

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

Resolution No. 25-49

**BINDING RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE BOROUGH OF WILDWOOD CREST, CAPE MAY COUNTY,
ACCEPTING THE ROUND 4 PRESENT AND PROSPECTIVE NEED
OBLIGATIONS AS CALCULATED BY THE NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS.**

WHEREAS, on April 8, 2024, Governor Murphy signed into law substantial amendments to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to 329 ("FHA"), setting forth the procedures, deadlines, and substantive statutory provisions to be applied by New Jersey municipalities for the period between July of 2025 and July of 2035, commonly referenced as "Round 4;" and

WHEREAS, pursuant to the FHA, the New Jersey Department of Community Affairs ("DCA") on October 20, 2024 published its statewide calculations of the present and prospective affordable housing obligations for every New Jersey municipality; and

WHEREAS, per DCA's calculations, the Borough of Wildwood Crest's Round 4 affordable housing obligations are:

- | | |
|---|----|
| 1. Present (Rehabilitation) Need: | 10 |
| 2. Prospective (New Construction) Need: | 25 |

WHEREAS, on December 13, 2024, the New Jersey Administrative Office of the Courts issued Directive #14-24 which, among other things, directed municipalities to file a Declaratory Judgment Complaint and Case Information Statement in the New Jersey Superior Court, Law Division, within 48 hours of the adoption of this Binding Resolution; and

WHEREAS, notwithstanding the fact that the Borough lacks sufficient vacant and suitable land to fully address a 25-unit Prospective Need, it intends to accept the DCA's calculations and will likely seek a "vacant land adjustment" as a component of its Round 4 Housing Element and Fair Share Plan; and

WHEREAS, the Borough also intends to accept the DCA's 10-unit Present Need and will take measures to satisfy said obligation as a part of its ongoing Affordable Housing Rehabilitation Program for the period between 2025 and 2035.

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

1. The Borough of Wildwood Crest hereby accepts and adopts the DCA's "fair share" obligations thereby establishing the Borough's Present Need obligation of 10 and its Prospective Need obligation of 25; and
2. The Borough's Special Mount Laurel Counsel is directed to file the mandatory Declaratory Judgment Complaint and Case Information Statement in the New Jersey Superior Court, Law Division, within 48 hours of the adoption of this Binding Resolution; and
3. A certified copy of this Binding Resolution shall be immediately forwarded to (a) the New Jersey Department of Community Affairs; (b) the Borough's Special Mount Laurel Counsel and Planner, and (c) Fair Share Housing Center; and
4. A true copy of this Binding Resolution shall be posted on the Borough's official website.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Schiff	✓		✓			
Franco		✓	✓			
Cabrera			✓			

CERTIFICATION

I, Patricia A. Feketics, Borough Clerk for the Borough of Wildwood Crest, do hereby certify that the foregoing Resolution is a correct and accurate copy of a resolution adopted on January 22, 2025 with the voting record as indicated above.


 Patricia A. Feketics, RMC