

CITY OF WILDWOOD
PLAN ENDORSEMENT
RECOMMENDATION

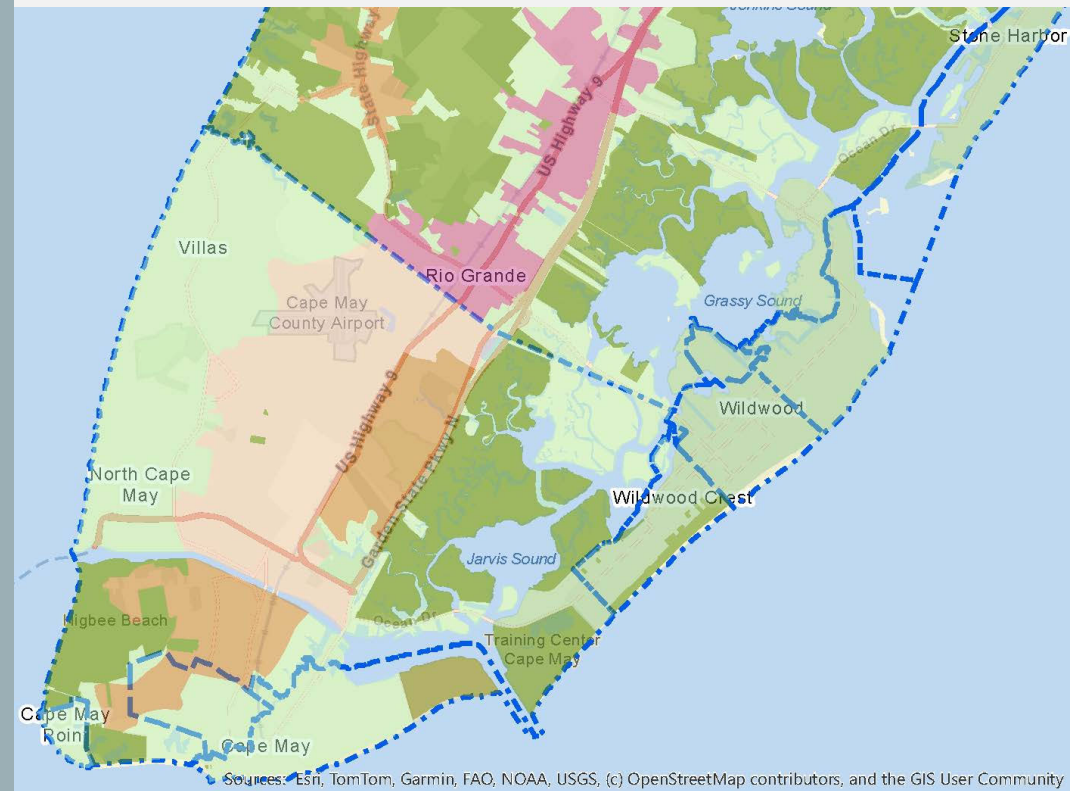
**NJ State Planning
Commission
August 5, 2026**

NJ Office of Planning Advocacy



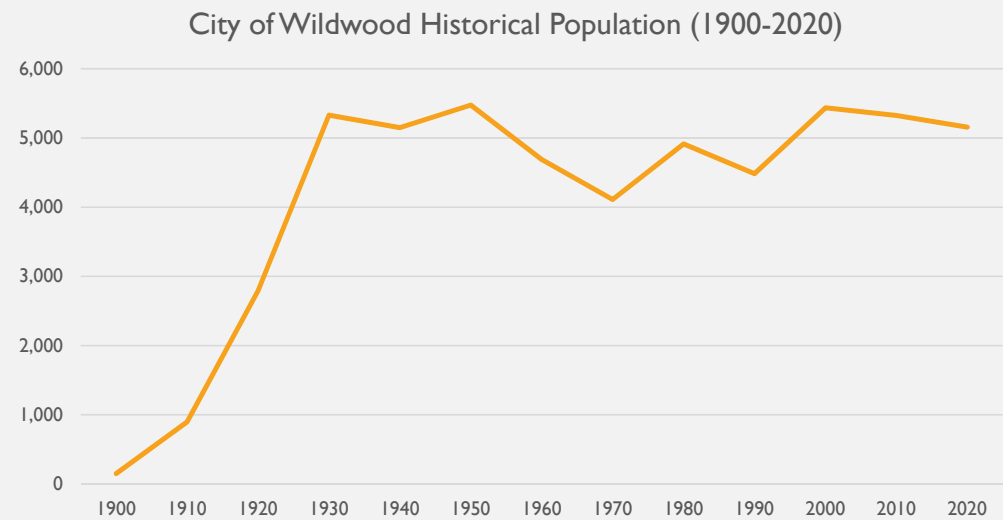
LOCATION & REGIONAL CONTEXT

- Located in southeastern Cape May County, on the Atlantic side of the Cape May peninsula
- Approximately 1.65 square miles
- Situated on Five Mile Beach
 - North Wildwood
 - West Wildwood
 - Wildwood City
 - Wildwood Crest
 - Diamond Beach (Lower Township)
- Incorporated in 1912
- Barrier island community with an economy organized around the travel & tourism industry



DEMOGRAPHICS/TRENDS

- Initially incorporated as a borough in 1895
- Consolidated in 1912, with Holly Beach City, as Wildwood City
- Considerable growth through 1930
- Moderate fluctuations since
- SJTPO projects a population of 5,539 by the year 2030

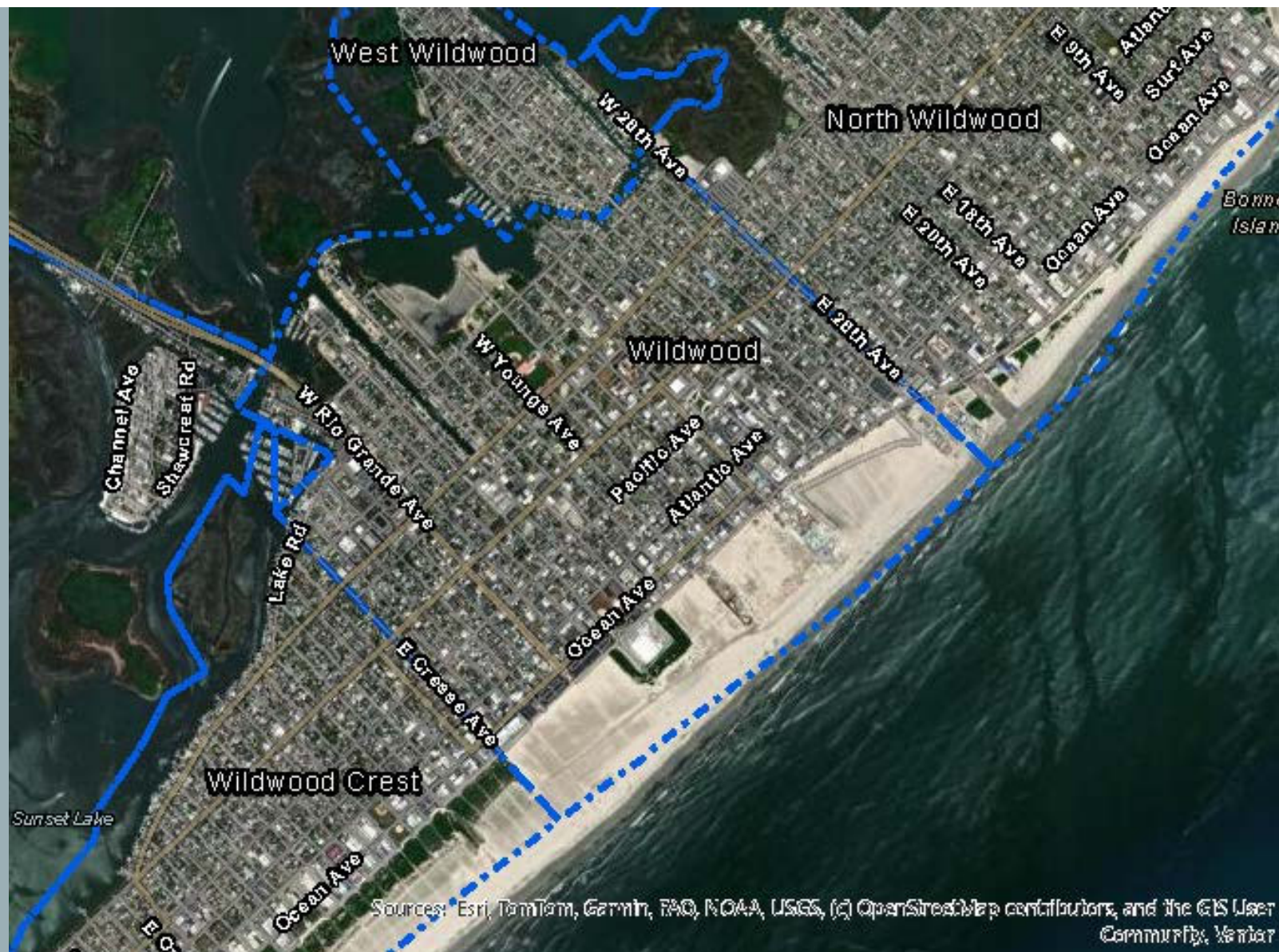


PLANNING MILESTONES

Event(s)	Date	Notes
Regional Center Designation	4/16/1998	Expired 3/31/2023
Master Plan	2007	
Sanitary Sewer Master Plan	April 2010	
Master Plan Reexamination	2017	
Housing Element/Fair Share Plan		In progress
Pacific Avenue Redevelopment Plan	10/20/21	
Municipal Self-Assessment	3/9/2022	Resolution No. 114-3-22
Open Space and Recreation Plan	2023	
Zoning Map	3/22/2023	
UEZ Preliminary Zone Development Plan	January 2025	UEZ Corporation of the Wildwoods (also includes North Wildwood, West Wildwood, and Wildwood Crest)
Opportunities and Constraints Report	7/3/2025	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



PLAN ENDORSEMENT & PREVIOUS MAPPING

- Received Regional Center Designation on April 16, 1998
 - Expired on March 31, 2023
- Initiated the process for Plan Endorsement on August 14, 2019
- Prepetition Meeting on March 20, 2020
- Wildwood is committed to investing in and improving the quality of the community for its residents and visitors alike
- The City seeks Plan Endorsement, and to reestablish a Regional Center designation

Expired State Plan Policy Map Wildwood City, Cape May County



0 0.5 1 MILES

This map is for information only and not for regulatory purposes.

April 2026

EXISTING MAPPING

- On March 31, 2023, the 1998 Wildwoods Regional Center Designation expired
- The Regional Center was removed from the State Plan Policy Map
- Planning Areas remained
- The Borough of Wildwood Crest received Plan Endorsement on July 5, 2023, with a Town Center designation

Current State Plan Policy Map Wildwood City, Cape May County



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April 2026

PROPOSED MAPPING

Planning Area	Label	Existing Acreage	Proposed Acreage	Change in Acreage
PA5B	Env. Sens./Barrier Island	930.76	839.85	-90.91
n/a	Open Space/Park	0.00	109.14	+109.14

Center Designation	Past Acreage	Proposed Acreage	Change in Acreage
Regional Center	930.76	536.19	-394.57
Core	0.00	80.00	+80.00

Proposed State Plan Policy Map Wildwood City, Cape May County



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April 2026

GOALS OF THE STATE PLAN

State Development and Redevelopment Plan
adopted December 17, 2025

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

Economic Development Goal: Promote Economic Growth that Benefits all Residents of New Jersey

- 2017 Master Plan Reexam:
 - Off-peak season tourism options
 - Enhance lodging, restaurant, entertainment (nightlife), and retail
- 381 acres in Wildwoods UEZ
- Wildwood Business Improvement District

- **Economic Development**
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GOALS OF THE STATE PLAN

Housing Goal: Provide an Adequate Supply of Housing for Residents of All Ages and Incomes in Communities of Their Choosing That Meet Their Needs and Offer Ready Access to the Full Range of Supportive Goods and Services

- 2012 Consent Order
- 2017 Master Plan Reexam: Review and Update Municipal Policies and Regulations
- 2025 Housing Plan Element and Fair Share Plan
- 2026 Consent Order

- Economic Development
- **Housing**
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GOALS OF THE STATE PLAN

Infrastructure Goal: Economic Opportunity through Nation Leading Infrastructure

- 2012 Wildwoods Transportation Improvement Study
- 2020 island-wide bulkhead ordinance
- Pacific Avenue Streetscaping project
- 2021 Cape May County Comprehensive Bridge Replacement and Improvement Plan

- Economic Development
- Housing
- **Infrastructure**
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GOALS OF THE STATE PLAN

Revitalization and Recentering Goal: Revitalize and Recenter the State's Underutilized Developed Areas

- Environmentally Friendly & Higher Density Development
- Park Revitalization program
- Floodwater Management
- Flood Hazard Risk Reduction & Resiliency NJDEP Grant
 - November 2016, \$12.4 million
 - Stormwater Piping & Pump System

- Economic Development
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- Infrastructure
- **Revitalization and Recentering**
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GOALS OF THE STATE PLAN

Climate Change Goal: Effectively Address the Adverse Impacts of Global Climate Change

- C1: Develop, adopt, and implement a Climate Change-Related Hazard Vulnerability Assessment (CCRHVA)
- C2: Review and update the Flood Damage Protection Ordinance
- C3: Blue Acres Program
- M1: Update the Community Facilities Plan

- Economic Development
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GOALS OF THE STATE PLAN

Natural and Water Resources Goal: Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems

- Public Beaches
- Replenishment & Dune Restoration (USACE & NJDEP)

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- **Natural and Water Resources**
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
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GOALS OF THE STATE PLAN

Pollution and Environmental Clean-Up Goal:
Protect the Environment; Prevent and Clean Up Pollution

- Boardwalk 'Sightseer' Tram Car
- Removal of invasive species
- Sustainable Building Standards for New Construction:
 - "Green Power"
 - LEED Standards
 - Shuttle Service/Mass Transit
- Bayside/Back Bay Redevelopment Area on a former landfill

- Economic Development
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- **Pollution and Environmental Clean-Up**
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GOALS OF THE STATE PLAN

Historic and Scenic Resources Goal: Protect, Enhance, and Improve Access to Areas with Exceptional Archeological, Historic, Cultural, Scenic, Open Space, and Recreational Value

- Two Historic Districts in the City:
 - The Atlantic City Railroad Cape May Division Historic District
 - Wildwoods Shore Resort Historic District
- Special Architectural Consideration for Historic Structures
- Unobstructed Views from Boardwalk

- Economic Development
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GOALS OF THE STATE PLAN

Equity Goal: Implement Equitable Planning Practices to Promote Thriving Communities for all New Jerseyans

- N2: Robust Public Engagement
- Other goals

- Economic Development
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- Climate Change
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- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- **Equity**
- Comprehensive Planning

GOALS OF THE STATE PLAN

Comprehensive Planning Goal: Foster Sound and Integrated Planning and Implementation at all Levels Statewide

- Imperative to protect the environment while facilitating economic growth
- Regionally integrated, year-round economy
- Reducing conflicts

- Economic Development
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- **Comprehensive Planning**

PLAN AND IMPLEMENTATION AGREEMENT

The City of Wildwood formally approved the Plan and Implementation Agreement (PIA) on May 13, 2026 via Resolution No. 222-5-26.

RECOMMENDATION

Based on the City of Wildwood's continuing efforts in working with the State and Cape May County in achieving consistency with both the State Development and Redevelopment Plan and with the Cape May County Plans, it is recommended that the State Planning Commission approve of the City of Wildwood's petition for Plan Endorsement inclusive of the proposed Regional Center and Core.