by promoting sound land use policies that discourage sprawl and encourage the preservation of our farms and open spaces.
- Support and assist, as able, a unified County-wide resort marketing strategy designed to make Cape May County competitive on a national and international scale.

West Wildwood's Master Plan is consistent with the Cape May County Comprehensive Plan.

10.5 New Jersey State Development and Redevelopment Plan (State Plan), 2001

State Planning Designation: Coastal Center/ PA5B: Environmentally Sensitive/Barrier Island – “The State Plan promotes barrier island communities with sustainable economies which are compatible with the natural environment, minimize the risks from natural hazards, and maximize public access to and enjoyment of coastal resources. Planning for growth should acknowledge the unique character and history of each barrier island community and the ecosystem which molds it. Public access to the rich variety of experiences which the barrier system offers should be protected and expanded. Redevelopment opportunities should maintain and enhance community character.”

West Wildwood, categorized as a PA5B, is primarily a residential community that has an economy based on water dependent uses; in particular, marinas.

The Borough has made major progress in eliminating natural hazards by raising the elevation of the streets, properties and structures.

All but one of the public recreation areas are on the water, with unobstructed views of the water, exemplifying public access. All of the new construction that has taken place over the past ten years is in developed areas.

Land Use: Development should be compact and accommodate mixed-use development in areas with existing infrastructure, maintaining the character, density and function of communities.

Consistent: West Wildwood's land use patterns are consistent with the State Plan. New residential development is planned for the vacated railroad tracks, an area that is within the sewer service area. Mixed use development is permitted in the Town Commercial and Marine

Commercial Zones, and mixed use structures are being contemplated to encourage retail that serves the needs of the residents and guests.

Housing: Provide housing through redevelopment, rehabilitation, new construction and building reuse.

Consistent: West Wildwood's housing needs follow the State Plan goals. Construction permits illustrate that new construction after demolition, and renovations to existing structures are the primary residential development.

Economic Development: Support coastal industries, recreation, and natural resource-based activities. Conservation walks and wildlife lookouts can also contribute to the local economy by attracting tourists who want to stay in the rental units.

Consistent: Marinas are West Wildwood's most predominant commercial establishment. Of nine businesses in the borough, six are marinas. They provide support to the boating industry through boat slip rentals, and boat sales and rentals for fishing, crabbing, recreational boating and water sports.

There are also many additional opportunities for tourists to enjoy the island and direct water views, including public parks, a playground and beach located on the water.

Transportation: Enhance transportation systems linking barrier communities to the mainland. Accommodate seasonal demands of travel and tourism. Emphasize use of public transit and alternatives to private cars where appropriate and feasible and maximize circulation and mobility options.

Consistent: Due to the compact nature of the community, walking and biking are viable forms of transportation both within the community and when travelling to adjacent towns. Wildwood and North Wildwood's beach and boardwalk are within one mile of West Wildwood.

Coastal Resource Conservation: Conserve water resources to prevent saltwater intrusion into the ground water supply. Restrict or limit development and redevelopment adjacent to these sensitive areas.

Consistent: No significant increase in development is expected that will increase demand on water supply.

Recreation: Promote local and regional recreation opportunities, encourage tourism, and create meaningful public access along the bay front.

Consistent : West Wildwood has five (5) active marinas along its waterways. Four public parks, three of which are waterfront property are an asset to the residents and visitors of the island.

Redevelopment: Support redevelopment activity compatible with existing barrier island community character. Use redevelopment to maintain, expand and link parks and open space.

Consistent: Vacant land will be encouraged to develop into necessary housing, waterfront commercial development, and low density residential adjacent to environmentally sensitive areas.

Intergovernmental Coordination: Municipalities sharing the same island are encouraged to establish multi-jurisdictional policy and planning entities to guide and coordinate the efforts of state, county and municipal governments.

Consistent: West Wildwood shares several services with neighboring municipalities. Below are the services shared and agency providing service.

Trash and recycling service is contracted by the Borough of West Wildwood.

Construction permits and enforcement are provided by a construction office funded by the communities of Wildwood, North Wildwood, Wildwood Crest and West Wildwood.

Police dispatch is provided by Wildwood.

The **Fire Code Inspector** is provided by West Wildwood.

Emergency Medical Services and First Response for Fire is provided by West Wildwood with automatic mutual aid by Wildwood.

School Administration is provided by North Wildwood for grades Pre-Kindergarten through 8, and Wildwood for grades 9 through 12.

Planned Growth: In these planning areas, planning should promote a balance of conservation and limited growth—environmental constraints affect development and preservation is encouraged in large contiguous tracts.

Consistent: Environmental constraints severely restrict development in West Wildwood. In the remaining undeveloped contiguous area, this master plan supports low density residential use, compatible with the adjacent residential and conservation zones.