



State of New Jersey

Department of State
New Jersey State Planning Commission
P.O. Box 820
Trenton, New Jersey 08625-0820

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
*Lt. Governor
Secretary of State*

THOMAS K. WRIGHT
CHAIRMAN

WALTER C. LANE
Executive Director/Secretary

Resolution No. 2026-06
Page 1 of 3

Date: August 5, 2026
Patron: Elizabeth Terenik

RESOLUTION

APPROVING THE PLAN ENDORSEMENT PETITION FOR THE CITY OF WILDWOOD, CAPE MAY COUNTY AND DESIGNATING ONE REGIONAL CENTER AND ONE CORE

WHEREAS, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 to -206 (the Act), the State Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and

WHEREAS, in adopting the State Plan, the Commission has utilized the concept of centers as the organizing planning principle for achieving a more effective and efficient pattern of development in the State of New Jersey; and

WHEREAS, the State Plan identifies and defines five types of centers: Urban Centers, Regional Centers, Town Centers, Village Centers, and Hamlets; it also identifies and defines Cores and Nodes and sets forth policies regarding the identification, delineation, development, and redevelopment of these areas; and

WHEREAS, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 15:30, that establish procedures for the filing of petitions with the Commission for the purpose of, *inter alia*, seeking Plan Endorsement, N.J.A.C. 15:30-7.1 to -7.23, and amendments to the State Plan Policy Map, N.J.A.C. 15:30-8.1 to -8.7, as a means to implement the State Plan and to foster cooperation and coordination of planning activities between the relevant State agencies and county and local governments; and

WHEREAS, in August of 2019 the City of Wildwood (hereafter Wildwood or the City), in Cape May County, contacted the Office of Planning Advocacy (OPA) to seek Plan Endorsement and submitted the pre-petition documents required by N.J.A.C. 15:30-7.7; and

WHEREAS, OPA held a pre-petition meeting with the City on March 20, 2020 as required by N.J.A.C. 15:30-7.7; and

WHEREAS, the City submitted a Self-Assessment Report, pursuant to N.J.A.C. 15:30-7.9, to OPA on March 9, 2022; and

WHEREAS, the City submitted a Self-Assessment Report, pursuant to N.J.A.C. 15:30-7.9, to OPA on March 9, 2022; and

WHEREAS, following receipt of the City's Self-Assessment Report, OPA prepared an Opportunities and Constraints Report, pursuant to N.J.A.C. 15:30-7.10, relative to the Petition and provided same to the City on July 3, 2025; and

WHEREAS, the City was granted a waiver for the community visioning process, pursuant to N.J.A.C. 15:30-7.11, on January 27, 2026; and

WHEREAS, OPA conducted a consistency review of the Petition on June 17, 2026, pursuant to N.J.A.C. 15:30-7.13; and

WHEREAS, the Petition and supporting documents were received and comprehensively reviewed by the relevant State agencies represented on the Commission pursuant to N.J.A.C. 15:30-7.5; and

WHEREAS, in reviewing the Petition and supporting documents, the Commission finds that the City has made significant progress in its commitment to comprehensive planning and sustainable land use, which will be further advanced through receiving Plan Endorsement; and

WHEREAS, the City, OPA Staff, and the Executive Director of OPA, in consultation with the relevant State agencies, have collaborated and refined the Center, Core, and Planning Area boundaries, as shown in the Map, a copy of which is attached hereto as EXHIBIT A; and

WHEREAS, OPA prepared a Plan and Implementation Agreement (PIA) in association with this Petition pursuant to N.J.A.C. 15:30-7.14(c), which sets forth the outstanding actions for the relevant State agencies and the City to take to retain Plan Endorsement, including the timeframe(s) for completion of those requirements and the steps to be taken by the relevant State agencies to review and support the City's Petition for Plan Endorsement; and

WHEREAS, the PIA has been negotiated and agreed upon between the relevant State agencies and the City; and

WHEREAS, a copy of the PIA is attached hereto as EXHIBIT B; and

WHEREAS, the City formally adopted Resolution No. 222-5-26, approving of the PIA and the proposed State Plan Policy Map amendments on May 13, 2026 pursuant to N.J.A.C. 15:30-7.16; and

WHEREAS, a copy of Resolution No. 222-5.26 is attached hereto as EXHIBIT C; and

WHEREAS, on June 17, 2026, pursuant to N.J.A.C. 15:30-7.15, OPA presented the Recommendation Report and PIA to the Plan Implementation Committee (PIC), which reviewed and considered the Petition, concurred with the recommendation to approve the Petition and PIA, and moved the Petition for consideration by the full Commission upon reaching consensus on the changes to the State Plan Policy Map; and

WHEREAS, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement, and formally amend the State Plan Policy Map, per EXHIBIT A, attached hereto.

NOW, THEREFORE, BE IT RESOLVED, that, pursuant to N.J.A.C. 15:30-7.17, the Commission hereby affirms the Executive Director's determination that the Petition for Plan Endorsement is consistent with the State Plan and approves the Petition for Plan Endorsement submitted by the City; and

BE IT FURTHER RESOLVED, that the Commission acknowledges that the PIA memorializes the agreed-upon planning implementation mechanisms; reflects a commitment on the part of the City to implement its plan; reflects a commitment on the part of the relevant State agencies to provide agreed upon benefits; and reflects a commitment on the part of the City and relevant State agencies to work together to effectively implement the goals, strategies, and policies of the State Plan; and

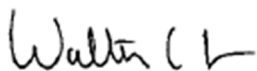
BE IT FURTHER RESOLVED, that the Commission hereby authorizes formal amendments to the State Plan Map in the City, as shown in EXHIBIT A; and

BE IT FURTHER RESOLVED, that, pursuant to N.J.A.C. 15:30-7.19, in approving the Petition and granting Plan Endorsement, this Endorsement shall be valid through August 5, 2036; and

BE IT FURTHER RESOLVED, that in approving the Petition and granting Plan Endorsement, it is understood that the Commission's endorsement may be revoked if the Commission determines that the City has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 15:30-7.1 to -7.23, and amending the State Plan Policy Map, N.J.A.C. 15:30-8.1 to -8.7, or substantially violated the terms of the PIA, so that the City's plan is no longer consistent with the State Plan; and

BE IT FURTHER RESOLVED, that the Commission authorizes the Executive Director to take all actions necessary to affect the Plan Endorsement approval reflected in the supporting documentation attached hereto.

I hereby certify that this resolution was
duly adopted by the State Planning Commission
at its meeting on August 5, 2026



Walter C. Lane, Secretary
State Planning Commission
Date: August 5, 2026

Proposed State Plan Policy Map Wildwood City, Cape May County



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Nearmap, NJ Department of Environmental Protection, NJ Office of GIS



0 0.5 1 MILES

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

April 2026

Wildwood City Planning & Implementation Agreement

#	Topic	Req (*)	Activity	Local Effort	Assistance	Timeframe	Comments
A1	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts, ordinance adoption and other accomplishments form the PIA.	Planning Board and governing body	OPA	Continuous, see comments.	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status.
A2	Administrative	*	After adoption, the municipality shall submit any new or modified land use ordinance or other planning document.	Planning Board and governing body	OPA	Include in biennial report.	
B1	Public Info & Community Engagement	*	Begin participating in the Sustainable Jersey program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.	Governing body, Green Team	OPA, SJ	ongoing	Wildwood City is NOT registered with Sustainable Jersey. Many PE actions could be undertaken by a Green Team and gain significant points for Bronze or even Silver certification and maybe even a Gold Star. If no Green Team, could an environmental Commission or equivalent serve?
B2	Public Info & Community Engagement	*	Many actions would benefit from public engagement including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Governing body, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups & regional NGOs/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turnout and facilitated to maximize results.
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHVA) that meets the requirements of the MLUL per P.L.2021, c.6.	All municipal hands should be engaged.	OPA, SJTPO, DEP, SJ, Cape May County	1-4 years	Wildwood City has NOT compiled a Draft Vulnerability Assessment. The municipality should review its existing data, maps, HMP Annex and assessments and compile any additional data into a final assessment and strategy to satisfy the requirements for the CCRHVA in the MLUL per NJDEP. Expand on the local annex to the county HMP to include climate impacts for temperature, precipitation, flooding, heat island, and vulnerability of public and private potable wells, pump stations and wastewater treatment. o Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. o Confirm the condition and capacity of these utility sites, facilities, equipment, etc. o DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward. Rutgers is currently preparing a Vulnerability Assessment and CCRVA for Wildwood.
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Model Ordinance (revised 2020) at in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	1-4, contingent on DEP assistance	Date of Flood Loss ordinance? (Ecode360) NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. The model ordinance provided by NJDEP can be found at: https://www.nj.gov/dep/floodcontrol/modelord.htm
C3	Climate Resilience Planning	*	Review the Blue Acres Program and see if it might be an option for the Non-mitigated repetitive loss properties in the community.	Governing Body	DEP, OEM, FEMA		Check HMP for # Repetitive loss properties and Severe Repetitive Loss property, # NFIP properties; # claims etc. (132 NFIP policies with 101 losses during participation).
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Consider approving incentives for using innovative roofing alternatives and materials.	Planning Board and governing Body	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and governing Body	DEP, Sustainable NJ	1-4 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements.
D3	Land Use	*	The municipality shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA	Wildwood City's flood damage prevention ordinance was last amended on 7/12/2017, as per Ecode360. The municipality follows all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc. It does not site or recommend siting any affordable housing projects within a flood zone or a hazardous area.
D4	Land Use	*	Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board	OPA/SJ		
D5	Land Use	*	Update the Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities with the State and County. Explore purchases of additional properties for active recreation, preservation and flood protection.	Work with County	Green Acres Funding and County as applicable.	1-3 years after CCRHVA	Wildwood City adopted an OSRP in 2023. Petitioner will work closely with Green Acres, local advisory committee, County, County Improvement Authority and property owners to negotiate the purchase of properties to be permanent open space.

D6	Land Use	*	Add appropriate Overlay Zones to Zoning Ordinance/Map.	Planning Board	County	1-3 years after Plan Endorsement	The municipality's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, 100 year and 500 year flood zones, and critical habitat and habitat corridors. This includes a CES overlay for structures in the 100 year and 500 year flood zone and environmentally sensitive areas (ESA).
D8	Land Use	*	Vacant Land Inventory	Governing body, planning board	DCA, OPA, DEP		Rutgers is currently preparing a Vulnerability Assessment and CCRVA for Wildwood. This would be included as part of this work.
E1	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Sustainable Jersey points and support
E2	Energy	*	Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs.); *Adopt a PEV ordinance to include regulation and design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs.); * Training for local officials and require local first responders to participate in education on PE and EVSE(1-2 yrs.); *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs.); * Commitment from 3 or more partners for workplace or multi-family chargers (2-5 yrs.).	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$, SJTPO	(Endorsed communities must do at least 3)	Sustainable Jersey points and support
E3	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions - use NJ's 2020 GHG emissions reduction target as a goal	Planning Board, Governing Body & Green Team	BPU Clean Energy Program provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit, SJTPO	Timeline as provided PE guidelines (2 years with phasing)	see DVRPC report
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Governing Body		Year 1	https://www.sustainablejersey.com/actions/#open/action/482
E5	Energy	*	Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Governing Body	Sustainable Jersey points and support	must do year 1	
E6	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Governing Body	BPU, DEP, SJ possible \$\$	must do 3 within 4 years	Sustainable Jersey points and support
E7	Energy	*	Implement energy efficiency measure for facilities	Governing Body	BPU, DEP, SJ possible \$\$		Sustainable Jersey points and support
E8	Energy	*	Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training *purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years.	Governing Body	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
E9	Energy	*	Greening the municipal fleet: • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years.	Governing Body	BPU, DEP, SJ possible \$\$	must initiate by yr. 2 (can be multi-year)	Sustainable Jersey points and support
F1	Conservation	*	Tree Protection Ordinance, Tree Risk Assessment Plan as needed. Consider NJUCG accreditation.	Planning Board, Governing Body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Compare to Woolwich (https://ecode360.com/14140851) or Haddonfield (https://ecode360.com/10200060). Also, NJDEP Urban and Community Forestry guidelines are here: https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F3	Conservation	*	Develop and adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F5	Conservation	*	Review and update as necessary the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board, Governing Body & Green Team	DEP, County	3-5 years after CCRHVA	Incorporate findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites, identify if any of these Known Contaminated Sites (KCS) are within the proposed center and/or are vulnerable to climate change.	Planning Board, Governing Body & Green Team		1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.

G1	Transportation & Circulation	*	Incorporate Complete and Green Streets policy and Implementation Plan into the Circulation Element of the Master Plan. All new transportation projects that impact any Right-of-Way made within the municipality will be consistent with this plan and the adopted Complete Streets Policy.	Planning Board, Governing Body & Green Team	NJDOT, SJ, SJTPO	2-3 years	Samples provided
G2	Transportation & Circulation	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, improvements to bicycle and pedestrian access and transit, along with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board, Governing Body & Green Team	NJDOT, SJTPO	3 years	Wildwood City last engaged in a reexamination and update to its Master Plan in 2022. The next master plan should include an updated Circulation Element.
I1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Governing Body, Planning Board, Municipal utilities authority	NJ American Water, DEP	1-3 years after CCRHVA	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
I2	Infrastructure	*	Confirm that the County has submitted a WMP with a local Chapter and a new FWSA map pursuant to 7:15-4.2 (c)	County with municipal	NJDEP		Wildwood City was included in the 2013 Cape May County WMP.
I3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May.	Engineer, Governing Body and Planning Board	DEP and Cape May County technical assistance	1-2 years	
I4	Infrastructure	*	Adopt an Impervious Surface Reduction Ordinance. Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance. Include measures to manage stormwater on-site rather than as runoff ; Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP		
I5	Infrastructure/ Utilities	*	Initiate conversations with the county about a regional wastewater plant out of the flood zone	Governing Body, Planning Board, Municipal utilities authority	NJDEP		
J1	Sustainability	*	Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, Governing Body & Green Team	SJ, OPA		Sustainable Jersey points and support
J2	Sustainability	*	Streamline zoning code and permitting requirements to encourage solar and geothermal.	Planning Board, Governing Body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support
K1	Economic Development	*	Prepare an economic sustainability plan working regionally as appropriate.		OPA, SJTPO, DEP, SJ		
L1	Historic Resources	*	Review and update Historic Preservation Inventory. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
M1	Planning	*	Update the Community Facilities Plan	Planning Board	DCA Local Planning Services	3 years	
N1	Environmental Justice & Equity	*	Follow the requirements of EO23 pursuant to NJDEP guidelines to review, identify, and update documents as necessary.	Planning Board, Governing Body	NJDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future.
N2	Environmental Justice & Equity	*	Coordinate robust public engagement in all municipal planning initiatives.	Planning Board, Governing Body	OPA	ongoing	

CITY OF WILDWOOD
Cape May County, New Jersey
RESOLUTION

**RESOLUTION APPROVING THE NJ OFFICE OF PLANNING
ADVOCACY'S PLANNING AND IMPLEMENTATION
AGREEMENT AND STATE PLAN POLICY MAP**

WHEREAS, the City of Wildwood, as part of its ongoing planning efforts, worked with the New Jersey Department of State, Office of Planning Advocacy to create the City's Planning and Implementation Agreement and update the State Plan Policy Map; and

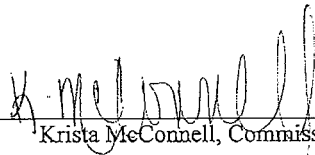
WHEREAS, the City of Wildwood desires to enter into a Planning and Implementation Agreement and accept the proposed revisions to the State Plan Policy Map.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Wildwood, County of Cape May and State of New Jersey that:

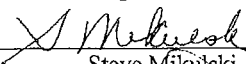
Section 1. The City of Wildwood hereby authorizes the Planning and Implementation Agreement and accepts the State Plan Policy Map both prepared by the Office of Planning Advocacy.

Section 2. The appropriate municipal officials, including the Mayor, City Clerk, Municipal Engineer and City Administrator are hereby authorized to take any and all action necessary to implement the Planning and Implementation Agreement.

PREPARED BY: CITY CLERK



Krista McConnell, Commissioner



Steve Mikulski, Commissioner



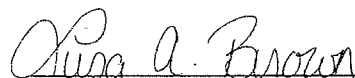
Ernest Troiano, Jr., Mayor

Resolution No. 222-5-26

Offered By McConnell

Seconded by Mikulski

I, Lisa A. Brown, City Clerk of the City of Wildwood, do hereby certify that the foregoing Resolution was adopted at a Regular Meeting of the Wildwood Board of Commissioners, held this 13th day of May, 2026, and in witness whereof I have hereunder set my hand and official seal on this date written.



LISA A. BROWN, CITY CLERK

Proposed 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

Wildwood City Planning & Implementation Agreement

#	Topic	Req. (?)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	One year from endorsement and biennially thereafter, report to the SIC about the status of your planning efforts, ordinance adoption and other accomplishments from the PIA.	Planning Board and Governing body	OPA	Continuous, see comments.	First year a Annual Report then Biennial Reports for the next 8 years on PIA action status.
A2	Administrative	*	After adoption, the municipality shall submit any new or modified land use ordinance or other planning document.	Planning Board and Governing body	OPA	Include in Biennial report.	
B1	Public Info & Community Engagement	*	Begin participating in the Sustainable Jersey program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.	Governing body, Green Team	OPA, SJ	ongoing	Wildwood City is NOT registered with Sustainable Jersey. Many PIA actions could be undertaken by a Green Team and gain significant points for Bronze or even Silver certification and maybe even a Gold Star. If no Green Team, could an environmental Commission or equivalent serve?
B2	Public Info & Community Engagement	*	Many actions would benefit from public engagement, including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Governing body, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/advisers.	OPA, DEP, local groups & regional NGO/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well-developed outreach element to ensure equitable inclusion and meaningful turnout and facilitated to maximize results.
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHA) that meets the requirements of the MLU, per P.L. 2021, c.6.	All municipal hands should be engaged.	OPA, SITPO, DEP, SJ, Cape May County	1-4 years	Wildwood City has NOT completed a Drain Vulnerability Assessment. The municipality should review its existing data, maps, NHP Annex and assessments and compile any additional data into a final assessment and strategy to satisfy the requirements for the CCRHA in the MLU, per NJDEP. Expand on the local annex to the county NHP to include climate impacts for temperature, precipitation, flooding, heat island, and vulnerability of public and private potable wells, pump stations and wastewater treatment.
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Model Ordinance (revised 2020) at in order to stay compliant with NHP.	Planning Board and Governing Body	DEP	1-4, contingent on OEP assistance	Wildwood City has NOT completed a Drain Vulnerability Assessment. The municipality should review its existing data, maps, NHP Annex and assessments and compile any additional data into a final assessment and strategy to satisfy the requirements for the CCRHA in the MLU, per NJDEP. Expand on the local annex to the county NHP to include climate impacts for temperature, precipitation, flooding, heat island, and vulnerability of public and private potable wells, pump stations and wastewater treatment.
C3	Climate Resilience Planning	*	Review the Blue Acres Program and see if it might be an option for the Non-mitigated repetitive loss properties in the community.	Governing Body	DEP, OEMA, FEMA	1-3 years	Check NHP for a Repetitive loss properties and severe repetitive loss property, a NHP property, if claims etc. (132 NHP policies with 101 losses during participation).
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Consider approving incentives for using innovative roofing alternatives and materials.	Planning Board and Governing Body	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support. Address MLU requirements.
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and protect vulnerable populations.	Planning Board and Governing Body	DEP, Sustainable NJ	1-4 years after CCRHA	Sustainable Jersey points and support. Address MLU requirements.
D3	Land Use	*	The municipality shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years after CCRHA	Wildwood City's flood damage prevention ordinance was last amended on 7/12/2012, as per Flood360. The municipality follows all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc. It does not file or recommend filing any affordable housing projects within a flood zone or a hazardous area.
D4	Land Use	*	Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board	OPA/SJ		
D5	Land Use	*	Update the Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities with the State and County. Explore purchases of additional properties for active recreation, preservation and flood protection.	Work with County	Green Acres Funding and County as applicable.	1-3 years after CCRHA	Wildwood City adopted an OSRP in 2023. Partnership will work closely with Green Acres, local advisory committees, County, County Improvement Authority and property owners to negotiate the purchase of properties to be permanent open space.

E6	Land Use	*	Adopt appropriate Overlay Zones to zoning Ordinance/Map.	Planning Board	County	1-3 years after Plan Endorsement	The municipality's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, 100-year and 500-year flood zones, and critical habitat and habitat corridors. This includes a CES overlay for structures in the 100-year and 500-year flood zone and environmentally sensitive areas (ESN). Budget is currently preparing a Vulnerability Assessment and CCNYA for Wildwood. This would be included as part of this work.
E6	Land Use	*	Vacant Land Inventory	Governing Body, Planning Board	DCU, CPA, DEP	1-2 years	Sustainable Jersey points and support
E1	Energy	*	Public EV charging infrastructure feasibility and supporting ordinances	Planning Board, Governing Body & Green Team	BPJ, DEP, SJ possible \$5	1-2 years	Sustainable Jersey points and support
E2	Energy	*	Make your town EV Friendly (choose 3) * Update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs.), *Adopt a PEJ ordinance to include regulation and design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs.), * Training for local officials and require local first responders to participate in education on PE and EVSE(1-2 yrs.), * Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/indies that do it (2-3 yrs.), * Commitment from 3 or more partners for workplaces or multi-family chargers (2-5 yrs.).	Planning Board, Governing Body & Green Team	BPJ, DEP, SJ possible \$5, SJPO	(Endorsed communities must do at least 3)	Sustainable Jersey points and support
E3	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits. If feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions - use NJ's 2020 GHG emissions reduction target as a goal	Planning Board, Governing Body & Green Team	BPJ Clean Energy Program provides funding for municipal energy audits: (http://www.njcleanenergy.com/communit- m/communit- industrial/program/local- government-energy-audit/local-government-energy-audit, SJPO	Timeline as provided PE guidelines (2 years with phasing)	see DWRP report
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mg & reporting systems	Governing Body		Year 1	https://www.sustainablejersey.com/Action/482
E5	Energy	*	Greening the municipal fleet: * Fleet inventory and target for green fleet conversion.	Governing Body	sustainable jersey points and support BPJ, DEP, SJ possible \$5	must do year 1	Sustainable Jersey points and support
E6	Energy	*	Renewable Energy Generation: Onsite Solar or Geothermal system or "Buy electric from a renewable source or "community solar project or "Renewable Energy Aggregation	Governing Body	BPJ, DEP, SJ possible \$5	must do 3 within 4 years	Sustainable Jersey points and support
E7	Energy	*	Implement energy efficiency measures for facilities	Governing Body	BPJ, DEP, SJ possible \$5	recommended	Sustainable Jersey points and support
E8	Energy	*	Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training, purchase electric vehicles to achieve 20% reduction in fuel use within 4 years.	Governing Body	BPJ, DEP, SJ possible \$5	must initiate by yr. 2 (can be multi-year)	Sustainable Jersey points and support
E9	Energy	*	Greening the municipal fleet: * purchase electric vehicles to achieve 20% reduction in fuel use within 4 years.	Governing Body	BPJ, DEP, SJ possible \$5	must initiate by yr. 2 (can be multi-year)	Sustainable Jersey points and support
F1	Conservation	*	Tree Protection Ordinance, Tree Risk Assessment Plan as needed. Consider NJDCG accreditation.	Planning Board, Governing Body & Green Team	DEP - Bureau of Sustainability, NJDEP Parks and Forestry, NJ Forest Fire Service, Sustainable Jersey	2-3 years	Compare to Wickliffe (https://ecodes360.com/4140831) or Haddonfield (https://ecodes360.com/1020000). Also, NJDEP Urban and Community Forestry guidelines are here: https://www.state.nj.us/dep/serksandforest/forest/community/information_for_municipalities.html
F2	Conservation	*	Adopt a watershed protection ordinance in addition to the Environmentally Critical Areas protection with specifics to protect water quality and public health.	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F3	Conservation	*	Develop and adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F5	Conservation	*	Review and update as necessary the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board, Governing Body & Green Team	DEP, County	3-5 years after CCNYA	Incorporate findings from the CCNYA and CES overlaps as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites, identify if any of these Known Contaminated Sites (KCS) are within the proposed center and/or are vulnerable to climate change.	Planning Board, Governing Body & Green Team		1-3 years after CCNYA	Review and update with climate impact considerations, findings from the CCNYA, and CES overlaps as appropriate.
G1	Transportation & Circulation	*	Incorporate Complete and Green Street policy and Implementation Plan into the Circulation Element of the Master Plan. All new transportation projects that impact any Right-of-Way made within the municipality will be consistent with this plan and the adopted Complete Streets Policy.	Planning Board, Governing Body & Green Team	NJDOT, SJ, SJPO	2-3 years	Samples provided

G2	Transportation & Circulation	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, improvement to bicycle and pedestrian access and transit, along with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board, Governing Body & Green Team	NIDOT, SITPO	3 years	Wildwood City last engaged in a reexamination and update to its Master Plan in 2021. The next master plan should include an updated Circulation Element.
I1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Governing Body, Planning Board, Municipal utilities authority	NI American Water, DEP	1-3 years after CCRHVA	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
I2	Infrastructure	*	Confirm that the County has submitted a WWP with a local Chapter and a new FVSA map pursuant to 215-4.2 (6)	County with municipal	NIDEP		Wildwood City was included in the 2013 Cape May County WWP.
I3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May.	Engineer, Governing Body and Planning Board	DEP and Cape May County technical assistance	1-2 years	
I4	Infrastructure	*	Adopt an Impervious Surface Reduction Ordinance. Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance. Include measures to manage stormwater on-site rather than as runoff. Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing Body	NIDEP		
I5	Infrastructure/ Utilities	*	Initiate conversations with the county about a regional wastewater plant out of the flood zone	Governing Body, Planning Board, Municipal utilities authority	NIDEP		
J1	Sustainability	*	Develop green building and sustainable design guidelines for new development - consider requiring "green building" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, Governing Body & Green Team	SI, OPA		Sustainable Jersey points and support
J2	Sustainability	*	Streamline zoning code and permitting requirements to encourage solar and geothermal.	Planning Board, Governing Body & Green Team	DEP, BPU, SI	1-2 year	Sustainable Jersey points and support
K1	Economic Development	*	Prepare an economic sustainability plan working regularly as appropriate.		OPA, SITPO, DEP, SI		
L1	Historic Resources	*	Review and update Historic Preservation inventory. Historic structures should be protected with enhanced stormwater management plans and flood mitigation plans.	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ) Department of State grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at: https://www.nj.gov/dep/hpo/imagery/MULT_DOC_31_v2_1014078c.pdf
M1	Planning	*	Update the Community Facilities Plan	Planning Board	DCA Local Planning Services	3 years	
N1	Environmental Justice & Equity	*	Follow the requirements of EO13392 pursuant to NIDEP guidelines to review, identify, and update documents as necessary.	Planning Board, Governing Body	NIDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future.