

COMPREHENSIVE MASTER PLAN UPDATE *for the* ***Borough of West Cape May*** Cape May County, NJ



Prepared by



Prepared for the



Periodic General Reexamination

**Statement of Objectives, Principles,
Assumptions, Policies & Standards**

Land Use Plan Element

Housing Plan Element

**Open Space, Recreation & Conservation
Plan Element**

Historic Preservation Plan Element

Submitted: December 30, 2005



**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

This Comprehensive Master Plan Update commenced in January 2005 and was submitted for adoption in December 2005. In the interim, the Borough saw a municipal election which resulted in a new Governing Body and a change in the makeup of the Planning Board. Accordingly, municipal officers for this Master Plan Update are as follows:

January 2005 – July 2005

PLANNING BOARD

Jean Davis, Chair
Michael Colameco, Vice Chair
Dwight Coleman
Gary Novak
Kevin O’Neill
Lisa Roselli
Charles Kealy
Arthur Joblin
Mary Rothwell
Kevin Lare, Commissioner
Robert Jackson, Mayor

**Lisa Stefankiewicz, Board Secretary
Brock Russell, esq., Board Solicitor**

BOARD OF COMMISSIONERS

Mayor Robert Jackson
Commissioner Kevin Lare
Commissioner Pamela Kaithern

Post July 2005

BOROUGH PLANNING BOARD

Jean Davis, Chair
Kevin O’Neill, Vice Chair
Michael Colameco
Dwight Coleman
Gary Novak
Lisa Roselli
Diane Rea
Arthur Joblin
Doris Jacobsen
Richard Rigby, Commissioner
Pamela Kaithern, Mayor

**Lisa Stefankiewicz, Board Secretary
(to September 2005)
Dianne Rutherford & Linda Adams
(Board Secretaries: September 2005 –
December 2005)
Brock Russell, esq., Board Solicitor**

BOARD OF COMMISSIONERS

Mayor Pamela Kaithern
Commissioner Peter Burke
Commissioner Richard Rigby

The original of this document has been signed and sealed pursuant to N.J.S.A. 45:14A-12.

Respectfully Submitted:
REMINGTON, VERNICK & WALBERG ENGINEERS
By:

Stuart B. Wiser, P.P., A.I.C.P.
N.J. Professional Planners License # LI005598

Edward J. Walberg, P.E., P.P., C.M.E.
N.J. Professional Planners License # LI0544





ACKNOWLEDGEMENTS

In addition to the Borough Commission and the members of the West Cape May Planning Board, the authors of this document wish to acknowledge the contributions of the following, who have made invaluable contributions to this effort.

Remington, Vernick & Walberg

Marc DeBlasio, P.E., P.P., CME
Terry Vogt, P.E., P.P., CME
Andrew Simpkins, P.E.
George Stevenson, P.P., AICP
Justin Masucci, Planner
Jennifer Barr, Planner
Jeanmarie Murphy, Environmental Scientist

West Cape May Environmental Commission

Gary A. Novak, Chair
Bill Vasser
Mary Margaret Lynn
Kathleen Gallagher
Sharran Novak
Marty Santry
Peter C. Burke

History Committee of West Cape May

Marie Iaconangelo, President
Doris Jacobsen, Secretary
Theresa Kelley, Treasurer

Community History Task Force

Marie Iaconangelo
Doris Jacobsen
Elan Zingman-Leith
Clement Reeves Jr.
Barbara Wilde



TABLE OF CONTENTS

EXECUTIVE SUMMARY	vi
1.0 INTRODUCTION	1
1.1 Statutory Authorization	1
1.2 Mandatory Elements	1
1.3 Optional Elements	2
2.0 DEFINITIONS	5
3.0 HISTORICAL OVERVIEW	7
3.1 1978 Master Plan	7
3.2 1994 Reexamination	7
3.3 2000 Reexamination	7
3.4 Issue-Specific Efforts	9
3.5 2005 Comprehensive Master Plan Update	9
4.0 METHODOLOGY	11
4.3 Resident Questionnaire	12
5.0 GENERAL REEXAMINATION	14
5.1 Municipal Land Use Law	14
5.2 The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.	
The extent to which such problems and objectives have been reduced or have increased subsequent to [the adoption of the 2000 Reexamination].	
The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.	14
5.2.1 Problem	15
5.2.2 Objectives	22
Infrastructure (water & sewer)	22
Environmental Preservation, Recreation & Open Space	24
Traffic Safety, Circulation & Parking	27
Economic Development & Growth	31
Housing & Neighborhood Preservation	34
Additional, Uncategorized Items	37





5.2.3 Objectives, Principles, Assumptions, Policies and Standards: Reaffirmed 39

5.3 Additional Municipal Land Use Law Requirements 40

5.3.1 Density and Distribution of Population 40

5.3.2 Housing Conditions 46

5.3.3 Circulation 46

5.3.4 Conservation of Natural Resources 50

5.3.5 Energy Conservation 53

5.3.6 Collection, Disposition and Recycling of Designated Recyclable Materials 53

5.3.7 Changes in State, County and Municipal Policies and Objectives 54

5.4 Specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared. 56

5.5 The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment And Housing Law," 40a:2a-1 et al. into the Land Use Plan Element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. 58

6.0 STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES & STANDARDS 60

7.0 LAND USE PLAN ELEMENT 61

7.1 Municipal Land Use Law 61

7.2 Existing Zone Plan 61

7.3 Development Regulations 69

7.3.1 Residential Zoning Districts 70

7.3.2 Commercial Zoning Districts 70

7.3.3 Wetlands Zoning 71

7.4 Relationship to the Statement Of Objectives, Principles, Assumptions, Policies and Standards, other master plan elements and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands. 71

7.5 Existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed Zone Plan and Zoning Ordinance..... 72

7.5.1 Recommended Amendments to Zoning Map 73

7.5.2 Recommended Amendments to Permitted Uses 76

7.5.3 Pre-existing Nonconforming Uses 79

7.5.4 Development Regulations 80





7.5.5 Land Development Ordinance 80

7.6 Existing and proposed location of any airports and the boundaries of any Airport Safety Zones delineated pursuant to the "Air Safety and Zoning Act of 1983," 6:1-80 et seq. 80

7.7 Statement of the standards of population density and development intensity recommended for the municipality 81

8.0 HOUSING PLAN ELEMENT 82

8.1 Municipal Land Use Law & Other & Regulatory Requirements 82

8.2 Municipal Objectives 83

8.3 Inventory of Housing Stock 83

8.3.1 Total Housing Units 83

8.4 Character of the Housing Stock 85

8.4.1 Age 85

8.4.2 Dwelling Units by Bedroom Quantity 86

8.4.3 Building Types 86

8.4.4 Substandard Units 87

8.5 Housing Values 87

8.6 Housing Unit Affordability 89

8.6.1 Methodology 89

8.6.2 Income Analysis 90

8.6.3 Ownership Analysis 90

8.7 Housing Stock Projection 91

8.7.1 Total Housing Units 91

8.7.2 Projection of Units over Third Round Growth Share Timeframe 91

8.8 Select Demographic Characteristics 93

8.8.1 Intra-Census Data 93

8.8.2 Population 93

8.8.3 Income 93

8.8.4 Education 94

8.8.5 Employment 96

8.9 Projection of Employment Over COAH Growth-Share Timeframe 98

8.10 Total COAH Round 3 Obligation 99

8.11 Unmet COAH 1st & 2nd Round Obligation 100

9.0 OPEN SPACE, RECREATION & CONSERVATION PLAN ELEMENT 100

9.1 Recreation Plan Element 100

9.1.1 Goals and Policies 100

9.1.2 Inventory 105

9.1.3 Resource Assessment 106

Greenway 107

Eco-Park 108

Other Opportunities 108

9.1.4 Action Plan 109

9.1.5 Open Space Mapping 110

9.1.6 Public Participation Process 111

9.2 Open Space Preservation / Conservation 112





9.2.1 Partnerships 112

9.2.2 Pathway / Greenway Network 112

9.2.3 Future Development 113

9.3 Conservation Plan Element 114

9.3.1 Cape Island 114

9.3.2 West Cape May – Overview 115

9.3.3 Topography 115

9.3.4 Geology 115

9.3.5 Soils 115

9.3.6 Agriculture 116

9.3.7 Surface Water Wetlands 117

9.3.8 Aquifers & Stormwater Runoff 118

9.3.9 Flora & Fauna 119

10.0 HISTORIC PRESERVATION PLAN ELEMENT 121

10.1 Borough History ~ A Synopsis 121

10.1.1 General 121

10.1.2 History Committee of West Cape May 122

10.2 Historic Preservation 123

10.3 Municipal Land Use Law 124

10.3.1 Historic District Defined 124

10.4 Historic Preservation Plan Element 124

10.5 West Cape May Community History Task Force 129

10.6 Recommendations 133

10.7 Impact of Each Component / Element of Master Plan on
Preservation of Historic Sites / Districts 136

11.0 STATUTORY PROVISIONS OF A MASTER PLAN 137

11.1 Mandatory Master Plan Elements 137

11.2 Optional Master Plan Elements 138

11.3 Relationships to Other Plans 141

12.0 EXHIBITS 142



EXECUTIVE SUMMARY

Significant Problems, Concerns & Recommendations

General

- A. This Comprehensive Master Plan Update addresses the following Mandatory and Optional Master Plan Elements.

Mandatory Elements

- A. Statement of Objectives, Principles, Assumptions, Policies & Standards
- B. Land Use Plan Element
- C. Housing Plan Element

Optional Elements

- D. Open Space, Recreation & Conservation Plan Element
- E. A Historic Preservation Plan Element

- B. It is recommended that the Borough undertake the remaining optional Master Plan Elements as funding permits.
- C. Borough Policymakers reaffirm their commitment to the 15 Purposes of the Municipal Land Use Law and adopt same as general guidelines for this Comprehensive Master Plan Update, the Land Development Ordinance and for the policies and practices of all appropriate municipal agencies in the administration of their duties and responsibilities.
- D. Borough Planners have commenced discussion with the State Office of Smart Growth related to Plan Endorsement, which is a cross-acceptance process whereby all relevant State agencies will recognize the Borough's development regulations as being consistent with the State Plan.

Infrastructure Issues

- E. The lack of infrastructure serving undeveloped sections of the Borough serves as an institutional protection against sprawl-type development and promotes the preservation of open space.
- F. While Borough Planners continue to prioritize the upgrade of the infrastructure network to service existing residential development and to strengthen service to the commercial zoning districts, expanding this infrastructure to support future development is no longer a desired objective.





- G. While Borough Planners continue to encourage innovative waste disposal systems to support existing development, such systems are no longer encouraged if they are designed to foster new, sprawl-type development.
- H. Collection, disposition and recycling of designated recyclable materials continues to be a priority of Borough Planners.

Environmental Issues

- I. West Cape May is largely dependent on its natural resources as the basis of its economy. Borough Planners recognize that these resources provide the quality of life so cherished by the community.
- J. While the recently-completed Cape May City desalinization plant provides safe drinking water to properties in West Cape May connected to the municipal water supply, Borough Planners continue to be concerned about salt intrusion into the aquifer, especially where such intrusion affects those Borough properties serviced by well water.
- K. Subsurface conditions in municipal and other landfills have the potential to impact sources of drinking water as well as the natural environment. This issue remains a concern for the Borough.

Growth Issues

- L. The lack of a significant commercial base in the Borough results in an over-reliance on residential property taxes to fund municipal services and education. While Borough Planners do not seek to attract the type of commercial development which would negatively affect the identity and charm of West Cape May, a thriving commercial district with uses designed to support the existing tourist economy and provide business and employment opportunities to Borough residents remains a goal.
- M. Development pressures are impacting not only on the Borough's natural resources, but its agricultural open space as well, thereby jeopardizing West Cape May's agricultural open space. Accordingly, protection and preservation of the Borough's agricultural lands remains a serious concern for the community.
- N. New, sprawl-type development displaces undeveloped open space. Increases in building and population create negative pressures on the natural and man made environments (including, but not limited to, increased runoff, air pollution and water pollution as well as problems related to over use). This situation continues to jeopardize both the natural and man made open spaces and remains an issue for Borough Planners and Policymakers.



- O. Developers / property owners in West Cape May are demolishing older, architecturally-significant commercial buildings and residential houses and replacing them with modern structures of less architectural value. The loss of these structures impacts the Borough's character and its attractiveness as a tourist destination. Protection of the Borough's historic architecture remains a concern / objective for Borough Planners.
- P. Borough Planners encourage and endorse development in West Cape May that conforms with Smart Growth Development Principles.
- Q. Cluster housing is a Smart Growth technique which can provide for a variety of density and housing choice opportunities while preserving open space. While long an objective of Borough Planners, the Land Development Ordinance does not currently permit clustering.
- R. Borough Planners continue to seek modifications to the Land Development Ordinance designed to provide the controls necessary to manage growth and preserve open space. A subcommittee of the Planning Board has been empanelled to review specific ordinance regulations and make recommendations as to appropriate modifications.

Traffic & Circulation Issues

- S. Problems related to traffic circulation and parking have intensified since the last Master Plan Reexamination and are likely to continue to increase as southern Cape May County in general ~ and the Borough in particular ~ grow in popularity as both tourist destinations and residential communities.
- T. It is anticipated that issues related to circulation and parking will continue to face Borough Planners and are remain as problems / objectives in perpetuity.
- U. While improving circulation continues to be a priority for Borough Planners, the Borough is dependent on grant funding for the improvements required. Given the current fiscal climate such funding is increasingly scarce.
- V. Improving Borough sidewalks for pedestrian circulation ~ especially in the commercial districts ~ remains a priority for Borough Policymakers.
- W. The shortage of on-street and off-street parking are longstanding concerns for the Borough. Such shortage is likely to increase as Borough Planners seek to expand commercial opportunities in the commercial district(s). The parking regulations contained in the Land Development Ordinance and the Borough's attitude toward parking variances will impact this issue into the future.
- X. A newly-formed Task Force on Alternative Transportation Modes has been formed to address, in part, bicycle paths, pedestrian circulation and congestion-related issues.



Open Space & Recreation Issues

- Y. Conservation of natural resources remain a concern for Borough Planners.
- Z. While providing adequate recreation facilities continues to be a priority for Borough Planners, the Borough is dependent on grant funding for the improvements required.
- AA. The use of recreational uses as a tool for preserving open space continues to be favored by Borough Planners. However, funding for land acquisition remains an impediment for maximizing the use of this tool.
- BB. Funding for new, multi-use open space in targeted locations remains an issue.
- CC. Given the current fiscal climate, grant funding is increasingly scarce. The Borough continues to explore public, private, institutional and other funding sources for acquisition, design and maintenance of open space for both active and passive recreational uses.
- DD. There are competing objectives for use of municipally-owned lands. Accordingly, the most appropriate method of open space conservation remains an issue for Borough Planners.
- EE. The preservation of existing farmlands continues to be viewed as a significant tool to achieve the objective of preserving the Borough's open spaces.

Housing Issues

- FF. While balanced housing remains a concern for Borough Planners, specific objectives must be reviewed within the context of infrastructure, open space and general growth-related concerns.
- GG. Density and distribution of population remain concerns for Borough Planners.

Land Use Plan Element

Recommended Amendments to Zoning Map & Zoning Ordinance

HH. Residential Zones

R-1 ~ Urban Residential Zoning District

Extended north from Holly Avenue to the Borough boundary line and west to Broadway.

Rezone the Farmdale Drive subdivision to R-1.

Relabel 'Town (Moderate Density) Residential'.





R-2 ~ Rural Residential / Agricultural Zoning District

Delete the R-2 Zones located to the west of the Farmdale Drive subdivision and include in the new R-1 Zone.

Relabel 'Village (Low Density) Residential'.

R-4 ~ Rural Residential / Agricultural Zoning District

Relabel 'Rural (Low Density) Residential / Agricultural'

R-5 ~ Rural Residential / Agricultural Zoning District

Adjust to run behind Block 26, Lots 1 and 2 and to encompass Block 2, Lot 7.

Relabel "Rural (Very Low Density) Residential / Agricultural".

II. Commercial Zones

Condense C-1, C-2 & C-3 Commercial Zones into Commercial ('C') and Neighborhood Commercial ('NC') Zoning Districts

New Commercial ('C') Zone Boundaries: East Mechanic Street (north), Congress Street (south), Perry Street to Columbia Avenue (west), Cape Island Creek (east).

Include all of Block 2, Lot 6 and Block 2, Lot 7

New Neighborhood Commercial ('NC') Zoning Boundaries:

Northern NC Zone: East Mechanic Street (south) to Borough Boundary Line (north). South of Central Avenue, include all properties which front (have access from) Broadway, as well as properties which were formerly within the C-1 Zone. North of Central Avenue, include properties on the west side of Broadway which front (have access from) Broadway.

Southern NC Zone: Congress Street (north) to Borough Boundary Line (south), Broadway (east) and the rear of the properties fronting Broadway (west).

JJ. Wetlands Zone

West Cape May is regulated by NJDEP and the U.S. Army Corps of Engineers. Separate ~ municipal ~ Wetlands Zoning is not necessary and therefore is recommended to be eliminated.





KK. Recommended Permitted Uses in the Commercial Zones

COMMERCIAL (C)	NEIGHBORHOOD COMMERCIAL (NC)
Single-family residential dwellings, limited to those included in Exhibit 12.16.	Single-family residential dwellings, limited to those included in Exhibit 12.16.
Neighborhood-, Regional- & Tourist-oriented retail and service, including specialty, novelty, tourist and seashore related retail.	Neighborhood-, Regional & Tourist-oriented retail and service, including specialty, novelty, tourist and seashore related retail.
Bicycle, beach accessory and water sport sales and rental.	Bicycle, beach accessory and water sport sales and rental.
Banks, including drive-through facilities.	Banks, including drive-through facilities.
Restaurants (dining or take-out / drive-through).	Restaurants (dining in only).
Professional offices.	Professional offices.
Places of worship, charitable and civic institutions.	Places of worship, charitable and civic institutions.
Tourist / guest houses, bed & breakfasts, inns.	Public parks, playgrounds and conservation areas.
Public parks, playgrounds and conservation areas.	Residential dwelling units above ground-floor Permitted Uses.
Residential dwelling units above ground-floor Permitted Uses.	

Housing Plan Element

LL. Based on the changes in the various types of Households in West Cape May between the 1990 and 2000 Censuses, and factoring the likely impact of the increase in real estate prices in the Borough as noted, housing affordability in West Cape May remains an issue, especially for young families and senior citizens.

MM. The Borough’s COAH obligation from the 1st and 2nd Rounds is 7 Units of Rehabilitation housing and 7 Units of New housing. Obligations continue until satisfied.

NN. The Borough’s COAH obligation from the 3rd Round is projected at 7~8-units of Residential Growth Share obligation (depending if affordable housing units are constructed on-site or off-site) + 2-units of Commercial Growth Share obligation for a total 9~10-unit projected Growth Share Obligation.

OO. A plan to satisfy these obligations is being prepared under a separate professional services contract.

Open Space, Recreation & Conservation Plan Element

- The use of recreation as a tool for preserving open space continues to be favored by Borough Planners.
- Borough Planners recognize the need for active (and passive) recreational facilities, both as a goal in-and-of-itself, and as a means of preserving open space.





- Borough Policymakers are conscious of their obligations to young and elderly residents, disabled population and others (including visitors) who might require special facilities.
- The Borough is committed to abiding by the requirements of the Americans with Disabilities Act in providing recreation opportunities.
- The most logical (primary) recreational planning option for West Cape May Borough appears to be Open Space Acquisition and/or Farmland Preservation.
- Acquisition for the Borough's Greenway Plan and Eco-Park concept will serve to meet the recreational and conservational needs and objectives for West Cape May.

Greenway:

Ocean-to-Bay network of paths connecting the Delaware Bay to the Atlantic Ocean via the Central Wetlands Corridor. As presently envisioned, would entail acquisition and dedication of privately-owned but undeveloped lands within the Borough. Financing is anticipated via Farmland Preservation funding, Green Acres funding, private endowment grants and other means.

Eco-Park:

Recreation area proposed for lands on the extreme eastern portion of the municipality. Envisioned to contain active and/or passive recreation facilities, interpretive stations, eco-tourism opportunities and related uses. While funding mechanisms have yet to be identified, it is noted that one of the State's primary policies is the remediation of landfills and other impacted properties (brownfields), especially in environmentally-sensitive areas.

- In addition to the Greenway and Eco-Park, additional areas where passive recreation could be considered are Borough-owned land along Second Avenue, west of Morrison Avenue. While not 'buildable' due to wetlands and other environmental constraints, these areas could be combined with adjacent private lands to provide passive recreation via paths and walkways in accordance with NJDEP regulations.
- ***NO LAND SHALL BE ACQUIRED VIA EMINENT DOMAIN. All lands required for these projects shall be acquired from willing sellers.***
- It is recommended that the Borough create Recreation Plan Subcommittee to develop strategies to implement the aforementioned recommendations based on evolution of Borough policies and future environmental, land acquisition and financial considerations.



Historic Preservation Plan Element

- Establish a “strong” Historic Preservation Commission empowered to:
 - Prepare a set of Architectural Design Guidelines for new construction within the Historic District.
 - The Adaptive Reuse of buildings is encouraged to the maximum extent practicable.
 - Work with owners of historic and non-historic properties within the Historic District to reach mutually-acceptable solutions to issues as they may arise.



1.0 INTRODUCTION

1.1 Statutory Authorization

The New Jersey *Municipal Land Use Law*¹ provides that a municipal Planning Board may adopt a municipal Master Plan “to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare”.

1.2 Mandatory Elements

A municipal master plan shall generally comprise land use and development proposals, with maps, diagrams and text, presenting, at least, the following:

Statement of Objectives, Principles, Assumptions, Policies and Standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;

Land Use Plan Element

- (a) taking into account and stating its relationship to the Statement of Objectives, Principles, Assumptions, Policies and Standards, the components of other master plan elements, and natural conditions of the municipality, including, but not necessarily limited to, topography, soils, water supply, drainage, flood plain areas, marshes, and woodlands;
- (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship to the existing and any proposed zone plan and zoning ordinance;
- (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," 6:1-80 et seq.; and
- (d) including a statement of the standards of population density and development intensity recommended for the municipality;

Housing Plan Element pursuant to 52:27D-310, including, but not limited to, residential standards and proposals for the construction and improvement of housing.

¹ N.J.S.A. 40:55D-28 & 62



1.3 Optional Elements

In addition to the foregoing, section 28 of the *Municipal Land Use Law* provides for the following Optional Elements:

Circulation Plan Element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail;

Utility Service Plan Element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan required pursuant to the provisions of 40:55D-93 et seq.;

Community Facilities Plan Element showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas;

Recreation Plan Element showing a comprehensive system of areas and public sites for recreation;

Conservation Plan Element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources;

Economic Plan Element considering all aspects of economic development and sustained economic vitality, including a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and an analysis of the stability and diversity of the economic development to be promoted;

Historic Preservation Plan Element: indicating the location and significance of historic sites and historic districts; identifying the standards used to assess worthiness for historic site or district identification; and analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts;

Recycling Plan Element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land; and

Farmland Preservation Plan Element, which shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging monies made available by 13:8C-1 et al. through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

1.1.4 The Master Plan for the Borough of West Cape May was first adopted in 1978. Periodic (6 year) General Reexaminations occurred in (at least) 1987, 1994 and 2000 as required by law.²

1.1.5 While Master Plan Reexaminations are designed to review the assumptions, policies, objectives, problems and recommendations facing a municipality, such analyses take an incremental approach to problem identification and problem solving. There are times when a fresh look at a community is advisable.

This Comprehensive Master Plan Update is designed to take such a fresh look by approaching each (addressed³) Master Plan Element as if new. While previous efforts have been reviewed for background and context, the assumptions, policies and objectives forming the basis for the recommendations contained herein have not been constrained by prior decision making.

1.1.6 With the above as background, this Comprehensive Master Plan Update shall serve as a new Master Plan for the Borough while addressing the statutorily mandated general reexamination process as required by the Municipal Land Use Law.

1.1.7 Upon completion and adoption by the Planning Board, the recommendations contained herein may be enacted in the form of revisions or amendments to the Borough's Land Development Ordinance. Such revisions or amendments must be adopted by the Borough Commission via ordinance.

² N.J.S.A. 40:55D-89

³ Municipal budgetary constraints limit the scope of this Master Plan effort. As a result, in addition to the *mandatory* Master Plan Elements, the Borough has selected only those *optional* Master Plan Elements it deems most critical (i.e. the Open Space, Recreation & Conservation Plan Element and the Historic Preservation Plan Element).



***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

1.1.8 After adoption by the Planning Board, a copy of this document, with accompanying Planning Board Resolution, shall be sent to the Cape May County Planning Board and the municipal clerk of each municipality adjoining the Borough of West Cape May.

2.0 DEFINITIONS

This document contains references to terms and documents defined when cited throughout the text. However, the following significant terms and documents shall have the meanings prescribed below. Terms presented as singular or plural, masculine or feminine, shall be construed within the context in which they occur.

- 2.1 “Board of Commissioners” shall mean the Mayor and Commissioners of the Borough of West Cape May.⁴
- 2.2 “Borough” shall mean the Borough of West Cape May, County of Cape May, State of New Jersey, a body corporate and politic, and unless otherwise indicated, includes its Governing Body, elected officials, officers and staff.⁴
- 2.3 “Borough Website shall mean www.westcapemay.us.
- 2.4 “CAFRA” shall mean the specific body of environmental regulations administered by the New Jersey Department of Environmental Protection under the Coastal Area Facilities Review Act.
- 2.5 “County” shall mean the County of Cape May, State of New Jersey.
- 2.6 “Date of Publication” shall mean the date this Comprehensive Master Plan Update was submitted to the Planning Board⁵.
- 2.7 “ERI” shall mean the Environmental Resources Inventory for the Borough of West Cape May, prepared by Remington, Vernick & Walberg Engineers. December 2003.
- 2.8 “Governing Body” shall mean the Mayor and Commissioners of the Borough of West Cape May.⁴
- 2.9 “Land Development Ordinance” shall mean, collectively, Chapters XXIII, XXIV, XXV, XXVI and XXVII of the West Cape May Municipal Code. Said document is compiled and routinely update by Coded Systems LLC.
- 2.10 “Municipal Land Use Law” and “MLUL” shall mean N.J.S.A. 40:55D-1 et seq.
- 2.11 “NJDCA” shall mean the New Jersey Department of Community Affairs and, by extension, shall include the individual divisions and/or offices within NJDCA, including the Office of Smart Growth.

⁴ Within the context of the various sections of this document, the terms “West Cape May”, “Borough” and “Governing Body” shall mean the Board of Commissioners of the Borough of West Cape May.

⁵ See date printed on Cover to this Comprehensive Master Plan Update.

- 2.12 “NJDEP” shall mean the New Jersey Department of Environmental Protection and, by extension, shall include the individual divisions within NJDEP responsible for implementation of the Coastal Zone Management Rules, CAFRA and other environmental regulations.
- 2.13 “NJDOT” shall mean the New Jersey Department of Transportation.
- 2.14 “OSG” shall mean the Office of Smart Growth within the NJDCA.
- 2.15 “Planning Board” shall mean the Planning Board of and for the Borough of West Cape May, which Board exercises the powers of a municipal Zoning Board of Adjustment under the provisions of N.J.S.A. 40:55D-25 c.
- 2.16 “State Plan” shall mean the New Jersey State Development and Redevelopment Plan, prepared by OSG (March 2001).
- 2.17 “1978 Master Plan” shall mean the document entitled Master Plan of the Borough of West Cape May (December of 1978).
- 2.18 “1987 Reexamination” shall mean the reexamination of the 1978 Master Plan (July 1987).

While this document was not available for review as part of this Comprehensive Master Plan Update, relevant contents were addressed within the 1994 Reexamination and are detailed herein as relevant.

- 2.19 “1994 Reexamination” shall mean the reexamination of the 1978 Master Plan as updated through the 1987 Reexamination prepared by the West Cape May Planning Board and adopted in September of 1994.
- 2.20 “2000 Reexamination” shall mean the reexamination of the 1994 Reexamination prepared by Remington, Vernick & Walberg Engineers and adopted in May of 2000.
- 2.21 “2005 Comprehensive Master Plan Update” or “Comprehensive Master Plan Update” shall mean this instant document, prepared by Remington, Vernick & Walberg Engineers, and consisting of a:
- General Reexamination of the prior Master Plan
 - Statement of Objectives, Principles, Assumptions, Policies and Standards;
 - Land Use Plan Element;
 - Housing Plan Element;
 - Open Space, Recreation and Conservation Plan Element; and
 - Historic Preservation Plan Element.



3.0 HISTORICAL OVERVIEW

3.1 1978 Master Plan

The 1978 Master Plan was adopted in December of that year. Reexaminations occurred in July 1987, September 1994 and May 2000. The Borough's current Zone Plan and related development regulations were adopted in 1978 and have been modified periodically since, with the last change occurring in April 2005.

The Borough's original 1978 Master Plan and the 1987 Reexamination were not available for review as part of this Comprehensive Master Plan Update.

However, the *Municipal Land Use Law* only requires that a Periodic General Master Plan Reexamination review conditions and changes in conditions since the time of adoption of the *last* reexamination report⁶ (in this case, the 2000 Reexamination).

Accordingly, while a review of the 1978 and 1987 documents would have provided a context within which subsequent municipal actions were undertaken, lack of access to this document is not viewed as critical to this 2005 effort.

Additionally, as stated in sections 1.1.5 and 1.1.6 herein, this Comprehensive Master Plan Update is designed to take a *fresh look* at the issues facing the City as if it were a new Master Plan.

3.2 1994 Reexamination

Due to financial limitations, the 1994 Reexamination was undertaken by the Borough's Planning Board without the benefit of professional planning assistance. Despite this self-described limitation, this effort resulted in a thorough review of the conditions facing West Cape May at the time and was an excellent guide for future development within the Borough.

[Based on the information available, Exhibit 12.5 was prepared as a comparison of the various goals, objectives and recommendations of the 1978, 1987 and 1994 Master Planning efforts. This comparison may be used to review and assess community progress over the years.]

3.3 2000 Reexamination

3.3.1 As stated, the Municipal Land Use Law requires that a Periodic General Master Plan Reexamination analyze and react to the problems, objective and changes taking place in the municipality *since the time of the last master plan reexamination*.

⁶ N.J.S.A. 40:55d-89.



While not expressly addressing each individual goal and objective contained in the 1994 Reexamination, the 2000 Reexamination concluded:

- A. The general assumptions, goals and objectives (as well as additional “suggestions” in the 2000 Reexamination Report) were still valid and represent a Master Plan which meets the current and future development goals of the Borough of West Cape May.
- B. A new Master Plan or update to the existing Master Plan was not required.
- C. The expansion of the sewer service area (which had been a goal of the 1994 Reexamination) had been achieved.
- D. Development of a safe drinking water source (which had been a goal of the 1994 Reexamination) had been achieved.
- E. The need to encourage the development of low impact commercial uses within the Borough without the loss of the residential quality of the area remained an issue.
- F. The need to balance the preservation of farm land, open space and environmentally sensitive lands with the encouragement of infill development remained an issue.

3.3.2 Based on the foregoing conclusions, the 2000 Reexamination recommended:

- A. A Housing Plan Element to the Master Plan was required. However, it was recommended that any such Housing Plan Element not be submitted to the New Jersey Council on Affordable Housing for Substantive Certification (no explanation regarding this recommendation was provided).
- B. A Conditional Use Overlay Zone be created to permit low impact commercial development in existing structures⁷.
- C. A review of the parking situation, in conjunction with the local Chamber of Commerce, be conducted. Specific rights-of-way to be analyzed included Broadway, Perry Street, Park Boulevard and Sunset Boulevard.
- D. An updated wetlands inventory be prepared.

3.3.3 The 2000 Reexamination noted that changes in the Borough’s Development Regulations were underway but had not been finalized at printing of the document.⁸

⁷ The boundaries of such a Zone were not included within the 2000 Reexamination report.

⁸ Such changes were enacted via Ordinance No. 302-01 (adopted November 5, 2001), which amended the Land Development Ordinance to add an R-4 Rural Residential District to the Borough’s Zone Plan and to institute space, bulk and yard requirements for said R-4 Zone (Exhibit 12.6)

3.3.4 While the 1994 and 2000 Reexaminations include policy statements and recommendations related to housing, traffic and parking, water and sewer service, open space and other pertinent issues, they do not contain the specific information required of an Optional Master Plan Element under the Municipal Land Use Law.

3.4 Issue-Specific Efforts

In addition to these Reexamination efforts, the Borough has, over the years, either commissioned on its own account or cooperated with the County or other entities on projects to address specific issues, including, but not limited to, specific infrastructure and intersection improvements and general recreation and environmental conservation issues.

However, these issue-specific projects were not designed to address MLUL requirements for *Optional* Master Plan Elements. They have therefore not been adopted by the Planning Board as components of the Master Plan.

3.5 2005 Comprehensive Master Plan Update

3.5.1 This Master Planning effort begins with the analyses required to satisfy the Statutory requirements⁹ for a Periodic General Reexamination. Specifically:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

⁹ N.J.S.A. 40:55d-89.



3.5.2 From this beginning, this Comprehensive Master Plan Update addresses the following Mandatory and Optional Master Plan Elements.

Mandatory Elements

- F. Statement of Objectives, Principles, Assumptions, Policies & Standards
- G. Land Use Plan Element
- H. Housing Plan Element

Optional Elements

- I. Open Space, Recreation & Conservation Plan Element
- J. Historic Preservation Plan Element

3.5.3 Due to budgetary constraints, the Borough has elected to undertake only the *optional* Master Plan Elements enumerated above. Accordingly, this document recommends that the Borough undertake the remaining optional Master Plan Elements as funding permits.

4.0 METHODOLOGY

4.1 West Cape May is an historically-rural municipality which is experiencing the negative influences of growth and their associated impact(s) on infrastructure, traffic and community character.

In order to fully assess the impact(s) of these development pressures,¹⁰ this Comprehensive Master Plan Update evaluates the problems, objectives, assumptions and governing policies previously expressed by Borough Planners¹¹ within the context of the physical, economic and social conditions of West Cape May in 2005. In this way, previously-expressed problems, goals and objectives can be evaluated against current (updated) community standards.

4.2 Accordingly, this Comprehensive Master Plan Update bases its findings and recommendations on:

- The 2000 Reexamination.
- Land Development Ordinance.
- The 1994 Reexamination.
- The 1987 Reexamination (to the extent that the 1994 Reexamination contains information from said document).
- Existing Land Use Map (1994 Reexamination¹²) with the Borough's current Zone Plan and the existing land uses derived from GIS maps created in 2004.¹³
- Cape May County Databook (Cape May County Planning Department [January, 2003]).
- The Cape May County Comprehensive Plan (Cape May County Planning Board [July 2002]).
- The State Plan.
- The Environmental Resources Inventory.
- Rules on Coastal Zone Management as promulgated by the New Jersey Department of Environmental Protection (as amended).

¹⁰ and how they may be expected to impact West Cape May into the future

¹¹ through the 1987, 1994 and 2000 Master Plan Reexamination reports

¹² Exhibit 12.7

¹³ Augmented by visual inspection of the Borough for this 2005 Master Plan (January/February 2005).

- Year 1999 and Year 2000 Census Data compiled by the US Census Bureau.
- Survey of Borough residents conducted in 2004 in anticipation of this Master Plan Update (section 4.3 herein)
- Other pertinent data and planning documents (footnoted as appropriate).

4.3 Resident Questionnaire

4.3.1 In late 2004, the Planning Board, in preparation for this Master Planning effort, circulated a survey to gauge resident opinion regarding several key issues facing the Borough. Residents were asked to score the following statements based on a ranking of:

5 = Strongly Agree	4 = Agree	3 = Neutral	2 = Disagree	1 = Strongly Disagree
--------------------	-----------	-------------	--------------	-----------------------

1. Undeveloped land in West Cape May should be preserved as Open Space.
2. West Cape May currently permits 60% lot coverage; on a typical 50x150 lot (7500 s.f.), this translates to a building with 4500 s.f. per floor. Maximum allowable lot coverage should be decreased.
3. Would you be in favor of another ballot referendum on the open space tax initiative?
4. There should be an official Historic District in West Cape May and historic structures should be preserved.
5. The height limit for buildings in West Cape May should be reduced.
6. Commercial development should be encouraged in West Cape May.
7. West Cape May should develop new playgrounds, ball fields and other recreation facilities on areas of Borough-owned land.
8. What is the best part of living in West Cape May.
9. What are the biggest land use problems in West Cape May?
10. What would you like West Cape May to look like 20 years from now?

Additionally, freeform comments were welcomed.



**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

Of the approximately 111 questionnaires returned, residents ranked these issues as follows:¹⁴

	5 Strongly Agree	4 Agree	3 Neutral	2 Disagree	1 Strongly Disagree
1. Undeveloped land in West Cape May should be preserved as Open Space.	71	11	5	6	9
2. West Cape May currently permits 60% lot coverage; on a typical 50x150 lot (7500 s.f.), this translates to a building with 4500 s.f. per floor. Maximum allowable lot coverage should be decreased.	36	19	13	7	25
3. Would you be in favor of another ballot referendum on the open space tax initiative?	39	22	18	2	9
4. There should be an official Historic District in West Cape May and historic structures should be preserved.	48	24	14	4	7
5. The height limit for buildings in West Cape May should be reduced.	34	11	27	11	16
6. Commercial development should be encouraged in West Cape May.	6	18	25	18	37
7. West Cape May should develop new playgrounds, ball fields and other recreation facilities on areas of Borough-owned land.	20	32	19	11	18
8. What is the best part of living in West Cape May.	Freeform Questions. No Ranking				
9. What are the biggest land use problems in West Cape May?					
10. What would you like West Cape May to look like 20 years from now?					

Responses were used as a guide to develop Borough Policy for this Comprehensive Master Plan Update.

¹⁴ Hard copies of the returned questionnaires are on file with the Borough Clerk



5.0 GENERAL REEXAMINATION

5.1 Municipal Land Use Law

5.1.1 This Comprehensive Master Plan Update was designed to satisfy the statutory requirements for a Periodic General Master Plan Reexamination under the New Jersey *Municipal Land Use Law*.

5.1.2 The information, analyses and recommendations contained in this section follows the MLUL Master Plan Reexamination structure¹⁵ by:

- A. Restating community goals and objectives as identified in prior Reexamination Reports;
- B. Evaluating problems and objectives identified in prior Reexaminations to determine the extent to which they were achieved or are still appropriate;
- C. Reassessing the assumptions, policies, goals and objectives forming the basis for the Borough's Master Plan, Existing Land Use Plan and Zone Plan / Zoning Map;
- D. (predicated on the foregoing) Recommending changes to the Master Plan, Existing Land Use Plan, Zone Plan / Zoning Map and/or other pertinent regulations; and
- E. (also predicated on the foregoing) Developing recommendations concerning the incorporation of redevelopment plans currently under consideration.

5.2 THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT.¹⁶

THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO [THE ADOPTION OF THE 2000 REEXAMINATION].¹⁷

THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS,

¹⁵ N.J.S.A. 40:55D-89.

¹⁶ N.J.S.A. 40:55D-89a

¹⁷ N.J.S.A. 40:55D-89b

CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS, AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.¹⁸

5.2.1 Problems¹⁹

The 1994 Reexamination does not classify the issues facing West Cape May as “problems”. Rather, the text references “Goals and Objectives” identified in the 1987 Reexamination and “Current Goals and Objectives” identified as part of the 1994 effort.

The 2000 Reexamination characterizes certain of the 1994 Reexamination’s “Current Goals and Objectives” as “problems”, and notes which of these had seen significant change(s) since adoption of that document. The 2000 Reexamination does not identify new “problems” facing the Borough, appearing rather to reaffirm unchanged “problems” as remaining valid.

By interpreting the issues identified in the 1987 and 1994 Reexaminations, and combining them with problems identified in the 2000 Reexamination, the following inventory of long-running problems affecting West Cape May may be derived.²⁰

[For the purposes of the following, standard text indicates Problems identified by prior Master Planning efforts and ***bold italics*** text indicates current status of issue.]

A. Problem: Inadequate sewer and water infrastructure limits land development.

Status:

The 2000 Reexamination identified the following “key changes” in previously stated problems which had a direct impact on land development in the Borough:

The expansion of the sewer service area [has occurred] to a point that all the developed and/or developable area in the Borough are within a sewer service area.

¹⁸ N.J.S.A. 40:55D-89c

¹⁹ Exhibit 12.5

²⁰ To eliminate duplication (to the extent possible), section 5.2.1 combines issues with common themes as identified in the 1987 and 1994 Reexamination Reports with the problems identified in the 2000 Reexamination, and presents them as single entries. Certain themes recur in multiple entries, and are therefore presented separately where the focus of the entry differs (i.e., infrastructure, environmental preservation, economic development, etc.).

Existing language has been modified for clarity and consistency.

The construction of a desalination plant in the area now supplies safe drinking water.

The Borough's remaining unserviced areas are largely undeveloped green-fields. This lack of infrastructure serves as an institutional protection against sprawl-type development and promotes the preservation of open space.

Accordingly, while the lack of water and sewer infrastructure to portions of the Borough does serve to limit land development, this is no longer ~ de facto ~ viewed as a "problem".

While municipal water service has been expanded in the Borough and a desalinization plant has been constructed, salt intrusion into the aquifer remains a serious concern for the community.

- B. Problem: Protection of the natural environment and preservation of natural and man made (recreational) open space in order to protect and preserve the Borough's rural character.

Status:

West Cape May's quality of life and economy are based largely on its distinctive natural resources and open space. The Borough's beautiful scenery and abundant wildlife are among the features that give West Cape May its identity and make it an attractive place to live and vacation.

Ironically, the charm of West Cape May is creating developmental pressures which have the potential to destroy the special character that makes the Borough attractive in the first place.

Such development pressures have intensified since the 2000 Reexamination. Historically low interest rates, near buildout and extremely high real estate prices in neighboring Cape May and other nearby communities and an inventory of undeveloped, relatively low land prices in the Borough combine to make West Cape May very attractive for residential development.

Not only does such new development displace undeveloped open space, but increases in building and population create negative pressures on the natural and man made environments (including, but not limited to, increased runoff, air pollution and water pollution as well as problems related to over use).

This situation continues to jeopardize both the natural and man made open spaces and remains an issue for Borough Planners and Policymakers.

A thorough discussion of environmental preservation and related issues is included under the Open Space, Recreation and Conservation Plan Element (section 9.0) of this Comprehensive Master Plan Update.

- C. Problem: Reduce traffic congestion, improve circulation and address related safety concerns, especially during the tourist season.

Status:

Traffic congestion and circulation concerns are increasing in West Cape May as southern Cape May County in general ~ and the Borough in particular ~ grow in popularity as both tourist destinations and residential communities. Since it is not likely that traffic in and around the Borough will be reduced, these issues are anticipated to remain problems in perpetuity.

- D. Problem: The need to expand appropriate commercial land uses within the Borough, specifically tourist accommodations with supportive small-scale (boutique-style) retail and other uses.

Status:

West Cape May has a singular economy based on tourism. Annually, hundreds of thousands of visitors are attracted to Cape Island both as seasonal, vacation-related visitors attracted to the Victorian setting and architecture and as eco-tourists attracted to the region's natural environment.²¹

While Borough commercial facilities serve local residents²², ***these uses are clearly supported by the seasonal visitor population.***

The West Cape May economy services the visitor population primarily by providing Bed-and-Breakfast-style lodging, specialty retail and a variety of food service facilities²³. ***Concentrated on Broadway, Park Boulevard and Perry Street, these (37) commercial uses represent only 3.4% of the 1,076 lots within the Borough.***

²¹ The New Jersey Audubon Society reports that eco-tourism alone is responsible for \$46 million to the local economy (ERI).

²² Including, but not limited to, a 7-11 Convenience Store, a CVS Pharmacy, restaurants, etc.

²³ Ranging from pizza and sub shops to fine dining restaurants.

The Borough's primary commercial (C-1) zoning district generally encompasses the Broadway frontage properties from the southern municipal boundary line south of Grant Street to the northern municipal boundary line north of Farmdale Drive.²⁴

The visual survey of the Borough conducted for this Comprehensive Master Plan Update, correlated against the Borough's Mercantile Records, finds 30 of the 138 parcels within this Commercial Zone (21.7%) used for commercial or mixed-use (residential / commercial) purposes. (An additional 29 parcels are listed on Borough records as residential structures with rental use.)

Without a critical mass of commercial properties in close proximity to each other, a true commercial district can not be created or sustained.

While Borough Planners do not seek to attract the type of commercial development which would negatively affect the identity and charm of West Cape May, a thriving commercial district with uses designed to support the existing tourist economy and provide business and employment opportunities to Borough residents remains a goal.

A thorough discussion of land use issues is included under the Land Use Plan Element (section 7.0) of this Comprehensive Master Plan Update.

- E. Problem: Preservation of the built environment, specifically the Borough's rich inventory of historic architecture.

Status:

In 1970, the Cape May Historic District was incorporated into both the National and State Registers of Historic Places.

While the heart of the District is in downtown Cape May City, it extends into West Cape May.²⁵

Unfortunately, the development pressures outlined in section 5.2.1 B are impacting the Borough's existing architecture as well as its open spaces. Following the trends in other local communities, developers / property owners in West Cape May are demolishing older, architecturally-significant buildings and replacing them with modern duplexes, townhouses and other multi-unit structures of less architectural value.

²⁴ Exhibit 12.6

²⁵ Exhibit 12.8.

Part of the charm of West Cape May ~ and a key component to its tourist economy ~ is the Borough's historic architecture. Loss of these structures impacts the aesthetics and therefore the attractiveness of the community to both residents and visitors.

The continuing challenge facing West Cape May is the protection of the Borough's historic architecture in the face of mounting development pressures.

A thorough discussion of historic preservation and related issues is included under the Historic Preservation Plan Element (section 10.0) of this Comprehensive Master Plan Update.

- F. Problem: The need to insure an adequate supply of affordable housing in the Borough as well as housing appropriate for all age groups.

Status:

As stated, the development pressures facing West Cape May have intensified since the 2000 Reexamination. While Real Estate prices may be relatively low as compared to neighboring communities, they are at an historic high for the Borough²⁶. The location of the Borough in proximity to the beach and nearby tourist destinations, combined with the rural character of the community, make West Cape May very attractive as a second-home community.

Over the past several years, many of the modest cottages which formerly dominated the Borough's residential neighborhoods have been purchased, demolished and replaced with upscale townhouse development.²⁷ Additionally, heretofore undeveloped portions of the Borough, where lot sizes are larger, are experiencing development of large, "McMansion'-type development".

While housing costs have increased in West Cape May,²⁶ household income has remained relatively constant. The median annual household income for residents of the Borough was \$24,353 in 1990 and \$37,500 in 2000 (a 54% increase during the intra-census period).

²⁶ Median Home Value as reported by the US Census Bureau was \$120,900 in 1990 and \$174,100 in 2000 (a 44% increase over the 10-year period).

A Local Real Estate company^{26A} reports that 22 homes were sold in West Cape May in 2005. The Average Sales Price for these homes was \$530,545 (a 205% increase from the 2000 Census figure and a 235% increase from the 1990 Census figure).

^{26A} Century 21 Gilmartin (Updated Census data for 2004 was not available for this Comprehensive Master Plan Update).

Similarly, the Census reports Monthly Gross Rent increased from \$423 in 1990 to \$703 in 2000 (a 66% increase over the 10-year period).

²⁷ The Borough's Building Office reports 10 demolition permits issued between 2000 and 2004.

Accordingly, housing in West Cape May is trending toward being unaffordable for Borough Residents.

As to “housing appropriate for all age groups”, age cohorts may be interpreted for this section of this Comprehensive Master Plan Update as:

- **Family Households;²⁸**
- **Non-Family Households,²⁹ and**
- **Senior Households.³⁰**

While the 2000 Census does categorize households under these classifications, the following analysis of the Census data as presented finds:

- **507 Total Households.**
- **302 (23.9%) Family Households**
- **205 (40.4%) Non-Family Households**
- **202 (39.8%) Senior Households**

The 2000 Census reports that Median Household Income in West Cape May is \$37,500 and Median Family Household Income is \$47,031. While no statistic is provided as to Median Senior Household Income, the Borough’s Mean Retirement Income is listed as \$32,423

These statistics compare to the 1990 Census as follows:

- **Median Household Income: \$24,353**
- **Median Family Income: \$27,368**

Based on the changes in the various types of Households in West Cape May between the 1990 and 2000 Censuses, and factoring the likely impact of the increase in real estate prices in the Borough as noted, housing affordability in West Cape May remains an issue, especially for young families and senior citizens.

A thorough discussion of Housing Conditions within the Borough is included under Housing Plan Element (section 8.0) of this Comprehensive Master Plan Update.

²⁸ Households with at least two (2) members related to each other by marriage, birth (blood) or adoption.

²⁹ All other households.

³⁰ Households with Individuals Over 65 Years of Age.

- G. Problem: Preservation and maintenance of the Borough's agriculture areas and, by extension, West Cape May's rural character in the face of growing development pressures.

Status:

As stated, the charm of West Cape May is based, in large part, on its distinctive natural resources and open space. The Borough's agricultural lands play a significant role in creating this environment.

The development pressures outlined in section 5.2.1 B herein are impacting not only on the Borough's natural resources, but its agricultural open space as well. Residential developers view large tracts of farmland as blank canvasses on which to create new communities while owners of such lands may be lured by the chance to sell longtime family farms at large profits.

As with the Borough's natural and man made open spaces, this situation jeopardizes West Cape May's agricultural open space. Accordingly, protection and preservation of the Borough's agricultural lands remains a serious concern for the community.

- H. Problem: Limitations on development imposed by the physical characteristics of the Borough and the environmental regulations of the State of New Jersey.

Status:

West Cape May is located within an environmentally sensitive area adjacent to the Atlantic Ocean. The entire Borough is within the CAFRA Zone.

All development in West Cape May is regulated by NJDEP. In addition to CAFRA, development in West Cape May may require, variously, NJDEP Waterfront Development, Coastal Wetlands, Tidelands Conveyance, Freshwater Wetlands and/or Stream Encroachment Permits.

The United States Army Corps of Engineers ("Army Corps") has jurisdiction within tidal wetlands and waters. Any development located within such areas would require a permit from the Army Corps as well as NJDEP.

These State and federal regulations protect against sprawl-type development and promote the preservation of natural and man made open space. Accordingly, while these permitting bodies do serve to limit land development, this is no longer viewed ~ de facto ~ as a problem.

5.2.2 Objectives³¹

The 1987 Reexamination includes a section of “Goals and Objectives” for West Cape May, while the 1994 Reexamination addresses “Current Goals and Objectives” for the Borough.

The 2000 Reexamination restates the “Current Goals and Objectives” of the 1994 Reexamination and notes which of these had seen change(s) since adoption of that document.

Combining the objectives identified in the 1987, 1994 and 2000 Reexaminations creates the following inventory of long-running objectives for West Cape May.³²

[For the purposes of the following, standard text indicates Objectives identified by prior Master Planning efforts and ***bold italics*** text indicates current status of issue.]

Infrastructure (water & sewer)

- A. Objective: Provide adequate municipal sanitary sewer, storm sewer and water service throughout the Borough.

Objective: Develop a strategy for expanding municipal sewer service to areas in the western portion of the Borough, which lie within the sewerable service area but have no access to municipal sewer mains.

Status:

Recent water and sewer projects have extended municipal service to the developed sections of the Borough. While improved properties do exist in the unserved portion(s) of the Borough, said improvements are generally isolated and not part of an organized development pattern.

As stated under section 5.2.1 A herein, the lack of infrastructure in the unserved portion(s) of the Borough serves as an institutional protection against sprawl-type development and promotes the preservation of open space. Accordingly, the provision of water and sewer “throughout the Borough” ~ even in areas within the sewerable service area ~ is no longer an objective of Borough Planners.

³¹ Exhibit 12.5

³² To eliminate duplication (to the extent possible), section 5.2.2 combines Objectives with common themes as identified in the 1987, 1994 and 2000 Reexamination Reports and presents them as single entries. Certain recurring themes are presented separately where the focus of the entry differs (i.e., Infrastructure, Environmental Preservation, Economic Development, etc.).

Existing language has been modified for clarity and consistency.

- B. Objective: Continue to upgrade and extend the infrastructure network to service future residential development and to strengthen the economic future of the Borough.

Status:

While Borough Planners continue to prioritize upgrading the infrastructure network to service existing residential development and to strengthen service to commercial zoning districts, expanding infrastructure to support future development is no longer a desired objective.

- C. Objective: Identify a supplier of safe drinking water.

Status:

While the recently-completed Cape May City desalinization plant provides safe drinking water to all properties in West Cape May connected to the municipal water supply, Borough Planners continue to be concerned about salt intrusion into the aquifer, especially where such intrusion affects those Borough properties serviced by well water.

- D. Objective: Explore the possibility of expanding the sewerable area boundary to include houses currently prohibited from connecting to the municipal sewer service.

Status:

While Borough Planners continue to prioritize the upgrade of the existing infrastructure network to service existing residential development, expanding the sewer service area is no longer a desired objective.

- E. Objective: In areas that are not presently sewered, encourage innovative waste disposal systems.

Status:

While Borough Planners continue to encourage innovative waste disposal systems to support existing development, such systems are no longer encouraged if they are designed to foster new, sprawl-type development.

- F. Objective: Encourage new growth within existing service capacity and characteristics of a growing resort economy.

Objective: New development should be related to the capacity of existing services and a variety of services and facilities should be provided to serve existing and future residents.

Status:

The development patterns in the Borough over the past several years have been large subdivisions on virgin lands. This has resulted in sprawl-type development and the loss of precious open space.

Borough Planners encourage and endorse development in West Cape May that conforms with Smart Growth Development Principles as follows:

- ***Community / stakeholder collaboration in development decision-making.***
- ***Mixing of Land Uses.***
- ***Encouraging infill development and redevelopment directed to existing communities using existing infrastructure.***
- ***Master Planning of communities ~ utilizing compact, clustered community design, walkable neighborhoods and distinctive, attractive communities offering a sense of place.***
- ***Open space conservation, farmland preservation and scenic resource protection.***
- ***Provide for a range of housing choice and opportunity.***

Environmental Preservation, Recreation & Open Space

G. Objective: Develop a program to preserve and protect marshes, dense forests, stream corridors and other open space throughout West Cape May to maintain the Borough's quality of life and to protect both manmade and natural environments (especially where the land and water meet, which is home to the largest number of wildlife species).

Status:

Development in West Cape May is regulated by NJDEP under CAFRA and the federal government under the Army Corps. As such, while protection and preservation of the Borough's natural environment and man made open spaces remains a priority for Borough Planners, such actions ultimately fall under the jurisdiction of other regulatory bodies.

- H. Objective: Encourage development of recreational facilities, parks and cluster housing in selected areas to ensure adequate open space, which should be distributed and designed to provide a variety of uses for both year-round and seasonal residents.

Objective: Plan for parks and recreational areas as well as conservation for unforeseeable needs of the public in the future.

Status:

The use of recreational uses as a tool for preserving open space continues to be favored by Borough Planners. However, funding for land acquisition remains an impediment for maximizing the use of this tool.

Similarly, funding for new, multi-use open space in targeted locations remains an issue.

Clustering of development can provide for preservation of open space when the undeveloped portion of a tract is deed restricted against future development. While long an objective of Borough Planners, the Land Development Ordinance does not currently permit such clustering.

A thorough discussion of recreation and related land use issues is included under the Land Use Plan Element (section 7.0) and the Open Space, Recreation and Conservation Plan Element (section 9.0) of this Comprehensive Master Plan Update.

- I. Objective: Encourage the development of bike paths, walking paths and recreational areas for use by year-round and seasonal residents of the Borough.

Status:

Recent proposals to utilize existing municipal alleyways for bicycle paths met with considerable resident opposition, due to, variously:

- ***the loss of vehicular access and parking to make way for the proposed paths;***
- ***the lack of connectivity between the proposed paths and other accessways in the Borough; and***
- ***the cost of the proposed project.***

Improving Borough sidewalks for pedestrian circulation ~ especially in the commercial districts ~ remains a priority for Borough Policymakers.

While providing adequate recreation facilities and improving circulation continues to be a priority for Borough Planners, the Borough is dependent on grant funding for the improvements required. Given the current fiscal climate such funding is increasingly scarce.

Section 5.2.2 S herein details the newly-formed Task Force on Alternative Transportation Modes, designed, in part, to address bicycle paths and related issues.

- J. Objective: Explore the possibility of purchasing open space which could be designated as parklands within the Borough, including wetlands and areas along Cape Island Creek. Explore private and public funding for these purposes.

Status:

As stated, funding for open space land acquisition remains an issue for the Borough, which continues to explore public, private, institutional and other funding sources for acquisition, design and maintenance of open space for both active and passive recreational uses.

Again, a thorough discussion of open space and recreation is included under the Open Space, Recreation and Conservation Plan Element (section 9.0) of this Comprehensive Master Plan Update.

- K. Objective: Emphasize limited [utilization] of open space with a strategy including conservation of Borough owned property – but not limited to such.

Status:

A visual survey of West Cape May conducted for this Comprehensive Master Plan Update (and augmented by the Tax Assessor's Records)³³ finds, that of the 45 Borough-Owned Parcels, 1 such Parcel is developed as the Borough's Municipal Complex and 1 such Parcel is in use as Wilbraham Memorial Park. The remaining 43 Parcels are classified as vacant lands.

As stated, funding for open space land acquisition and parkland improvements remains an issue for Borough Planners.

Additionally, as discussed throughout this section, there are competing objectives for the use of municipally-owned lands³⁴. Accordingly, the most appropriate method of open space conservation remains an issue for Borough Planners.

³³ Exhibit 12.9A & Exhibit 12.9B

³⁴ Including, but not limited to, use of these lots for parking and for infill development under the Smart Growth Planning Principles endorsed by Borough.

A thorough discussion of open space is included under the Open Space, Recreation and Conservation Plan Element (section 9.0) of this Comprehensive Master Plan Update.

- L. Objective: Encourage dune and beach reconstruction south of Sunset Boulevard (possibly through joint municipal involvement).

Status:

Such reconstruction has been completed as part of a 2004 / 2005 Army Corp. regional beach replenishment project.

- M. Objective: Develop a municipal natural resource inventory, a factual description of the environmental variables that affect or limit development in the Borough.

Status:

The Environmental Resource Inventory commissioned by the Borough's Environmental Commission was completed in December 2003.

- N. Objective: Ensure the monitoring of closed landfills in Lower Township.

Status:

Subsurface conditions in municipal and other landfills have the potential to impact sources of drinking water as well as the natural environment. This issue remains a concern for the Borough.

Traffic Safety, Circulation & Parking

- O. Objective: Develop a coordinated system for vehicular and pedestrian traffic and circulation that serves the needs of the community.

Objective: Explore methods to decrease congestion along Broadway and other major arteries, especially during tourist season.

Status:

As detailed under section 5.2.1 C herein, traffic congestion and circulation concerns may be expected to increase as southern Cape May County in general ~ and West Cape May in particular ~ grow in popularity as both tourist destinations and residential communities. Improvements to traffic and circulation are anticipated to remain as objectives in perpetuity.

Section 5.2.2 S herein details the newly-formed Task Force on Alternative Transportation Modes, designed, in part, to address pedestrian circulation and congestion-related issues.

- P. Objective: Develop a strategy to reconstruct the poor surfaces of roads and streets. Encourage proper lighting in the commercial areas to enhance public safety.

Objective: Pursue the reduction of traffic speeds on Sunset Boulevard, Broadway, Stimson, Leaming, Central and Park Boulevard. Pursue a traffic light at the intersection of Stimson and Broadway. Enhance public safety by changing Pearl Avenue to a one-way, west and east.

Status:

At Date of Publication, plans were in place for a County-sponsored improvement project at the intersection of Broadway, Perry Street and Myrtle Avenue. While currently in the funding stage, construction is anticipated in 2006.

Over the past several years, the Borough has been awarded grant funding from the United States Department of Agriculture (USDA) for sewer improvements and roadway resurfacing work. Specifically:

USDA FY2003 Water & Sewer Replacement Project (Phase 1B Re-Bid)

Upgrade approximately 2,000' of sanitary sewer gravity main and associated services, replace concrete curb and reconstruct roadway as required.

- **Goldbeaten Alley (Broadway to Atlantic Avenue): Install sanitary sewer. Reconstruct roadway as required.**
- **Pacific Avenue (Sunset Boulevard to Goldbeaten Alley): Install sanitary sewer and associated services. Install storm sewer at Sunset Boulevard and intersection of Second Avenue to alleviate flooding. Replace concrete curb and reconstruct roadway as required.**
- **Sees Alley (Broadway to Pacific Avenue): Install sanitary sewer. Replace concrete curb and reconstruct roadway as required.**
- **Additional Phase I work included:**
 - **Broadway from Sunset Boulevard to Leaming Avenue;**
 - **Leaming Avenue from Broadway to Park Boulevard;**

- *Fifth Avenue from Broadway to Atlantic Avenue;*
- *Moore Avenue from Atlantic Avenue to Columbia Avenue;*
- *Grant Avenue from Broadway to Fow Avenue; and*
- *Sunset Boulevard from Columbia Avenue to West Avenue.*

At Date of Publication, project was all-but complete. Additional work with unutilized funds under consideration include an extension of the Second Avenue sewer main from Atlantic Avenue 275', repair of 10 storm inlets and refurbish lift stations.

USDA FY2004 Water & Sewer Replacement Project (Phase 2)

Upgrade approximately 4,600' of sanitary sewer gravity main and associated services, replace concrete curb and reconstruct roadway as required.

- *McCollough Alley (Broadway to Pacific Avenue): Install sanitary sewer. Reconstruct roadway as required.*
- *Atlantic Avenue (Sunset Boulevard to Borough Hall Alley): Install sanitary sewer and associated services. Replace concrete curb and reconstruct roadway as required.*
- *Third Avenue (Atlantic Avenue to Pacific Avenue): Install sanitary sewer and associated services. Replace concrete curb and reconstruct roadway as required.*
- *Borough Hall Alley (Broadway to Pacific Avenue): Install sanitary sewer. Replace concrete curb and reconstruct roadway as required.*
- *Fifth Avenue (Pacific Avenue to Brown Street): Install sanitary sewer. Reconstruct roadway as required.*
- *Brown Street (Fifth Avenue mid-block toward Sixth Avenue): Install sanitary sewer. Reconstruct roadway as required.*
- *Pacific Ave (Goldbeaten Alley to Sixth Avenue): Install sanitary sewer and associated services. Replace concrete curb and reconstruct roadway as required.*

At Date of Publication, letter of intent with USDA had been executed. Design was to be initiated upon bonding of project. Completion of design expected approximately 8 weeks thereafter.

Reconstruction of Second Avenue and Myrtle Avenue (Re-Bid)

Pulverize, grade and repave existing roadways, construct curb and gutter and install storm sewer improvements.

Project complete.

- Q. Objective: Develop a strategy to provide parking for commercial establishments along Broadway and elsewhere as appropriate (e.g., satellite parking provided by the Borough; use of municipal property for public parking lots).

Status:

The shortage of on-street and off-street parking are longstanding concerns for the Borough. Such shortage is likely to increase as Borough Planners seek to expand commercial opportunities in the commercial district(s).

The parking regulations contained in the Land Development Ordinance and the Borough's attitude toward parking variances will impact this issue into the future.

- R. Objective: Promote public transit and the revitalization of the rail service.

Status:

While the Cape May ~ Lewes Ferry is a form of public transit, such system only serves to increase visitorship to West Cape May and thereby exacerbate circulation and parking problems on the Borough's street system.

As an adjunct to the Cape May ~ Lewes Ferry, a Cape Area Transit (CAT) shuttle system is operated by the Delaware River & Bay Authority. This shuttle runs from the Ferry Terminal, down Broadway and Perry Street to the Washington Street Mall in Cape May City. An additional route travels north on Route 9 to the Cape May County Zoo.

In New Jersey, public transit ~ including bus and rail services ~ is owned and operated by New Jersey Transit, a division of NJDOT. While mass transit as a tool to reduce traffic congestion, parking problems and air pollution remains an objective for Borough Planners, actions to effectuate this objective fall under the jurisdiction of other bodies and are therefore not the purview of the Borough.

- S. Objective: Explore the feasibility of paving Borough alleyways and permitting their use for local traffic and/or pedestrian and biking traffic.

Status:

As stated, recent proposals to utilize existing municipal alleyways for bicycle paths met with considerable resident opposition, due to, variously:

- ***the loss of vehicular access and parking to make way for the proposed paths;***
- ***the lack of connectivity between the proposed paths and other accessways in the Borough; and***
- ***the cost of the proposed project.***

On October 5, 2005, the Borough Commission created a Task Force on Alternative Transportation Modes to review traffic and transportation issues in the Borough. Specifically, this Task Force was assigned to:

- ***Identify short-term steps that the Borough can take to encourage bicycle use;***
- ***Identify safety improvements for biking, walking and other forms of transportation;***
- ***Research long-term improvements related to signed bike lanes, a survey of sidewalk resources and improvements to key intersections related to possible bicycle path routes; and***
- ***Investigate funding for identified improvements.***

Specific recommendations related to non-vehicular transportation are pending submission of the report by this Task Force.

Economic Development & Growth

- T. Objective: Encourage low-impact commercial development in the C-1 zone, including development of galleries, shops, restaurants and other development which encourages the growth of a resort economy; provides employment opportunities to the citizens of the Borough; enhances the tax structure of the Borough and generally helps to commercialize the Borough without disrupting the rural character of the community.

Objective: Promote diversity in services and accommodations by maintaining a balance of small businesses, hotels and motels, guest homes and more creative accommodations and services along Sunset.

Status:

As detailed under section 5.2.1 D, West Cape May does not provide the critical mass of commercial facilities necessary to sustain a true commercial district. This lack of a commercial sector represents a potential long-term detriment to the future of the Borough as a tourist destination and has far reaching effects for resident employment and the municipal tax base.

Borough Planners have long sought to attract the type of commercial development which would not negatively affect the identity and charm of West Cape May. While finding limited success to date, this objective remains a goal.

A thorough discussion of land use issues is included under the Land Use Plan Element (section 7.0) of this Comprehensive Master Plan Update.

- U. Objective: Use Historic Preservation as a means by which small-scale, low impact commercial development can be promoted without disrupting the rural residential nature of the community.

Objective: Encourage expansion of commercial use oriented toward the re-use of valuable historic buildings that do not disrupt the tranquility of the area.

Status:

Previous Master Planning efforts advised caution as to the methods the municipality would undertake to achieve these objectives. At issue was the perception that preservation regulations restrict the ability of property owners to react to changing circumstances, that product and construction costs related to true preservation would be substantially more than for modern buildings, and that undue regulations would infringe on the rights of property-owners.

In sum, Borough Planners and Policymakers ~ while desiring to promote the preservation of the Borough's historic architecture ~ feared that a regulatory environment created in the name of preservation would inhibit precisely the renovation and return-to-use of structures it was designed to promote.

In order to balance the interest in Historic Preservation with these regulatory concerns, Borough Planners adopted Master Plan recommendations which encouraged Historic Preservation where possible while permitting historic structures to be used for modern purposes.

While not utilizing the term, Borough Planners were endorsing the concept of “Adaptive Reuse”.³⁵

The preservation of the Borough’s significant historic architecture remains an objective for Borough Planners.

A thorough discussion of historic preservation is included under the Historic Preservation Plan Element (section 10.0) herein.

- V. Objective: Create flexible development controls for the large vacant tracts so that the rural atmosphere can be encouraged.

Status:

Smart Growth development techniques such as (but not limited to) density averaging, clustering and dedicated open space requirements have proven effective in balancing the rights of property owners against the desire to preserve community character³⁶ in municipalities throughout the state and the country.

The Borough’s Land Development Ordinance does not currently include such requirements.

Borough Planners continue to seek modifications to the Land Development Ordinance designed to provide the controls necessary to preserve open space.³⁷ As part of this current Master Planning effort, a subcommittee of the Planning Board has been empanelled to review specific ordinance regulations and make recommendations as to appropriate modifications.

Thorough discussions of recreation and related land use issues are included under the Land Use Plan Element (section 7.0) and the Open Space, Recreation and Conservation Plan Element (section 9.0) of this Comprehensive Master Plan Update.

- W. Objective: Study the feasibility of revising permitted uses in areas which presently prohibit commercial use.

³⁵ Adaptive Reuse is a Smart Growth planning technique which allows for the modernization of (generally) the interior of a structure to accommodate contemporary uses and code requirements while preserving (generally) the exterior aesthetics of such buildings.

This technique provides a balance between the economic realities of maintaining older structures against the desire to preserve community character.

³⁶ In the case of West Cape May, rural character.

³⁷ Ordinance No. 348-05 (adopted April 5, 2005) created an R-5 Zoning District whose Permitted Uses are limited to Single Family Homes and Farms. This zone mandates a 35,000 s.f. minimum lot size and is located in the Borough’s more environmentally-sensitive areas (Exhibit 12.6)

Status:

While growth of West Cape May's commercial base has been a recurring goal of Borough Planners, permitting commercial uses outside of designated commercial districts has implications for existing residential neighborhoods and currently undeveloped areas.

This objective is in conflict with Open Space Preservation objectives and Housing and Neighborhood Preservation objectives and is therefore no longer valid.

Again, a thorough discussion of land use issues is included under the Land Use Plan Element (section 7.0) of this Comprehensive Master Plan Update.

Housing & Neighborhood Preservation

- X. Objective: Develop a housing strategy which addresses the needs of both year-round and seasonal residents, providing density and choice of housing opportunities for all Borough residents.

Objective: Encourage development and maintenance of affordable housing for all age groups, including manufactured homes and cluster housing.

Status:

Given current real estate prices in the region, the ability of Borough Planners to influence the housing market in West Cape May is limited. This is especially true for affordable housing.

While cluster housing is a Smart Growth technique which merits consideration, providing for a variety of density and housing choice opportunities has the potential to conflict with objectives designed to maintain the rural character of the Borough and preserve open space. Additionally, addressing the needs of seasonal residents may conflict with the needs of year-round residents.

Finally, while balanced housing remains a concern for Borough Planners, specific objectives must be reviewed within the context of infrastructure, open space and general growth-related concerns.

As stated, a thorough discussion of Housing Conditions and related issues is included under the Housing Plan Element (section 8.0) of this Comprehensive Master Plan Update.

- Y. Objective: Preserve and protect existing neighborhoods and housing stock ~ including existing older accommodations such as homes and guest homes ~ whenever possible.

Objective: Preserve existing land uses which are unique to the Borough, including farmlands and historic alleyways.

Objective: Create incentives for such preservation without engendering excessive governmental regulation of such structures.

Status:

The development pressures referenced in section 5.2.1 B herein continue to impact the Borough's existing neighborhoods and buildings as well as its open spaces. Following the trends in other local communities, developers / property owners in West Cape May are demolishing older, architecturally-significant commercial buildings and residential houses and replacing them with modern structures of less architectural value.

The loss of these structures impacts the Borough's character and its attractiveness as a tourist destination.

The preservation of existing farmlands continues to be viewed as a significant tool to achieve the objective of preserving the Borough's open spaces.

Recent proposals to utilize existing municipal alleyways for bicycle paths met with considerable resident opposition, due to, variously:

- ***the loss of vehicular access and parking to make way for the proposed paths;***
- ***the lack of connectivity between the proposed paths and other accessways in the Borough; and***
- ***the cost of the proposed project.***

As stated, thorough discussions of land use, housing and historic preservation recreation and related land use issues are included under the Land Use Plan Element (section 7.0), Housing Plan Element (section 8.0) and Historic Preservation Plan Element (section 10.0) herein.

- Z. Objective: Encourage the architectural design of new development to complement and relate to the existing scale and architecture of the area involved.

Status:

As discussed elsewhere in this section, developers / property owners in West Cape May are demolishing older, architecturally-significant buildings and replacing them with modern structures of less architectural value. The loss of these structures continues to negatively impact the Borough's character and its attractiveness as a tourist destination.

Borough Planners view architectural design as a land use issue related to the historic character of the Borough. As such, a thorough discussion of this issue is included under the Land Use Plan Element (section 7.0) and the Historic Preservation Plan Element (section 10.0) of this Comprehensive Master Plan Update.

- AA. Objective: Encourage a compatible mixture of residential and commercial development to maintain stability in property taxes.

Objective: Permit Home Occupations and Cottage Industry in the residential zones ~ with specific guidelines established.

Status:

The lack of a significant commercial base in the Borough results in an over-reliance on residential property taxes to fund municipal services and education.

While Borough Planners do not seek to attract the type of commercial development which would negatively affect the identity and charm of West Cape May, a thriving commercial district with uses designed to support the existing tourist economy and provide business and employment opportunities to Borough residents remains a goal.

As stated, a thorough discussion of land use and related issues is included under the Land Use Plan Element (section 7.0) of this Comprehensive Master Plan Update.

- BB. Objective: Inventory the Borough's housing stock to determine exact use or uses.

Status:

A visual survey of the Borough's land uses was conducted as part of the Land Use Plan Element of this Comprehensive Master Plan Update. The results of such survey are included as the General Land Use Map³⁸ herein.

³⁸ Exhibit 12.9B

Additional, Uncategorized Items

CC. Objective: Promote the use of municipal parking facilities during emergency situations (flooding, hurricanes, snowstorms, etc.).

Status:

Such a recommendation is appropriately addressed by the Borough's Emergency Management Coordinator and is therefore not properly addressed within the context of a Municipal Master Plan.

DD. Objective: Pursue shared educational facilities.

Status:

The intent of this Objective is not clear from this language. However, issues related to public education are appropriately addressed by the Borough's Board of Education. Such objectives are therefore not properly addressed within the context of a Municipal Master Plan.

EE. Objective: Provide high level of service such as police protection, elderly support services, potable water, sewer and storm drain systems and improvements to the educational facilities.

Objective: Actively support the fire department and rescue squad.

Status:

Borough Policymakers continue to require the highest level of services practicable in order to serve the needs of the community and continue to support public safety personnel in their heroic tasks. Such objectives, while admirable, are therefore not properly addressed within the context of a Municipal Master Plan.

FF. Objective: Explore the possibility of community health care with the cooperation of the County and/or surrounding communities.

Status:

Such an objective is not properly addressed within the context of a Municipal Master Plan.

GG. Objective: Encourage state-of-the-art energy conservation in materials and workmanship.

Status:

The Municipal Land Use Law provides among its fifteen (15) guiding purposes of municipal land use regulation:

***“To promote the conservation of...energy resources...”*; and**

“To promote utilization of renewable energy resources”.

Borough Planners reaffirm their commitment to these purposes.

HH. Objective: Establish developmental boundaries of the Borough for purposes of the State Master Plan, to enhance and ensure fair treatment for the Borough in the implementation of State environmental laws / regulations.

Status:

The intent of this Objective is not clear from this language. However, Borough Planners have commenced discussion with OSG staff related to Plan Endorsement, which is a cross-acceptance process whereby all relevant State agencies will recognize the Borough’s development regulations as being consistent with the State Plan.

II. Objective: Encourage citizens groups and designated committees to identify historic points of interest and to develop walking and biking tours of the Borough.

Status:

In 2004, the History Committee of West Cape May, in conjunction with local business groups, enacted a Cape May Trolley tour³⁹ as a local form of public transit. Now operated by the Mid-Atlantic Center for the Arts, this service is too new to gauge its effects on the Borough. However, it may be expected to provide some measure of relief for West Cape May’s traffic congestion and parking problems.

In April 2005, the Borough Commission empanelled a Community History Task Force to review historic preservation related issues in the Borough (section 10.5). Said Task Force has identified multiple points of historic interest in West Cape May.⁴⁰ Similarly, in October 2005, the Borough Commission empanelled a Task Force on Alternative Transportation Modes whose mission is, in part, to promote bicycle safety and related issues.

³⁹ Rubber-tire, open air busses designed to resemble traditional rail-based trolleys.

⁴⁰ Exhibit 12.8

The above notwithstanding, the development of such tours for West Cape May is an economic development issue more appropriately addressed within the context of an Economic Development Plan Element of a Municipal Master Plan. As discussed in section 3.7.3 herein, such an Element is beyond the budgetary scope of this Comprehensive Master Plan Update.

A thorough discussion of historic preservation is included under the Historic Preservation Plan Element (section 10.0) herein.

JJ. Objective: Use the Farmland Assessment Act to continue the economic viability of farming.

Status:

Borough Policymakers recognize that the development pressures discussed under section 5.2.1 B herein have resulted in a trend toward conversion of existing farmland for residential subdivisions. Accordingly, and to protect farming in the Borough, Planners endorse the use of the Farmland Assessment Act as a tool to maintain West Cape May’s farms as active, viable land uses.

In order to advance this objective, the Borough Commission adopted a Right to Farm Ordinance,⁴¹ which protects farming activities as acceptable, recognized and “of-right”.

5.2.3 Objectives, Principles, Assumptions, Policies and Standards: Reaffirmed

As stated in the introductory language of this section 5.0, the “problems” and “objectives” identified in the 1994 and 2000 Reexaminations contain themes which recur under various, separate areas of concern.⁴²

In certain instances, these “problems” and/or “objectives” are duplicative and serve to reinforce the issue at hand. In other instances, however, a “problem” and/or “objective” designed to address a specific area of concern conflict(s) with a “problem” and/or “objective” designed to address another area of concern.

Accordingly, the Objectives, Principles, Assumptions, Policies and Standards which have been identified as ongoing and/or current issues in this section 5.0 are reaffirmed by Borough Planners and Policymakers. Additionally, issue-specific Objectives, Principles, Assumptions, Policies and Standards developed as part of the Land Use Plan Element, Housing Plan Element, Open Space,

⁴¹ Chapter XVI of the Revised General Ordinances of the Borough of West Cape May.

⁴² e.g. infrastructure & preservation, open space & recreation, land use & historic preservation, land use & circulation, etc.

Recreation and Conservation Plan Element and Historic Preservation Plan Element of this Comprehensive Master Plan Update are addressed in sections 7.0, 8.0, 9.0 and 10.0 respectively.

5.3 Additional Municipal Land Use Law Requirements

In addition to issue-specific matters addressed in section 5.0 herein, section 89 c of the Municipal Land Use Law requires a review of the changes in Borough assumptions, policies and objectives as relates to:

5.3.1 Density and Distribution of Population⁴³

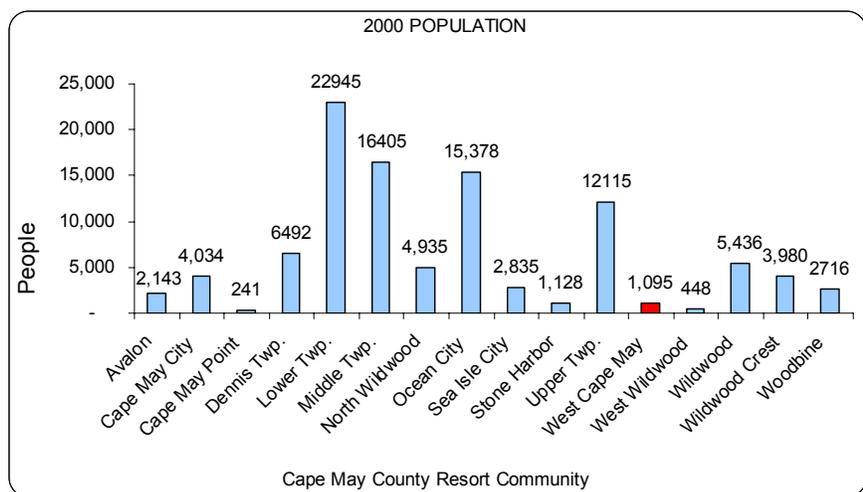
While issues related to density and distribution of population will be discussed within the context of the Land Use Plan Element (section 7.0) and the Housing Plan Element (section 8.0) of this Comprehensive Master Plan Update, an overview of Borough's density and population status is as follows:

A. Population

The U.S. Census Bureau provides population and density figures for each municipality in the nation. Year 2000 Census figures for West Cape May are:

Base Population ⁴⁴	Housing Units	Land Area (sq. miles / acres)	Population Density (per sq. mile / acre of land area)
1,095	1,004	1.19 / 636.86	923.5 / 1.71

Year 2000 Census figures for Cape May County's 16 municipalities reveal that West Cape May had the 3rd lowest population in Cape May County in 2000.



⁴³ Comprehensive Plan for Cape May County, New Jersey. Cape May County Planning Board (July 16, 2002).

U.S. Census Bureau (<http://factfinder.census.gov>) Exhibit 12.10 & Exhibit 12.11^{43A}

^{43A} Data categories established in the 2000 Census do not fully correspond to the categories employed in the 1990 Census. Where possible and appropriate, the data was manipulated to provide valid comparisons.)

⁴⁴ Does not include seasonal increases.

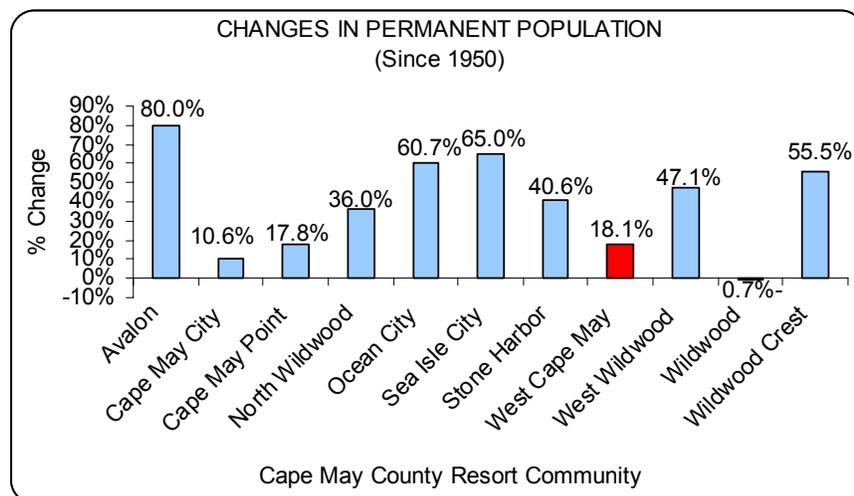
Decennial Census figures from 1950 through 1990 reveal the following population trends for West Cape May:

Permanent Population	1950	1960	1970	1980	1990	2000
Population	897	1,030	1,005	1,091	1,026	1,095
% Change (Annual)		14.8	-2.43	8.56	-5.96	6.73
% Change (Since 1950)						22

By comparison, the 11 Cape May County Resort Communities experienced the following changes in permanent population for that same 50 year period.

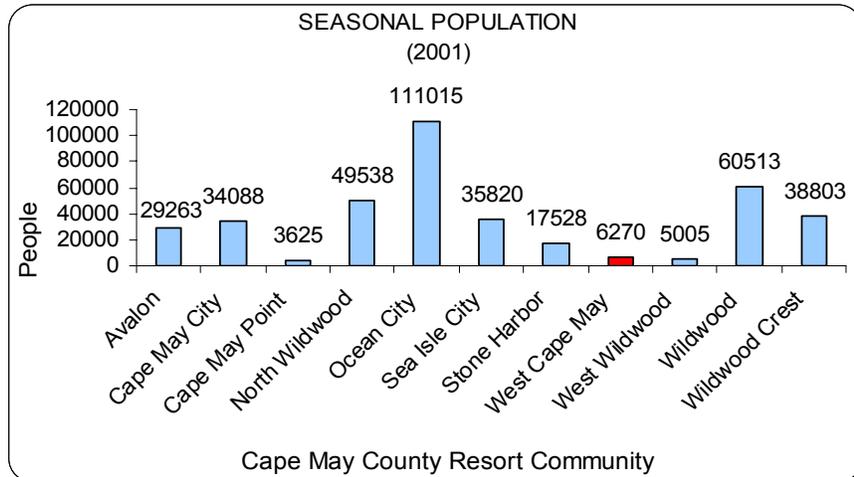
	1950	1960	1970	1980	1990	2000	% Change (Since 1950)
Avalon	428	695	1,283	2,162	1,809	2,143	80.0%
Cape May City	3,607	4,477	4,392	4,853	4,668	4,034	10.6%
Cape May Point	198	263	204	255	248	241	17.8%
North Wildwood	3,158	3,598	3,914	4,714	5,017	4,935	36.0%
Ocean City	6,040	7,618	10,575	13,949	15,512	15,378	60.7%
Sea Isle City	993	1,393	1,712	2,644	2,692	2,835	65.0%
Stone Harbor	670	834	1,089	1,187	1,025	1,128	40.6%
West Cape May	897	1,030	1,005	1,091	1,026	1,095	18.1%
West Wildwood	237	207	235	360	453	448	47.1%
Wildwood	5,475	4,690	4,110	4,913	4,484	5,436	-0.7%
Wildwood Crest	1,772	3,011	3,483	4,149	3,631	3,980	55.5%

West Cape May's population growth since 1950 is the 4th lowest percentage increase of Cape May County's 11 Resort Communities for the same period.



With the annual influx of seasonal residents, the Cape May County Department of Planning estimates the Borough's 2001 population swelled by 5,175 people, bringing total seasonal population to 6,270.

While West Cape May has the 3rd lowest seasonal population of the 11 Cape May County Resort Communities, the Borough's seasonal percentage increase from its base population is the lowest of the County's 11 Resort Communities.



Census figures for 1990 and 2000 reveal a 9.3% increase in the total number of households within the Borough (464 to 507). By comparison, the total number of housing units increased by 10% during the intra-census period (913 to 1,004).

During this same period, the homeowner vacancy rate dropped from 6.6% to 1.8% while the rental vacancy rate decreased from 16.8% to 11.5%.

The average number of persons per household remained relatively flat, decreasing from 2.21 persons per household in 1990 to 2.16 in 2000. Such reduction is consistent with national trends relating to household size.

Significantly, housing classified as Seasonal, Recreational or Occasional increased from 38.1% of total households in 1990 to 44.9% of total households in 2000. This represents a gross increase of 29.6% (348 to 451) in the intra-census years.

The impacts of these trends are significant for West Cape May. Increases in population and the number of households place negative pressures on the Borough's neighborhoods and school system while providing increased demand for municipal services.

The sharp increase in seasonal population results in increased congestion on the Borough's street system during the summer months.



B. Density

Exhibit 12.9A and Exhibit 12.9B provide graphic depictions of the distribution of land uses within West Cape May.

Exhibit 12.9A: Of the 1,076 individual tax lots listed in the Borough Tax Assessor's MOD VI database⁴⁵:

- 787 lots (73.1%) are classified as Property Class Code 2: Residential;
- 12 lots (1.1%) are classified as Property Class Code 3A & 3B: Farm;
- 33 lots (3.1%) are classified as Property Class Code 4A: Commercial;
- 2 lots (.2%) are classified as Property Class Code 4C: Apartment; and
- 64 lots (5.9%) have no attribute data in order to classify use.

In terms of land area, the Borough of West Cape May contains approximately 636.86 Acres of land in the form of recognized tax lots. Of these:

- The 789 Residential (Property Class Code 2 & 4C) lots represent 215.4 acres, or 33.8% of the tax lots in the Borough.
- The 33 Commercial (Property Class Code 4A) lots represent 52.9 acres, or 8.3% of the tax lots in the Borough.

Exhibit 12.9B: A visual survey of West Cape May (augmented by a review of the Borough's Mercantile records) finds:

- 13 Parcels (153.2 acres) as Agricultural uses;

⁴⁵ As is common in municipalities throughout New Jersey, the Borough's Tax Assessor employs a practice of merging contiguous tax lots under common ownership into combined parcels in order to reduce the number of line-items in the Assessor's MOD VI database; thereby streamlining the tax billing process. As a result, the statistical attributes of these merged parcels (i.e. acreage, tax assessments, etc.) are combined and listed under a single lot in the database (For example: the attributes of commonly-owned Block A, Lots A, B, C, D & E are combined into a single line-item: Block A, Lot A).

This process is not reflected on the Tax Maps, resulting in a discrepancy between the number of 'mapped lots' and vs. number of 'assessed lots'. For West Cape May, the Tax Map depicts 1,076 lots while the MOD VI database contains only 1,012 line items.

Further, since the attribute data for each merged lot is combined into a single line-item (Block A, Lot A), attribute fields for the remaining lots (Block A, Lots B, C, D & E) are left empty. Under this process, quantitative data [lot area, tax assessments, etc.] is typically mathematically summed for all merged lots depicted in the attribute fields. However, qualitative information [use codes, descriptive text and other non-statistical items] can not be mathematically summed. Accordingly, the attributes for the lead-lot govern. (In the given example, if Block A, Lot A is a commercial facility, Lot B is a single-family home and Lots C, D & E are vacant, the entire line item will be listed as commercial).

It is therefore not possible to categorize 64 Borough lots as to use, condition or related, non-quantitative issues.

THIS SITUATION IS INHERENT WHEN UTILIZING TAX AND MAP DATA UNDER THE GEOGRAPHIC INFORMATION SYSTEM (GIS) AND IS NOT UNIQUE TO WEST CAPE MAY.



- 48 Parcels (49.6 acres) as Commercial uses (and associated parking);
- 2 Parcels (6.8 acres) as Governmental / School uses;
- 3 Parcels (6.3 acres) as Light Industrial uses;
- 12 Parcels (4.3 acres) as Mixed (Residential & Commercial) use;
- 735 Parcels (190.5 acres) as Single-Family & Duplex Residential uses;
- 48 Parcels (28 acres) as Multi-Family Residential (condominium & apartment) uses;
- 5 Parcels (7.2 acres) as Railroad rights-of-way; and
- 174 Parcels (141.9 acres) as vacant land.
- 34 Parcels (12.4 acres) have no discernable use.⁴⁵

C. Distribution of Population

With a population of 1,095 people, the overall density of West Cape May is 1.72 persons per acre.

Geographically, West Cape May is organized with large tracts of generally undeveloped lands on the western, northern and eastern edges of the Borough and a developed core of smaller parcels aggregated into a grid block system. Despite this regular geometry in the core of the Borough, there is no discernable pattern of residential density. Low density blocks (as little as .21 persons per acre) are interspersed with denser blocks (up to 16.99 persons per acre).

Exhibit 12.12 graphically depicts the distribution of the Borough’s permanent population on a Census block basis. Borough-wide, West Cape May’s population growth results in the following residential density figures:

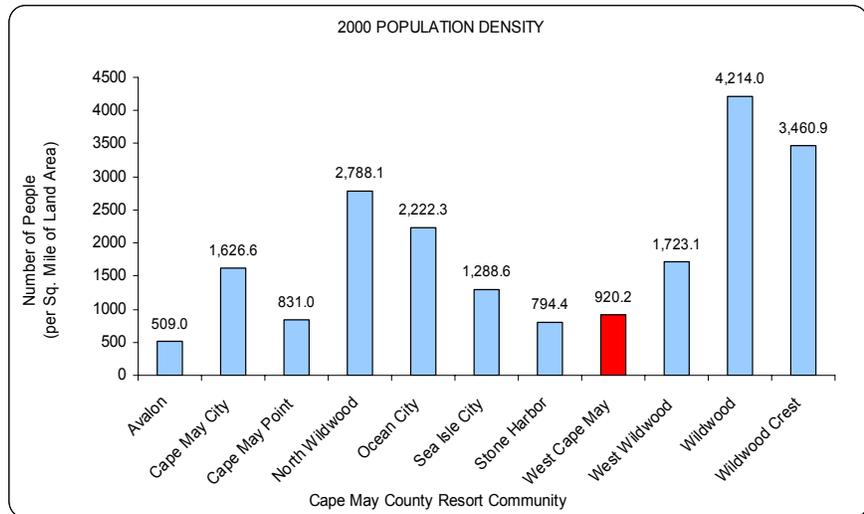
	1950	1960	1970	1980	1990	2000
Density (sq. mile)	753.8	865.5	844.5	916.8	862.2	920.2
Density (acre)	750.1	861.3	840.4	912.3	858.0	915.7
% Change (Annual)		12.9%	-2.5%	7.9%	-6.3%	6.3
% Change (Since 1950)						18.1

The 2000 Density figure compares to the following 2000 population densities for the 11 Cape May County Resort Communities:



**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

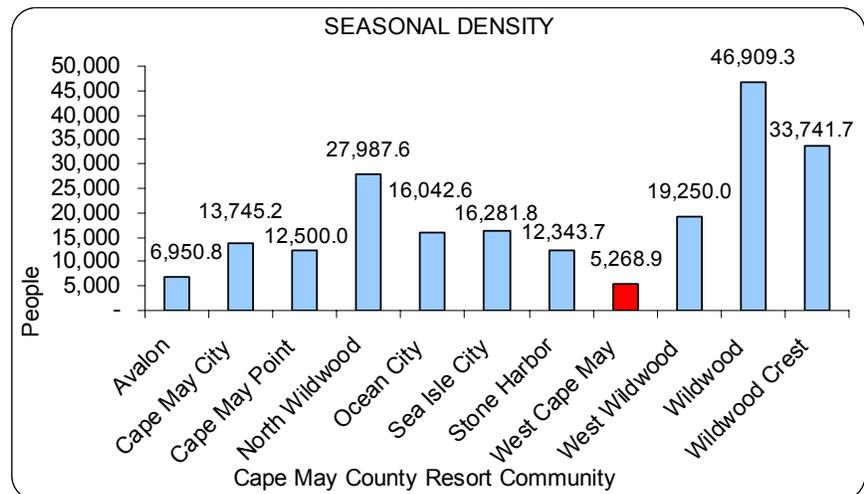
As with percentage change in population since 1950, West Cape May's 2000 population density was the fourth lowest of Cape May County's 11 Resort Communities.



The influx of seasonal residents brought the Borough's 2001 seasonal population density to 5,243 residents per acre.⁴⁶

A review of the 2001 seasonal population increase for the 11 Cape May County Resort Communities results in the following density figures:

As with seasonal population increase, West Cape May has the lowest seasonal density of Cape May County's 11 Resort Communities.



Population projections reveal the following trend for West Cape May and for the 11 Cape May County Resort Communities:⁴⁶

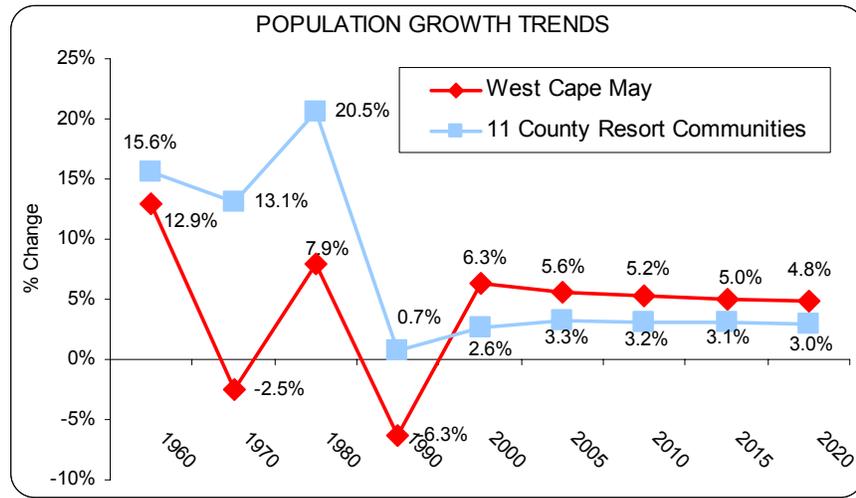
	1950	1960	1970	1980	1990	2000	2005	2010	2015	2020
West Cape May	897	1,030	1,005	1,091	1,026	1,095	1,160	1,224	1,289	1,354
11 Resort Communities	23,475	27,816	32,002	40,277	40,565	41,653	43,057	44,461	45,866	47,271

⁴⁶ Comprehensive Plan for Cape May County, New Jersey. Cape May County Planning Board (July 16, 2002).



Equalizing these figures as percentage of growth results in the following trends:

While the magnitude of change is greater for the 11 Cape May County Resort Communities, growth trends for West Cape May mirror trends for these 11 municipalities from 2000 to 2020.



Additional relevant issues related to population, density and distribution will be further examined as part of the Land Use Plan Element (section 7.0) and the Housing Plan Element (section 8.0) of this Comprehensive Master Plan Update.

The assumptions, policies and objectives regarding density and distribution of population in West Cape May remain unchanged, and these issues remain concerns for Borough Planners.

5.3.2 Housing Conditions

The 1987 and 1994 Reexaminations limit their discussion of *Housing* to objectives related to *provision of a range of housing opportunities for all Borough residents* and to *encouraging affordable housing for all age groups*. Discussion of Housing Conditions was limited to the context of neighborhood protection and architectural preservation.

The 2000 Reexamination is silent regarding Housing, deferring the topic to a future Housing Plan Element. Such Housing Plan Element, including the Borough's *assumptions, policies and objectives* related to a range of housing-related issues, is included as section 8.0 of this Comprehensive Master Plan Update.

5.3.3 Circulation

The West Cape May Borough Plan⁴⁷ is (generally) a modified grid which appears by the development pattern of the municipality to have evolved during multiple eras. This Plan may be described as follows:

⁴⁷ i.e., its block and roadway layout (Exhibit 12.3)

A. Historic Core

The Historic Core of West Cape May ~ identified as the Borough's portion of the Cape May Historic District⁴⁸ ~ runs along Broadway from Perry Street and the Cape May City boundary line to Leaming Avenue,⁴⁹ and from Pacific Avenue to Park Boulevard.

This portion of the Borough boasts a Victorian era Plan of grand avenues with wide sidewalks and rear-property alleyways. Historically, this system would have provided dignified conveyances for carriages to the stately homes in this section of the Borough, while service and livery functions utilized the alleyways for access to barns and carriage houses at the rear of the properties.

North / South rights-of-way in this section of the Borough are:

- Broadway⁵⁰ (50' wide);
- Park Boulevard (50' wide); and
- Pacific Avenue (60' wide).

East / West cross-streets in this section of the Borough are (East of Broadway):

- Myrtle Avenue (50' wide);
- Yorke Avenue (50' wide);
- Pearl Street (30' wide);
- Emerald Avenue (43' wide);
- Eldredge Avenue (45' wide);
- East Mechanic Street (40' wide); and
- Leaming Avenue⁴⁹ (55' wide).

East / West cross-streets in this section of the Borough are (West of Broadway):

- Sunset Avenue⁵¹ (55' wide);
- Second Avenue (60' wide);
- Third Avenue (60' wide);
- Fourth Avenue (60' wide); and
- Fifth Avenue (60' wide).

⁴⁸ Exhibit 12.8

⁴⁹ Formerly Columbia Avenue.

⁵⁰ The majority of the Borough's remaining historic structures are located on Broadway (section 10.0 & Exhibit 12.8).

⁵¹ Formerly First Avenue.

East / West Alleyways in this section of the Borough are:

- McCullough Alley (20' wide);
- Goldbeaten Alley (20' wide);
- Borough Hall Alley (20' wide); and
- Sees Alley (20' wide).

B. Extended Core

Extending the grid west from the Borough's Historic Core are the aforementioned:

- Sunset Avenue;
- Second Avenue;
- Third Avenue;
- Fourth Avenue;
- Fifth Avenue;
- McCullough Alley;
- Goldbeaten Alley;
- Borough Hall Alley; and
- Sees Alley.

These rights-of-way extend to the 50' wide West Drive through the North / South:

- Atlantic Avenue (60' wide);
- Columbia Avenue (60' wide);
- Morrison Avenue (50' wide); and
- South Bayshore Road (50' wide).

Extending the grid south of Sunset Boulevard / Perry Street are:

- First Avenue (60' wide);
- Fow Avenue (60' wide);
- Congress Street (50' wide); and
- Grant Street (50' wide).

Extending north of Sixth Avenue / Mechanic Street are (East of Broadway):

- Leaming Avenue (55' wide); and
- Central Avenue (50' wide).

Crossing rights-of-way in this section of the Borough are:

- Maple Avenue, Willow Avenue & Grand Avenue (all 50' wide); and
- the unimproved (paper) streets of Oak, Poplar, Cedar and Holly Avenues and the extensions of Maple, Willow and Grand Avenues.

Additionally, the relatively new Farmdale Drive subdivision is located within this section of the Borough.

C. Rural Exurbs

To the north of Stevens Street / Bayshore Road, and to the north of Sixth Avenue between (generally) Broadway and Bayshore Road, are larger parcels without right-of-way access to their interiors. These historically agricultural and/or environmentally sensitive lands have been the subject of relatively recent residential development.

Bisecting this area is the Cape May Point / Atlantic City Railroad right-of-way.

D. Access

Primary access into the Borough is available from the north (Lower Township) via Broadway, from the west (Lower Township) via Sunset Boulevard, from the south (Lower Township) via a number of rights-of-way, most prominently West Drive and South Bay Shore Road, from the south (Cape May City) via Broadway and Park Boulevard and from the east (Cape May City) via Perry Street and Leaming Avenue.

From Broadway, traveling north, drivers can access Sandman Boulevard to SR Route 9 and the Garden State Parkway; thereby providing a connection to Atlantic City, New York and points north as well as the Atlantic City Expressway to Philadelphia and points west.

Also from Broadway, travelers can access Sandman Boulevard to the Cape May ~ Lewes Ferry; thereby providing a connection to Rehoboth Beach and Lewes Delaware, Ocean City Maryland and points south.

E. Congestion

While the Borough's rights-of-way have sufficient capacity to carry the traffic generated by the municipality's permanent population of 1,095 people, they begin to strain with the addition of the estimated 5,175 summer residents and are inadequate to handle the volume of traffic generated by Cape Island's hundreds of thousands of annual seasonal visitors, almost all of whom arrive by private automobile. The congestion caused by the sheer volume of traffic



not only results in inconvenience for visitors, it has the potential to constitute a very real public safety hazard. Police, fire and ambulance responders are required to navigate a difficult street system during the tourist season, and the evacuation routes for the Borough will be severely tested during a serious weather event.

Compounding the Borough’s seasonal traffic congestion is the lack of adequate off-street parking capacity. With the influx of tourists and seasonal residents⁵², garages, driveways and parking lots fill to capacity. Overflow vehicles must park on-street. Available on-street parking spaces quickly fill and visitors are forced to circle the streets until a space becomes available. This “recycled traffic” adds to the congestion caused by newly arriving visitors.

As detailed in sections 5.2.1 and 5.2.2 herein, previous Master Planning efforts recognized problems related to traffic congestion and recommended improvements to the circulation and parking system. To date, only localized improvements (mostly addressing development-specific circulation and parking issues), have been instituted, with little effect on the problem system-wide.

Accordingly, while the Borough’s assumptions, policies and objectives regarding circulation and parking have not significantly changed since the last Master Plan Reexamination, their scope has intensified. Further, it is anticipated that issues related to circulation and parking will continue to face Borough Planners as new development occurs in the region and as Cape Island’s tourism industry grows.

While the types of analyses required to address these issues is properly undertake under a Circulation Plan Element to a municipal Master Plan, such an Element is beyond the scope of this Comprehensive Master Plan Update. However, Borough Planners have attempted to address these issues within the context of the Land Use Plan Element (section 7.0) herein.

5.3.4 Conservation of Natural Resources⁵³

A. General

West Cape May is one of four (4) communities located on Cape Island, a sea island at New Jersey’s southernmost point.

⁵² Seasonal population projections (permanent residents and summer vacationers) found in the Cape May County Databook (2003) reveal the following trend for the Borough:

2001	2005	2010	2015	2020	2025
6,270	6,477	6,684	6,885	7,077	7,254

⁵³ Excerpted from the ERI (on file with the Borough Clerk), included herein by reference as if reprinted in full.



Cape Island consists of eight (8) square miles of land surrounded by saltwater at the tip of the twenty-mile-long Cape May Peninsula. Delaware Bay lies to the west of Cape Island, and the Atlantic Ocean lies to the east. The Cape May Canal⁵⁴ separates Cape Island from the mainland.

Although not having direct access to the Delaware Bay or Atlantic Ocean, West Cape May evolved partly as a seacoast village and partly as a country village. A large portion of the Borough's land area is a rural landscape dominated by farms, woods, wet meadows and waterbodies. The balance of the municipality consists of a single compact traditional neighborhood with a historic district at its core.

The buildings lining Broadway, the town's tree-shaded main street, reflect Victorian architecture and are notably attractive.

Despite recent development trends, a significant amount of Borough land remains undeveloped. Decisions made over the next few years will have a significant impact on the look and feel of the community.

B. Geographically

West Cape May sits between two (2) internationally recognized migratory and breeding habitats ~ Cape May Meadows and Higbee Beach Wildlife Management Area and is part of an internationally recognized avian migratory path along the Atlantic flyway.⁵⁵ Again, decisions made over the next few years will have a significant impact on the future of these areas. Many protected species have been documented within the Borough.

C. Regulatory Issues

West Cape May's location and topography make it an environmentally sensitive area, both in real terms and under State⁵⁶ and Federal regulatory classifications. As such, development in the Borough is regulated by NJDEP and CAFRA as well as the U.S. Army Corps of Engineers.

D. Environmental Commission

The Borough has a very active Environmental Commission, which was established in 2001 pursuant to N.J.S.A. 40:56A-1. As detailed in section 2-29 of the Borough Code, the Environmental Commission is empowered to:

⁵⁴ an intracoastal waterway connecting the Delaware Bay to the Atlantic Ocean.

⁵⁵ a migratory stopover for birds of prey, butterflies, dragonflies, shorebirds and songbirds.

⁵⁶ The State Plan classifies a portion of West Cape May as a Rural Planning Area (PA-4) and a portion as an Environmentally Sensitive Planning Area (PA-5) (Exhibit 12.13)

- 1) Maintain an index of all publicly or privately owned open areas, including open marshland, swamps and other wetlands in order to obtain information on the proper use of such areas; and recommend to the Planning Board plans and programs for inclusion in a municipal Master Plan and the development and use of such areas;
- 2) Conduct research into the use and possible use of the open land areas of the municipality;
- 3) coordinate the activities of unofficial bodies organized for similar purposes;
- 4) advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which in its judgment it deems necessary for its purposes;
- 5) (Subject to the approval of the Board of Commissioners) acquire real or personal property in the name of the municipality by gift, purchase, grant, bequest, devise or lease for any of its purposes and administer the same for such purposes (subject to the terms of the conveyance or gift).
- 6) Study and make recommendations concerning open space preservation, water resource management, air pollution control, solid waste management, noise control, soil and landscape protection, environmental appearance, marine resources and protection of flora and fauna.
- 7) (Upon completion of the aforementioned index of natural resources⁵⁷), review each application for development submitted to the Planning Board and provide its advice to the Planning Board concerning the environmental impacts of such application.

As underscored by the goals and objectives adopted in each of the prior Master Planning efforts,⁵⁸ West Cape May's Planners and Policymakers cherish the Borough's natural environment and have sought to preserve these resources. While a more detailed discussion of the Borough's natural resources is contained in the Open Space, Recreation and Conservation Plan Element of this Comprehensive Master Plan Update, it must be stated that the *assumptions, policies and objectives* regarding conservation of natural resources remain unchanged, and these issues remain a concern for Borough Planners.

⁵⁷ Completed as the ERI.

⁵⁸ Section 5.0.

5.3.5 Energy Conservation

As with protection and preservation of the Borough's natural resources, policies regarding energy conservation are largely guided by the State through the NJDEP and the State Plan.

While West Cape May has not adopted specific regulations concerning energy conservation, Borough Planners take this issue very seriously; to wit, the Borough's Land Development Ordinance includes among its Purpose provisions:⁵⁹

To promote the conservation of historic sites and districts, open space, *energy resources* and valuable natural resources in the Borough and to prevent urban sprawl and degradation of the environment through improper use of the land [*emphasis added*]; and

To promote utilization of renewable energy sources

While not officially codified, the *assumptions, policies and objectives* of the Borough recognize and support energy conservation.

5.3.6 Collection, Disposition and Recycling of Designated Recyclable Materials

A. *Residential Recycling*

The Borough Code⁶⁰ provides for the **mandatory** separation and disposition of recyclable materials by the owner / occupant of any building or property. All recyclable wastepaper products,⁶¹ glass,⁶² aluminum cans and plastic liquid containers are to be placed curbside for pickup by the municipality on specifically designated recycling pickup days ~ no earlier than twenty-four (24) hours prior to such scheduled pickup.

B. *Commercial Recycling*

Businesses⁶³ are required to privately contract for the removal of all recyclable materials or to such recyclables to the County Municipal Utilities Authority Recycling Center. At Date of Publication, the Borough was considering extending municipal recycling pickup to commercial entities.

⁵⁹ §27-2 I & m.

⁶⁰ §18-1 et. seq.

⁶¹ Newsprint, magazines, books, wrapping paper, letters, writing paper, paper bags, cardboard and similar such items.

⁶² Transparent / translucent glass products made from silica or sand, soda ash and limestone.

⁶³ For purposes of this section, "businesses" shall mean any and all establishments offering goods for sale, including restaurants.

C. Operations

The collection, removal and disposal of designated recyclable materials is supervised and directed by the Borough Recycling Coordinator. Violators of the recycling regulations face a fine of up to \$500 and/or up to two weeks community service work assisting in the municipal recycling program.

D. Other Solid Waste

At Date of Publication:

- all other garbage, trash and debris is placed curbside in separate containers for pickup by duly licensed solid waste haulers under private contract by the owner / occupant of the building or property.
- Items such as furniture, rugs, refrigerators, stoves, washers, dryers, mattresses, televisions and similar items is not to be placed curbside but is to be disposed of at the County Sanitary Landfill or transfer station.
- ⁶⁴Construction debris⁶⁵ is to be properly and promptly disposed of by means of private delivery to a duly authorized County landfill, transfer station or recycling center.

In May 2005, a binding municipal referendum resulted in the requirement for the Borough to begin curbside residential garbage collection. The contract for such service commences in January 2006. (Said contract also provides for contracted municipal pickup of bulk items once per year).

Collection, disposition and recycling of designated recyclable materials continues to be a priority of Borough Planners. Accordingly, the *assumptions, policies and objectives* of the Borough have not changed since the last master plan reexamination.

5.3.7 Changes in State, County and Municipal Policies and Objectives.

West Cape May is situated in what the State defines as the “Coastal Zone”, with a large portion of the municipality containing wet meadows and waterbodies.

At the time of the 2000 Reexamination, development in West Cape May, as well as the use and protection of the Borough’s natural resources, was governed by:

- the Coastal Zone Management Rules (as revised via CAFRA II);

⁶⁴ Pursuant to Borough Code §10-4.

⁶⁵ including, but not limited to, construction materials, concrete, tree stumps and all demolition materials.

- the New Jersey State Development Guide Plan;⁶⁶
- the Cape May County Comprehensive Plan;⁶⁷
- the Cape May County District Solid Waste Management Plan; and
- the Borough's Land Development Ordinance.

At the time of this Comprehensive Master Plan Update, development in the Borough and the use and protection of the Borough's natural resources continue to be governed by:

- CAFRA (II);
- the Cape May County Comprehensive Plan;⁶⁸
- the Cape May County District Solid Waste Management Plan;
- the State Plan; and
- the Land Development Ordinance.

Additionally, the Borough is included as part of the Cape May Coastal Center.⁶⁹

Finally, Borough Planners have commenced discussion with OSG staff related to Plan Endorsement and cross-acceptance with the State Plan. This process awaits completion and filing of this Comprehensive Master Plan Update (once adopted).

All of these policy and regulatory structures recognize the Borough's environmental sensitivity and contain provisions to stridently protect this unique character.

As stated, West Cape May is largely dependent on its natural resources as the basis of its economy. Borough Planners recognize that these resources provide the quality of life so cherished by the community. Additionally, Borough Planners recognize that all development in West Cape May will require State and/or Federal environmental approvals.

The *assumptions, policies and objectives* of the Borough, as embodied in its previous Master Planning efforts, recognize and support these facts and have not significantly changed since the last master plan reexamination.

⁶⁶ Predecessor to the State Plan.

⁶⁷ Adopted July 16, 1996.

⁶⁸ Amended July 16, 2002.

⁶⁹ Exhibit 12.1

5.4 SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.⁷⁰

5.4.1 The Municipal Land Use Law grants municipalities the power to control the physical development of the lands within their corporate boundaries and provides fifteen (15) guiding purposes to be achieved by their land use / development regulations. Specifically:

- A. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- B. To secure safety from fire, flood, panic and other natural and man-made disasters;
- C. To provide adequate light, air and open space;
- D. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- E. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- F. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- G. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;

⁷⁰ N.J.S.A. 40:55D-89d

- H. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- I. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- J. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- K. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- L. To encourage senior citizen community housing construction;
- M. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- N. To promote utilization of renewable energy resources; and
- O. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

Borough Policymakers reaffirm their commitment to these purposes and adopt same as general guidelines for this Comprehensive Master Plan Update, the Land Development Ordinance and for the policies and practices of all appropriate municipal agencies in the administration of their duties and responsibilities.

5.4.2 Section 5.0 herein analyzes the problems and objectives identified in the 1979 Master Plan,⁷¹ the 1987 Reexamination,⁷¹ the 1994 Reexamination and the 2000 Reexamination and updates these issues based on current conditions. Issues which remain current and valid are reaffirmed as applicable.

5.4.3 Recommendations as to changes to the Borough's Zone Plan and Zoning Map are addressed within the context of the Land Use Plan Element (section 7.0) herein.

Additionally, the Planning Board has established a subcommittee to review the bulk standards contained in the Land Development Ordinance and to make recommendations related to these standards. Specifically, standards designed to protect against undue density resulting from the demolition of older, modest single-family homes and their replacement with townhouses or McMansion-type development is being explored.

At Date of Publication, the work of this Subcommittee remained outstanding. However, Borough Planners and Policymakers view this effort as critical to the preservation of the character of West Cape May.

5.4.4 Recommendations related to changes in the Borough's policies and objectives related to housing are addressed within the context of the Housing Plan Element (section 8.0) herein.

5.4.5 Recommendations related to changes in the Borough's policies and objectives related to open space, recreation and conservation are addressed within the context of the Open Space, Recreation and Conservation Plan Element (section 9.0) herein.

5.4.6 Recommendations related to changes in the Borough's policies and objectives related to historic preservation are addressed within the context of the Historic Preservation Plan Element (section 10.0) herein.

5.5 ***THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," 40A:2A-1 ET AL. INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.***⁷²

5.5.1 At Date of Publication, the Borough had no Redevelopment projects ~ either adopted or under consideration. While Borough Planners have considered the Local Redevelopment and Housing Law as a tool to effectuate the Eco-Park (section 9.1.3), this project is only in the discussion stages.

⁷¹ to the extent information such information was available.

⁷² N.J.S.A. 40:55D-89e



5.5.2 The Land Use Plan Element (section 7.0) and Open Space, Recreation and Conservation Plan Element (section 9.0) herein has identified lands on the extreme eastern portion of the municipality⁷³ as an Eco-Park, with appropriate active and/or passive recreation facilities, interpretive stations, eco-tourism opportunities and related uses. While no specific development program has been prepared, the objective of the Borough is to utilize whatever tools may be at its disposal ~ including the *Local Redevelopment and Housing Law* ~ to convert this area, much of which was a former municipal landfill, into a productive asset for the community.

⁷³ Blocks 1, 2, 10, 11.02, 11.03, 11.04, 12 – 20, 23, 25, 26 & 75 (Exhibit 12.20)



6.0 STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES & STANDARDS

- 6.1 The Municipal Land Use Law⁷⁴ requires that municipal Master Plan include a Statement of Objectives, Principles, Assumptions, Policies and Standards which forms the basis upon which a Master Plan's proposals for the physical, economic and social development of the municipality are based.
- 6.2 Such a Statement is contained herein as section 5.0 of this Comprehensive Master Plan Update.

⁷⁴ N.J.S.A. 40:55D-28 b (1)



7.0 LAND USE PLAN ELEMENT

7.1 Municipal Land Use Law

7.1.1 The Municipal Land Use Law requires that municipal Master Plan include a Land Use Plan Element which:

- A. takes into account and stating its relationship to the Statement of Objectives, Principles, Assumptions, Policies and Standards, other master plan Elements and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;
- B. shows the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and
- C. shows the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," 6:1-80 et seq.; and
- D. includes a statement of the standards of population density and development intensity recommended for the municipality;

7.2 Existing Zone Plan

7.2.1 West Cape May's current Zone Plan and related development regulations were adopted in 1978 and have been modified periodically since, with the last change occurring in April 2005.

7.2.2 The current Zone Plan⁷⁵ provides for the following zoning districts:

A. Residential Zoning Districts

- R-1: Urban Residential
- R-2: Rural Residential / Agricultural
- R-3: Rural Residential
- R-4: Rural Residential / Agricultural
- R-5: Rural Residential / Agricultural

⁷⁵ Exhibit 12.6

B. Commercial Zoning Districts

- C-1: Main Business / Mixed Use
- C-2: General Business / Mixed Use
- C-3: Hotel / Tourist Business

C. Specialty Zoning Districts

- W: Wetlands

7.2.3 The 2000 Reexamination recommended that a Low Impact Commercial Overlay Zone be established to permit appropriate commercial / retail activities as conditional uses in select portions of the Borough. While such an overlay was never created, the Borough Commission did adopt an Ordinance to add an “R-4: Rural Residential District” to the Borough’s Zone Plan.⁷⁶

7.2.4 The Borough’s Tax Assessor’s (MOD VI) records contain a Property Class Code relating to each lot’s land use. This code was augmented by a visual survey of the Borough as well as Borough Mercantile records to confirm use of properties. The combined data was then translated to graphic form to produce a Generalized Land Use Map.⁷⁷

Comparing actual, existing uses against the uses permitted by the Borough’s Zone Plan reveals the following:

A. R-1: Urban Residential District

Permitted Uses are limited to Single-Family and Duplex (2 family) dwellings. Accessory Uses include garages, sheds, private residential swimming pools and tennis courts, home occupations and animal shelters for pets.

413 lots fall in whole or in part within three (3) separate R-1 Zoning Districts. Pursuant to the Tax Assessor’s records:

- 30 lots (7.6 acres) are classified Property Class Code 1: Vacant Land;
- 363 lots (61.8 acres) are classified Property Class Code 2: Residential;
- 1 lot (.2 acres) is classified Property Class Code 4C: Apartment;
- 9 lots (14.1 acres) are classified Property Class Code 15C or 15F: Public or Exempt Uses; and
- 10 lots (2 acres) have no Property Class data.⁴⁵ Uses are unknown.

⁷⁶ Ordinance No. 302-01 (adopted November 5, 2001).

⁷⁷ Exhibit 12.9A & Exhibit 12.B

As was able to be determined by the visual survey of the Borough conducted for this Comprehensive Master Plan Update (augmented by the Borough's Mercantile records):

- 3 lots (.6 acres) appear to be Commercial uses (including parking);
- 4 lots (.6 acres) appear to be Mixed (Residential & Commercial) use (all registered with the mercantile office as residential rentals);
- 344 lots (59.3 acres) appear to be Single-Family & Duplex Residential uses (55 [8.3 acres] registered with the mercantile office as residential rentals);
- 25 lots (4 acres) appear to be Multi-Family Residential (condominium & apartment) uses (18 [3.3 acres] registered with the mercantile office as residential rentals);
- 31 lots (20.7 acres) appear to be Vacant Land.
- 5 lots (.5 acres) have no identifiable use.⁴⁵

Accordingly, existing development patterns in the R-1 Zone generally conform to current zoning regulations.

B. R-2: Rural Residential / Agricultural District

Permitted Uses are limited to defined Farms, Single-Family dwellings, Duplex (2 family) dwellings, Multiple (3-4) Unit dwellings within a single structure, Mobile Home Parks and Campgrounds. Accessory Uses include garages, sheds, private residential swimming pools and tennis courts, home occupations, animal shelters for pets, farm buildings and roadside stands for retail sale of fresh produce.

291 lots fall in whole or in part within three (3) separate R-2 Zoning Districts. Pursuant to the Tax Assessor's records:⁷⁸

- 47 lots (9.5 acres) are classified Property Class Code 1: Vacant Land;
- 207 lots (53.3 acres) are classified Property Class Code 2: Residential;
- 2 lots (50.8 acres) are classified Property Class Code 3B: Farm;
- 1 lot (.09 acres) is classified Property Class Code 4A: Commercial;
- 1 lot (1.7 acres) is classified Property Class Code 15A: Public School Property;
- 13 lots (6.3 acres) are classified Property Class Code 15C: Public Property; and

⁷⁸ 1 R-2 Parcel extends into the R-5 Zoning District and 1 R-2 Parcel extends into the C-1 Zoning District.

- 20 lots (13.4 acres) have no Property Class data. Uses are unknown.⁴⁵

As was able to be determined by the visual survey of the Borough conducted for this Comprehensive Master Plan Update (augmented by the Borough's Mercantile records):

- 3 lots (37.9 acres) appear to be Agricultural uses;
- 2 lots (.51 acres) appear to be Commercial uses;
- 1 lot (1.7 acres) is the Public School;
- 1 lot (.09 acres) is a Light Industrial (automobile repair) use;
- 4 lots (.99 acres) appear to be Multi-Family Residential (condominium & apartment) use (all registered with the mercantile office as residential rentals);
- 199 lots (51.3 acres) appear to be Single-Family & Duplex Residential uses (35 [11.3 acres] registered with the mercantile office as residential rentals);
- 66 lots (37.8 acres) appear to be Vacant Land.
- 17 lots (5 acres) have no identifiable use.⁴⁵

Accordingly, existing development patterns in the R-2 Zone generally conform to current zoning regulations.

C. R-3: Rural Residential District

Permitted Uses are limited to detached Single-Family dwellings. Accessory Uses include garages, sheds, private residential swimming pools and tennis courts.

While the Borough's Land Development Ordinance contains an R-3 Zoning District, the Zone Plan (Zoning Map) does not depict an R-3 Zone.

D. R-4: Rural Residential District

Permitted Uses are limited to defined Farms and Single-Family dwellings. Accessory Uses include garages, sheds, private residential swimming pools and tennis courts, animal shelters for pets, farm buildings and roadside stands for retail sale of fresh produce.

93 lots fall in whole or in part within the R-4 Zoning District. Pursuant to the Tax Assessor's records.⁷⁹

⁷⁹ 6 R-4 Parcels extend into the R-5 Zoning District.

- 17 lots (12.7 acres) are classified Property Class Code 1: Vacant Land;
- 65 lots (51.8 acres) are classified Property Class Code 2: Residential;
- 4 lots (20.3 acres) are classified Property Class Code 3A or 3B: Farm; and
- 7 lots (6.8 acres) have no Property Class data. Uses are unknown.⁴⁵

As was able to be determined by the visual survey of the Borough conducted for this Comprehensive Master Plan Update (augmented by the Borough's Mercantile records):

- 6 lots (23.7 acres) appear to be Agricultural uses;
- 2 lots (.6 acres) appear to be Commercial uses;
- 4 lots (5.7 acres) appear to be Multi-Family Residential (condominium & apartment) use (all registered with the mercantile office as residential rentals);
- 61 lots (47.8 acres) appear to be Single-Family & Duplex Residential uses (9 [4 acres] registered with the mercantile office as residential rentals);
- 16 lots (11.7 acres) appear to be Vacant Land.
- 4 lots (2.2 acres) have no identifiable use.⁴⁵

Accordingly, existing development patterns in the R-4 Zone conform to current zoning regulations.

E. R-5: Rural Residential District

Permitted Uses are limited to defined Farms and Single-Family dwellings. Accessory Uses include garages, sheds, private residential swimming pools and tennis courts, animal shelters for pets, farm buildings and roadside stands for retail sale of fresh produce.

102 lots fall in whole or in part within the three (3) separate R-5 Zoning Districts. Pursuant to the Tax Assessor's records:⁸⁰

- 14 lots (39.2 acres) are classified Property Class Code 1: Vacant Land;
- 34 lots (39.5 acres) are classified Property Class Code 2: Residential;
- 10 lots (178.5 acres) are classified Property Class Code 3A or 3B: Farm;

⁸⁰ 4 R-5 Parcel extends into the R-2 Zoning District, 6 R-5 Parcels extend into the R-4 Zoning District & 5 R-5 Parcels extend into the C-1 Zoning District.

- 2 lots (29.4 acres) are classified Property Class Code 4A: Commercial;
- 3 lots (4.5 acres) are classified Property Class Code 5A: Railroad;
- 18 lots (14.3 acres) are classified Property Class Code 15C: Public Property; and
- 21 lots (24.8 acres) have no Property Class data. Uses are unknown.⁴⁵

As was able to be determined by the visual survey of the Borough conducted for this Comprehensive Master Plan Update (augmented by the Borough's Mercantile records):

- 7 lots (145.8 acres) appear to be Agricultural uses;
- 4 lots (23.6 acres) appear to be Commercial uses, including 1 lot (14.9 acres) registered as a commercial campground;
- 2 lots (15.5 acres) appear to be Multi-Family Residential (condominium & apartment) use (1 [.9 acres] registered with the mercantile office as residential rentals);
- 34 lots (28.3 acres) appear to be Single-Family & Duplex Residential uses (3 [.9 acres] registered with the mercantile office as residential rentals);
- 5 lots (7.2 acres) appear to be Railroad Rights-of-Way;
- 47 lots (83.5 acres) appear to be Vacant Land.
- 3 lots (4 acres) have no identifiable use.⁴⁵

Accordingly, existing development patterns in the R-5 Zone generally conform to current zoning regulations.

F. C-1: Main Business / Mixed Use District

Permitted Uses are limited to Single-Family dwellings, Duplex (2 family) dwellings, Multiple (3-4) Unit dwellings within a single structure, Tourist / Guest Houses, Professional Offices, retail stores, Church and Charitable Institutions, Hotels and Motels. Accessory Uses include garages, sheds, private residential swimming pools and tennis courts, home occupations, animal shelters for pets and, in hotels and motels, coffee shops, health club facilities and conference and meeting rooms.

139 lots fall in whole or in part within the C-1 Zoning District. Pursuant to the Tax Assessor's records.⁸¹

⁸¹ 1 C-1 Parcel extends into the R-2 Zoning District and 3 C-1 Parcels extend into the R-5 Zoning District.

- 10 lots (2.1 acres) are classified Property Class Code 1: Vacant Land;
- 99 lots (25.8 acres) are classified Property Class Code 2: Residential;
- 1 lot (37 acres) is classified under Property Class Code 3B: Farm;
- 18 lots (5.6 acres) are classified Property Class Code 4A: Commercial;
- 1 lot (.1 acres) is classified Property Class Code 4C: Apartment;
- 2 lots (2.9 acres) are classified Property Class Code 5A: Railroad;
- 4 lots (5.9 acres) are classified Property Class Code 15C: Public Property; and
- 3 lots (.4 acres) have no Property Class data. Uses are unknown.⁴⁵

As was able to be determined by the visual survey of the Borough conducted for this Comprehensive Master Plan Update (augmented by the Borough's Mercantile records):

- 1 lot (37 acres) appears to be in Agricultural use;
- 25 lots (7.8 acres) appear to be Commercial uses (including parking);
- 1 lot (5.2 acres) is the Borough's Municipal Complex;
- 1 lot (.5 acres) is a Municipal Park;
- 12 lots (2.4 acres) appear to be Multi-Family Residential (condominium & apartment) use (10 [1.8 acres] registered with the mercantile office as residential rentals);
- 6 lots (3.1 acres) appear to be Mixed (Commercial & Residential) uses;
- 79 lots (18.9 acres) appear to be Single-Family & Duplex Residential uses (17 [6 acres] registered with the mercantile office as residential rentals);
- 2 lots (2.9 acres) appear to be Railroad Rights-of-Way;
- 8 lots (1.7 acres) appear to be Vacant Land.
- 3 lots (.36 acres) have no identifiable use.⁴⁵

Accordingly, existing development patterns in the C-1 Zone generally conform to current zoning regulations.

G. C-2: General Business / Mixed Uses District

Permitted Uses are limited to businesses which provide goods and services to the general public (except hotels, motels and guest houses) and Single-Family dwellings. Accessory Uses include uses which are clearly customary and incidental to the principal business or single-family use.

25 lots fall within the C-2 Zoning District. Pursuant to the Tax Assessor's records:

- 2 lots (4.3 acres) are classified Property Class Code 1: Vacant Land;
- 17 lots (1.3 acres) are classified Property Class Code 2: Residential;
- 4 lots (14.7 acres) are classified Property Class Code 4A: Commercial;
- 1 lot (.01 acres) is classified Property Class Code 15C: Public Property; and
- 1 lot (.3 acres) has no Property Class data. Uses are unknown.⁴⁵

As was able to be determined by the visual survey of the Borough conducted for this Comprehensive Master Plan Update (augmented by the Borough's Mercantile records):

- 4 lots (8.8 acres) appear to be Commercial uses (including parking);
- 1 lot (5.8 acres) is a Light Industrial (Lumber Company) use;
- 2 lots (.36 acres) appear to be Multi-Family Residential (condominium & apartment) use (1 [.12 acres] registered with the mercantile office as residential rentals);
- 1 lot (.13 acres) appears to be Mixed (Commercial & Residential) use (registered with the mercantile office as residential rentals);
- 15 lots (1.2 acres) appear to be Single-Family & Duplex Residential uses (5 [.3 acres] registered with the mercantile office as residential rentals); and
- 2 lots (4.3 acres) appear to be Vacant Land.

Accordingly, existing development patterns in the C-2 Zone generally conform to current zoning regulations.

H. C-3: Motel / Tourist Business District

Permitted Uses are limited to Single-Family dwellings, Duplex (2 family) dwellings, Motels, Gift Shops, Furniture Stores, Tourist-Oriented Retail, Roadside Produce Stands, Public Recreational Facilities, Service Stations, Restaurants and Car Dealerships. Accessory Uses include uses which are clearly customary and incidental to the principal business or residential use.

25 lots fall within the C-3 Zoning District. Pursuant to the Tax Assessor's records:

- 7 lots (1.3 acres) are classified Property Class Code 1: Vacant Land;

- 7 lots (1.5 acres) are classified Property Class Code 2: Residential;
- 8 lots (2.9 acres) are classified Property Class Code 4A: Commercial;
- 1 lot (.1 acres) is classified Property Class Code 15C: Public Property; and
- 2 lots (.3 acres) have no Property Class e data. Uses are unknown.⁴⁵

As was able to be determined by the visual survey of the Borough conducted for this Comprehensive Master Plan Update (augmented by a review of the Borough's Mercantile records):

- 9 lots (50 acres) appear to be Commercial uses (including parking);
- 1 lot (.36 acres) is a Light Industrial (petroleum Company) use;
- 1 lot (.5 acres) appears to be Mixed (Commercial & Residential) use (registered with the mercantile office as residential rentals);
- 6 lots (8.7 acres) appear to be Single-Family & Duplex Residential uses (3 [.5 acres] registered with the mercantile office as residential rentals);
- 7 lots (1.3 acres) appear to be Vacant Land; and
- 1 lot (.002 acres) has no identifiable use.⁴⁵

Accordingly, existing development patterns in the C-3 Zone generally conform to current zoning regulations.

I. *W: Wetlands*

Wetlands Zoning exists throughout West Cape May as a recognition of the environmental sensitivity of much of the Borough's land mass.

While Permitted Uses (subject to approval by NJDEP) are limited to Public Purpose Uses, Agricultural Uses or Water-Oriented Uses, the survey used to create the Generalized Land Use Map found mostly Single-Family Residential development in Wetlands-zoned areas.

Wetlands "Zoning" impacts 323 of the 1076 total lots within the Borough.

Given the locations of this "Zone", it was not possible to calculate land area statistics.

7.3 **Development Regulations**

Development regulations for each of the aforementioned Zoning Districts are:



7.3.1 Residential Zoning Districts

PRINCIPAL PERMITTED USES	R-1 URBAN RESIDENTIAL		R-2 RURAL RESIDENTIAL / AGRICULTURAL						R-3 RURAL RESIDENTIAL ⁸²	R-4 RURAL RESIDENTIAL / AGRICULTURAL		R-5 RURAL RESIDENTIAL / AGRICULTURAL	
	Single Family Dwelling	Duplex Dwelling	Single Family Dwelling	2 Family Dwelling	3 Family Dwelling	4 Family Dwelling	Farms	Mobile Home Parks (20+ Units) Campgrounds (35+ Pads)	Detached Single Family Dwelling	Single Family Dwelling	Farms	Single Family Dwelling	Farms
Lot Area	5,000 s.f.	10,000 s.f.	7,500 s.f.	15,000 s.f.	22,500 s.f.	30,000 s.f.	5 acres	4 acres	10,000 s.f.	15,000 s.f.	5 acres	35,000 s.f.	5 acres
Lot Frontage	50'	75'	50'	100'	150'	150'			80'	100'		100'	
Lot Width	50'	75'	50'	100'	150'	150'			80'	100' DEPTH 150'		100'	
Front Yard Setback	20'	20'	20'	20'	20'	20'			20'	20'		20'	
Each Side Yard Setback	6'	6'	6'	10'	10'	10'			6'	6'		6' & 10'	
Total Side Yard Setback	16'	16'	16'	20'	20'	20'			20'	16'		16'	
Rear Yard Setback	20'	20'	20'	20'					20'	20'		20'	
Lot Coverage	60%	60%	50%	50%	50%	50%			50%	25%		15% (5,250 s.f.)	
Building Height	35'	35'	35'	35'	35'	35'			35'	35'		35'	

7.3.2 Commercial Zoning Districts

PRINCIPAL PERMITTED USES	C-1 MAIN BUSINESS / MIXED USE						C-2 GENERAL BUSINESS / MIXED USE	C-3 HOTEL / TOURIST BUSINESS		
	Single Family Dwelling	2 Family Dwellings	Multi-Family dwellings (3+)	Tourist / Guest Houses	Hotels & Motels	Prof. Offices, Stores & Shops, Restaurants, Church & Charitable	General Business, Single Family Dwelling	Single Family Dwelling	2 Family Dwelling	Motels
Each Side Yard Setback	6'	10'	10'	10'	10'	6'	6'	6'	10'	6'
Total Side Yard Setback	16'	20'	20'	20'	20'	16'	16'	16'	20'	16'
Rear Yard Setback	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Lot Coverage	60%	60%	60%	50%	50%	60%	60%	60%	50%	60%
Building Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'

⁸² As stated, the R-3 Zoning District does not exist.





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

PRINCIPAL PERMITTED USES	C-1 MAIN BUSINESS / MIXED USE						C-2 GENERAL BUSINESS / MIXED USE	C-3 HOTEL / TOURIST BUSINESS		
	Single Family Dwelling	2 Family Dwellings	Multi-Family dwellings (3+)	Tourist / Guest Houses	Hotels & Motels	Prof. Offices, Stores & Shops, Restaurants, Church & Charitable	General Business, Single Family Dwelling	Single Family Dwelling	2 Family Dwelling	Motels
Lot Area	5,000 s.f.	10,000 s.f.	5,000 s.f./ unit for 1 st 6, 2,500 s.f. / unit for each thereafter	5,000 s.f. for 1 st 2 units, 1,500 s.f. / unit thereafter	5,000 s.f. for 1 st 6 units, 1,500 s.f. / unit thereafter	5,000 s.f.	7,500 s.f. / business or SF Dwelling	7,500 s.f.	15,000 s.f.	5,000 s.f. for 1 st 4 units, 1,500 s.f. / unit thereafter
Lot Frontage	50'	100'	100'	100'	100'	50'	50'	50'	100'	50'
Lot Width	50'	100'	100'	100'	100'	50'	50'	50'	100'	50'
Front Yard Setback	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'

7.3.3 Wetlands Zoning

PRINCIPAL PERMITTED USES	PUBLIC PURPOSE USES	AGRICULTURAL USES	WATER ORIENTED USES
Lot Area	No Regulations	No Regulations	No Regulations
Lot Frontage	No Regulations	No Regulations	No Regulations
Lot Width	No Regulations	No Regulations	No Regulations
Front Yard Setback	No Regulations	No Regulations	No Regulations
Each Side Yard Setback	No Regulations	No Regulations	No Regulations
Total Side Yard Setback	No Regulations	No Regulations	No Regulations
Rear yard setback	No Regulations	No Regulations	No Regulations
Lot Coverage	No Regulations	No Regulations	No Regulations
Building Height	No Regulations	No Regulations	No Regulations

7.4 RELATIONSHIP TO THE STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES AND STANDARDS, OTHER MASTER PLAN ELEMENTS AND NATURAL CONDITIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO, TOPOGRAPHY, SOIL CONDITIONS, WATER SUPPLY, DRAINAGE, FLOOD PLAIN AREAS, MARSHES, AND WOODLANDS.⁸³

⁸³ N.J.S.A. 40:55D-28 b (2)



7.4.1 The Borough's Statement of Objectives, Principles, Assumptions, Policies and Standards are detailed in section 5.0 herein. This Statement reaffirms certain items adopted via prior Master Planning efforts, retains the intent but modifies the language of certain items adopted via prior Master Planning efforts and adds certain new Objectives, Principles, Assumptions, Policies and Standards.

Historically, Borough Policymakers and Planners have taken a pro-active approach to addressing its municipal Objectives, Principles, Assumptions, Policies and Standards ~ which are viewed as the mechanism under which the Borough will maintain the community character so cherished in West Cape May. Such actions include, but are not limited to, continually reviewing⁸⁴ the Borough's Zone Plan and Land Development Ordinance in the face of changing circumstances.

Accordingly, the Borough's existing Land Use Plan was designed to conform with, advance and otherwise effectuate the Objectives, Principles, Assumptions, Policies and Standards articulated by Borough Planners.

Similarly, this Land Use Plan Element is designed to conform with, advance and otherwise effectuate the Objectives, Principles, Assumptions, Policies and Standards articulated in section 5.0 of this Comprehensive Master Plan Update; including, but not limited to, Objectives, Principles, Assumptions, Policies and Standards addressing:

- Housing,
- Open Space, Recreation and Conservation as well as other issues impacting the Borough's natural resources, and
- Historic Preservation.

7.5 ***EXISTING AND PROPOSED LOCATION, EXTENT AND INTENSITY OF DEVELOPMENT OF LAND TO BE USED IN THE FUTURE FOR VARYING TYPES OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, RECREATIONAL, EDUCATIONAL AND OTHER PUBLIC AND PRIVATE PURPOSES OR COMBINATION OF PURPOSES; AND STATING THE RELATIONSHIP THEREOF TO THE EXISTING AND ANY PROPOSED ZONE PLAN AND ZONING ORDINANCE.***⁸⁵

The Borough's existing Zone Plan is included herein as Exhibit 12.6. Existing (actual) land uses are addressed via Exhibit 12.9A and Exhibit 12.9B. Relevant sections of the Borough's existing Zoning Ordinance (i.e., space, bulk and yard regulations) are reprinted as the charts contained in section 7.3 herein.

⁸⁴ As opposed to many municipalities, which wait for the 6-year Master Plan Reexamination cycle before they address critical issues.

⁸⁵ N.J.S.A. 40:55D-28 b (3)

As part of this Land Use Plan Element, Borough Planners reviewed the Borough's existing zoning, existing land uses and existing development regulations against the Objectives, Principles, Assumptions, Policies and Standards as articulated under section 5.0 herein. This review has resulted in the following recommendations:

7.5.1 Recommended Amendments to Zoning Map⁸⁶

- A. R-1 ~ Urban Residential Zoning District: Currently, the Borough has three (3) R-1 Zones. No boundary changes are recommended for the R-1 Zone located at the Cape May City boundary line or to the R-1 Zone located to the west of Broadway.

The R-1 Zone located to the east of Broadway extends north to Holly Avenue and splits the block bounded by Broadway and Grand Avenue. This Land Use Plan Element recommends that this zone be extended north from Holly Avenue to the Borough boundary line and west to Broadway.

An additional R-1 Zone is recommended for the Farmdale Drive subdivision.

Finally, the 'Urban Residential' label unduly mischaracterizes the desired intensity of this zone and may lead to unnecessary confusion and challenge during development applications. It is therefore recommended that the Zone be relabeled 'Town (Moderate Density) Residential'.

- B. R-2 ~ Rural Residential / Agricultural Zoning District: Currently, the Borough has four (4) R-2 Zones. No boundary changes are recommended for the R-2 Zone located west of South Bayshore Drive or the R-2 Zone between South Bayshore Drive and Columbia Avenue / Moore Street and extending north to the southern edge of the municipal complex.

This Land Use Plan Element recommends that the two (2) R-2 Zones located to the west of the Farmdale Drive subdivision be deleted, and this area be included in the aforementioned new R-1 Zone.

- C. R-3 ~ Rural Zoning District: Despite regulations in the Land Development Ordinance, the Borough's Zone Plan no longer contains an R-3 Zone.

In recognition that the Borough has no 'R-3 Zone, this Land Use Plan Element contemplated relabeling the existing 'R-4' Zone to 'R-3' and the existing 'R-5' Zone to 'R-4'. However, given the historical context of the zones in West Cape May, Borough Policymakers felt that this would actually cause more confusion than it would cure. Accordingly, it was decided that the existing classifications would remain.

⁸⁶ Exhibit 12.4, Exhibit 12.6 & Exhibit 12.15



- D. R-4 ~ Rural Residential / Agricultural Zoning District: No boundary changes are recommended for the R-4 Zoning District.
- E. R-5 ~ Rural Residential / Agricultural Zoning District: The purpose of this Zone is to recognize environmentally-sensitive lands outside of the Borough's sewer service area and to provide appropriate development controls for these areas.⁸⁷

No boundary changes are recommended for the R-5 Zone located between Fourth Avenue and the Borough's southern boundary line (between Morrison Avenue and South Bayshore Road) or for the R-5 Zone located on the western side of the Borough above the existing R-4 Zone.

The R-5 Zone located to the east of Broadway extends north from Holly Avenue and splits the lots bounded by Broadway and Wilson Avenue (i.e., Block 26, Lots 1 and 2). This Land Use Plan Element recommends that the zone boundary line be adjusted to run behind Block 26, Lots 1 and 2.

Currently, the southern boundary of the R-5 Zone to the east of Broadway runs along the centerline of Leaming Avenue. To the south of this line is Block 2, Lot 7 ~ which abuts Cape Island Creek. Recognizing the environmental-sensitivity of Lot 7, this Land Use Plan Element recommends that the southern boundary of the R-5 Zone be extended to encompass this lot.

- F. R-2, R-4 & R-5 Zoning Districts: Despite the differential in 'R' number designations, all three of these Zoning Districts are labeled "Rural Residential / Agricultural". Such labeling has the potential to lead to unnecessary confusion and challenge during development applications.

It is therefore recommended that the R-2 Zone be relabeled 'Village (Low Density) Residential', the R-4 Zone be relabeled 'Rural (Low Density) Residential / Agricultural' and the R-5 Zone relabeled "Rural (Very Low Density) Residential / Agricultural".

- G. C-1 ~ Main Business / Mixed Use Zoning District: Currently, the Borough's C-1 Zone runs along the Broadway spine from the Cape May City boundary line (to the south) to the Lower Township boundary line (to the north) and extends east to Park Boulevard between Yorke Avenue and Perry Street.

⁸⁷ At Date of Publication, Borough Policymakers were in discussion with NJDEP Planners regarding the Borough's 208 Sewer Service Plan. At issue is accuracy of the Plan's mapped boundary lines as well as the appropriateness of including certain parcels in the Sewer Service Area / excluding certain parcels from such Area.

It is expected that the result of these discussions will be modifications to certain existing zone boundary lines (including, but not necessarily limited to, the R-4 and R-5 Zones) as well as the possible creation of new zoning districts.

While the information necessary to generate specific recommendations was not available for this Comprehensive Master Plan Update, this Land Use Plan Element recognizes that such changes are appropriate and necessary for the Borough and endorses the concept.



As presently structured, this zone encompasses a large number of residential lands and provides no transition between the more intense commercial development desired for the Borough's downtown core and the less intense commercial and residential uses toward the center and north of Broadway.⁸⁸

This Land Use Plan Element recommends reducing the C-1 Zone to East Mechanic Street to the north and Congress Street to the south.

To facilitate desired commercial development, it is recommended that the C-1 Zone be extended along Perry Street to Columbia Avenue to the west and to the Cape Island Creek to the east. Between Park Boulevard and Cape Island Creek, it is recommended that the C-1 Zone extend north to encompass Block 2, Lot 6, which is currently a commercial center.

Finally, based on additional recommendations to follow, it is recommended that this zone be relabeled from 'C-1' to "C Commercial".

- H. C-2 ~ General Business / Mixed Use Zoning District: The recommendations for extending the R-5 to include Block 2, Lot 7 and for extending the C-1 (relabeled 'C') Zone east to the Cape Island Creek and north to include Block 2, Lot 6 will result in the elimination of this C-2 Zone.

It is noted that the lands within (current) C-2 Zone are located in the area contemplated for the Eco-Park (section 9.1.2 C). Discussions concerning the feasibility of developing such a Park were ongoing at Date of Publication.

- I. C-3 ~ Hotel / Tourist Business Zoning District: The recommendation for extending the C-1 (relabeled 'C') Zone west to the Columbia Avenue will result in the elimination of this C-3 Zone.
- J. NC ~ Neighborhood Commercial Zoning District: To compensate for the recommended reduction in the C-1 (relabeled 'C') Zone without placing undue pressure on the Borough's residential lands, this Land Use Plan Element recommends the creation of two (2) Neighborhood Commercial Zones. Specifically:

- A northern Neighborhood Commercial Zone is proposed to begin at the recommended northern boundary of the proposed C Zone (East Mechanic Street) and extend north along Broadway to the Borough Boundary Line.

South of Central Avenue, this NC Zone is recommended to include all properties which front (have access from) Broadway, as well as certain other properties which were formerly within the C-1 Zone.

⁸⁸ Exhibit 12.9A & Exhibit 12.9B

North of Central Avenue, this NC Zone is recommended to include only those properties on the west side of Broadway which front (have access from) Broadway.

- A southern Neighborhood Commercial Zone is proposed to begin at the recommended southern boundary of the proposed C Zone (Congress Street) and extend south to the Borough Boundary Line.

East to west, the boundary of this proposed Neighborhood Commercial Zone is Broadway to the east and the rear of the properties fronting Broadway to the west.

As the name implies, the intent of the Neighborhood Commercial Zones would be to supply goods and services to address the needs of the residents of the Borough.

- K. W ~ Wetlands: The purpose of this Zone is to recognize the environmentally-sensitive wetland areas throughout the Borough and to put property-owners and developers on notice that no activity in these areas is permitted without NJDEP and Planning Board approval.

Permitted uses within the W Zone are Public purpose (i.e. governmental) uses, Agricultural uses and Water oriented uses. No development (space, bulk or yard) regulations are enacted.

Rather than a discrete Zoning District with specific boundaries, the W 'Zone' follows mapped NJDEP wetlands boundaries throughout the Borough. As a result, the limited uses permitted in the W Zone directly conflict with the more expansive uses permitted in all other zones in the Borough. Additionally, the lack of specific development (space, bulk or yard) regulations in the W Zone conflicts with the other zones in the Borough; all of which have very specific space, bulk and yard requirements.

Accordingly, this Land Use Plan Element recognizes that development in West Cape May will be regulated by NJDEP and, if applicable, the U.S. Army Corps of Engineers. Separate ~ municipal ~ Wetlands Zoning is therefore not necessary to protect these natural resources. Accordingly, it is recommended that the Borough eliminate this separate W Zoning District.

7.5.2 Recommended Amendments to Permitted Uses

- A. Existing Principal Permitted Uses in the Borough's Residential Zoning Districts are as follows:



R-1 URBAN RESIDENTIAL	R-2 RURAL RESIDENTIAL/AGRICULTURAL	R-3 RURAL RESIDENTIAL⁸⁹	R-4 RURAL RESIDENTIAL/ AGRICULTURAL	R-5 RURAL RESIDENTIAL/ AGRICULTURAL
Single Family Dwelling Duplex Dwelling	Single Family Dwelling 2 Family Dwelling 3 Family Dwelling 4 Family Dwelling Farms Mobile Home Parks (20+ Units) Campgrounds (35+ Pads)	Detached Single Family Dwelling	Single Family Dwelling Farms	Single Family Dwelling Farms

With the exception of following modifications to the Zone Name descriptors as recommended under sections 7.5.2 A 1) & 7.5.2 A 6), herein, no changes to the Permitted Uses in the Borough's residential Zoning Districts are recommended.

R-1 TOWN (MODERATE DENSITY) RESIDENTIAL	R-2 VILLAGE (LOW DENSITY) RESIDENTIAL	R-4 RURAL (LOW DENSITY) RESIDENTIAL	R-5 RURAL (VERY LOW DENSITY) RESIDENTIAL / AGRICULTURAL
--	--	--	--

B. Existing Principal Permitted Uses in the Borough's Commercial Zoning Districts are as follows:

C-1 MAIN BUSINESS/MIXED USE	C-2 GENERAL BUSINESS/MIXED USE	C-3 HOTEL/TOURIST BUSINESS
Single Family Dwelling 2 Family Dwellings Multi-Family Dwellings (3+) Tourist/Guest Houses Hotels & Motels Professional Offices Stores & Shops Restaurants Church & Charitable	General Business Single Family Dwelling	Single Family Dwelling 2 Family Dwelling Gift Shops Furniture Stores Tourist Oriented Shops Roadside Produce Stands Public Recreational Facilities Service Stations Restaurants Car Dealerships Motels

⁸⁹ District does not exist.





Permitting residential uses in the Borough's Commercial Zones is antithetical to the Borough's stated policy of maximizing⁹⁰ commercial uses in the core of the municipality.

In order to create an identifiable district ~ be it commercial, residential, office or other ~ a critical mass of complimentary uses must be established in close proximity to one another. Introduction of non-complimentary uses diverts land from the desired uses and thereby limits the opportunity for growth. Interspersing residential uses in an otherwise commercial street or district takes away lands otherwise needed to create such critical mass and interrupts the commercial land use pattern, thereby undermining the cohesive nature of the commercial district.

Conversely, and with few exceptions, traffic, parking, noise and other natural byproducts of successful commercial operations often negatively impact the quiet enjoyment of residential properties and undermine the desirability of such residences.

Accordingly, the following Principal Permitted Uses are recommended in order to permit uses which strengthen the Borough's commercial base and protect its residential neighborhoods while prohibiting uses which will detract from the (appropriate) economic development of the Borough:

(C) COMMERCIAL	(NC) NEIGHBORHOOD COMMERCIAL
Single-family residential dwellings, limited to those included in Exhibit 12.16 herein. ⁹¹ Neighborhood-, Regional- & Tourist-oriented retail and service, including specialty, novelty, tourist and seashore related retail. Bicycle, beach accessory and water sport sales and rental. Banks, including drive-through facilities. Professional offices. Tourist / guest houses, bed & breakfasts, inns. Restaurants (dining or take-out/drive-through). Public parks, playgrounds and conservation areas. Places of worship, charitable and civic institutions. Residential dwelling units above ground-floor Permitted Uses.	Single-family residential dwellings, limited to those included in Exhibit 12.16 herein. ⁹¹ Neighborhood-, Regional & Tourist-oriented retail and service, including specialty, novelty, tourist and seashore related retail. Bicycle, beach accessory and water sport sales and rental. Banks, including drive-through facilities. Restaurants (dining in only). Public parks, playgrounds and conservation areas. Professional offices. Places of worship, charitable and civic institutions. Residential dwelling units above ground-floor Permitted Uses.

⁹⁰ appropriate, low intensity.

⁹¹ Exhibit 12.16 shall be construed to certify that such properties hosted lawfully existing uses at the time of adoption of any ordinance establishing this recommended zoning district and recommended schedule of permitted uses. Accordingly, such locations may continue to operate as existing in perpetuity as if they hosted conforming permitted uses.



For interpretative purposes, definitions related to these recommendations are:

1. Neighborhood-Oriented Retail includes small markets & specialty food stores, pharmacies & convenience stores, retail, appliance or hardware stores, package liquor stores, card stores & gift shops and like and similar uses. “Big-box” outlets shall not be construed to be permitted within the aforementioned categories.
2. Regional- & Tourist-Oriented Retail includes all Neighborhood-Oriented Retail as well as furniture stores, appliance and home improvement stores, specialty shops, sporting goods & hobby shops, book stores, clothing stores, hardware stores, pet shops, stationary stores, fabric stores, florists, jewelry stores and like and similar uses. “Big-box” outlets shall not be construed to be permitted within the aforementioned categories.
3. Neighborhood-Oriented Service includes barber and beauty shops, tailor & shoe repair shops, retail dry cleaning (no commercial cleaning on premises), self-service laundry (Laundromats), video rentals and sales and like and similar uses.
4. Regional- & Tourist-Oriented Service includes all Neighborhood-Oriented Services as well as day spas, appliance repair, furniture repair & upholsterers and like and similar uses.

7.5.3 Pre-existing Nonconforming Uses

Borough Planners and Policymakers recognize that modifying the schedule of Permitted Uses as recommended will lead to certain existing uses becoming ‘Nonconforming’.⁹²

In addition to permitting the properties identified in Exhibit 12.16 to continue to operate as Permitted Uses, the law⁹³ recognizes the rights of lawful pre-existing, nonconforming uses as follows:

any nonconforming use or structure [lawfully] existing at the time of the passage of an [amendment to a zoning] ordinance may be continued upon the lot or in the structure so occupied and any such structure may be restored or repaired in the event of partial destruction thereof.

⁹² As defined in the Municipal Land Use Law, a nonconforming use is “a use or activity which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision or amendment.

⁹³ N.J.S.A. 40:55D-6.

[A] prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply in writing for the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming... Application pursuant hereto may be made to the administrative officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the [Planning Board, acting in its capacity as a] Board of Adjustment.

7.5.4 Development Regulations

As stated, Borough Planners are concerned that the Land Development Ordinance does not contain the controls necessary to preserve open space, protect against undue density and generally control over-development. To address these and other issues, the Planning Board has empanelled a subcommittee to review specific ordinance regulations and make appropriate recommendations.

At Date of Publication, the work of this Subcommittee remained outstanding. However, Borough Planners and Policymakers view this effort as critical to the preservation of the character of West Cape May.

7.5.5 Land Development Ordinance

A review of the Land Development Ordinance conducted as part of this Land Use Plan Element finds the Borough's body of land use codes to be dated, internally inconsistent and generally poorly written. While certain issues can be addressed under the work of the above-cited ordinance subcommittee as well as other recommendations of this Comprehensive Master Plan Update,⁹⁴ other issues will require more detailed attention. Accordingly, a comprehensive review and, at a minimum, reedit of the Code is recommended.

7.6 **EXISTING AND PROPOSED LOCATION OF ANY AIRPORTS AND THE BOUNDARIES OF ANY AIRPORT SAFETY ZONES DELINEATED PURSUANT TO THE "AIR SAFETY AND ZONING ACT OF 1983," 6:1-80 ET SEQ.**⁹⁵

There are no Airports in West Cape May. The closest Airports to the Borough are the Cape May County Airport in Lower Township and the Woodbine Municipal Airport in Woodbine.

⁹⁴ E.g., the non-existent R-3 Zone, the conflicting W Zone regulations, references to a Zoning Board of Adjustment.

⁹⁵ N.J.S.A. 40:55D-28 b (4)

While the US Coast Guard Station in Cape May City routinely handles helicopter traffic, the takeoff and landing approaches do not encroach into Borough Airspace.⁹⁶ Accordingly, there are no Airport Safety Zones within the municipality.

7.7 STATEMENT OF THE STANDARDS OF POPULATION DENSITY AND DEVELOPMENT INTENSITY RECOMMENDED FOR THE MUNICIPALITY.⁹⁷

Borough Policymakers and Planners recognize that the charm and community character so prized in West Cape May is derived directly from the small-town nature of the municipality. The overarching goal of this Comprehensive Master Plan Update, as articulated through the Statement of Objectives, Principles, Assumptions, Policies & Standards (section 5.0) herein, is to preserve, protect and defend this character.

Details and recommendations related to population density and development intensity are outlined in sections 5.3.1 and 7.5 herein.

⁹⁶ Exhibit 12.2

⁹⁷ N.J.S.A. 40:55D-28 b (5)

8.0 HOUSING PLAN ELEMENT

8.1 Municipal Land Use Law & Other Regulatory Requirements

8.1.1 The Municipal Land Use Law⁹⁸ provides that a municipal Master Plan may include a Housing Plan Element addressing, but not limited to, residential standards and proposals for the construction and improvement of housing.

8.1.2 In addition to Municipal Land Use Law requirements, this Housing Plan Element has been prepared in accordance with the requirements of the New Jersey Fair Housing Act,⁹⁹ to further the Borough's intent to provide reasonable opportunity for the development of low and moderate income housing.

8.1.3 While the scope of this Housing Plan Element does not include a 'Fair Share Plan' sufficient for submission to the New Jersey Council on Affordable Housing¹⁰⁰ (the Borough having elected to address such task outside of the scope of this Comprehensive Master Plan Update), the analyses contained herein were completed in accordance with statutory requirements for addressing the Borough's present and prospective 'Fair Share Housing Need' via:

- A. An inventory of the Borough's housing stock by age, condition, purchase or rental value, occupancy characteristic and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- B. A projection of the Borough's housing stock, including the probable future construction of low and moderate housing, for the next ten (10) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development of lands.
- C. An analysis of the Borough's demographic characteristics including, household size, income level and age;
- D. An analysis of existing and probable future employment characteristics of the Borough;
- E. A determination of the Borough's present and prospective Fair Share for low and moderate income housing and its capacity to accommodate that present and prospective 'Need'; and

⁹⁸ N.J.S.A. 40:55D-28 b (3)

⁹⁹ C.52:27D-310 et seq.

¹⁰⁰ "COAH"

- F. A consideration of lands that are most appropriate for construction of low and moderate income housing and the existing structures most appropriate for conversion to rehabilitation for low and moderate income housing.

8.2 Municipal Objectives

This Housing Plan Element supports and builds on the following Master Plan Objectives as relates to Housing (section 5.2.2. X):

Develop a housing strategy which addresses the needs of both year-round and seasonal residents, providing density and choice of housing opportunities for all Borough residents.

Encourage development and maintenance of affordable housing for all age groups, including manufactured homes and cluster housing.

8.3 Inventory of Housing Stock

8.3.1 Total Housing Units¹⁰¹

The 1990 Census reported 913 dwelling units in the Borough. By the 2000 Census, the number had increased to 1,007 units, an increase of 94 units (10%). By comparison, Cape May County increased its number of housing units by 6% during the same period and New Jersey's housing increase was 7%.

JURISDICTION	(1990)	(2000)	# CHANGE	% CHANGE
West Cape May	913	1,007	94	10%
Cape May County	85,537	91,047	5,510	6%
New Jersey	3,075,310	3,310,275	234,965	7%

8.3.2 Housing Characteristics (1990-2000)¹⁰²

The 2000 Census data indicates that 507 housing units (50.5%) in the Borough were occupied on April 1, 2000 and 500 units (49.6%) were vacant, with a large portion of the vacant homes (44.8%) used on a seasonal basis.

A total of 391 units (38.8%) of the occupied units are owner-occupied with the additional 116 units (11.5%) being renter-occupied.

¹⁰¹ 1990 and 2000 Decennial Census, Summary File 1

¹⁰² 1990 and 2000 Decennial Census, Summary Files 1 & 3

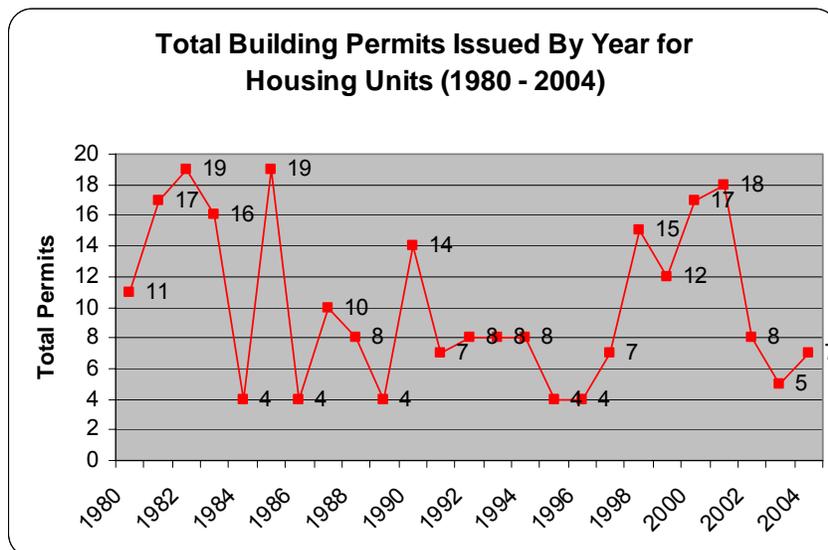
WEST CAPE MAY	1990	2000	# CHANGE	% CHANGE
Persons	1026	1,095	69	6.7
Households	464	507	43	9.3
Total Housing Units	913	1,007	94	10.3
Persons per occupied unit	2.21	2.16		
Occupied	464 (50.8%)	507 (50.5%)	43	9.3
Owner Occupied	340 (73.3%)	391 (77.1%)	51	15
Renter Occupied	124 (26.7%)	116 (22.9%)	- 8	- 6.5
Vacant	449 (49.1%)	500 (49.6%)	51	11.4
For sale or rent	62 (13.8%)	32 (6.4%)	-30	-48.4
Seasonal	348 (77.5%)	451 (90.2%)	103	29.6
Other	39 (8.7%)	14 (2.8%)	-25	-64.1

With the annual influx of seasonal residents, the Cape May County Department of Planning estimates the Borough's 2001 population swelled by 5,175 people, bringing total seasonal population to 6,270.

Census figures for 1990 and 2000 reveal a 9.3% increase in the total number of households within the Borough (464 to 507). By comparison, the total number of housing units increased by 10% during the intra-census period (913 to 1,004).

Housing classified for seasonal use increased from 38.1% of total households in 1990 to 44.8% of total households in 2000. This represents a gross increase of 29.6% (348 to 451) in the intra-census years.

Between intra-census years 1990 and 1999, the Borough issued 85 Building Permits for new construction. This figure represents a 32% decrease from the number of Permits issued between intra-census years 1980 and 1999.¹⁰³



¹⁰³ HUD State of the Cities Data Systems (<http://socds.huduser.org/permits/index.html>)

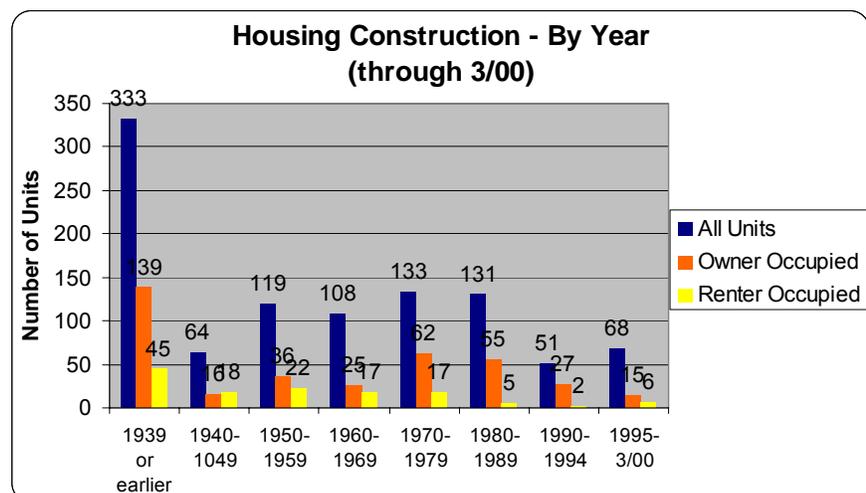
While one may expect the rate of new construction to decrease over the next several decades due to a lack of developable land, Borough policymakers remain concerned that the trend over the past four years (2000 to 2004 ~ when 55 permits were issued) will continue. This concern is fueled by the increasing prevalence of ‘tear-down’ development in neighboring communities, whereby older, more modest buildings are demolished to make way for new larger homes (‘McMansions’) and townhouse-style development.

8.4 Character of the Housing Stock

8.4.1 Age

The Borough has a rich collection of well-preserved older houses, many of which were built in the Victorian architectural style. In terms of total Borough housing stock, 62% were constructed prior to 1970, while 33% were constructed prior to 1940. Although the majority of the housing stock is over 30 years old, many of the houses have been renovated and remain in excellent condition.

DATE OF CONSTRUCTION ¹⁰⁴	NUMBER	% TOTAL	OWNER OCCUPIED	RENTER OCCUPIED
1939 or earlier	333	33%	139	45
1940 to '49	64	6%	16	18
1950 to '59	119	12%	36	22
1960 to '69	108	11%	25	17
1970 to '79	133	13%	62	17
1980 to '89	131	13%	55	5
1990 to '94	51	5%	27	2
1995 to 3/00	68	7%	15	6

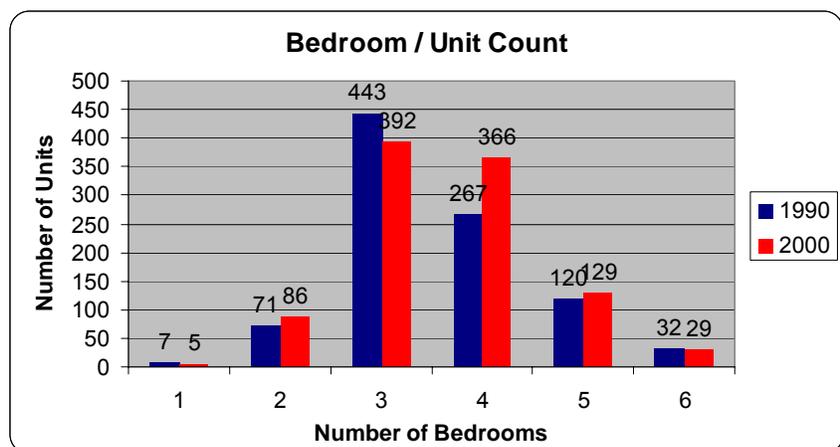


¹⁰⁴ 2000 Decennial Census, Summary File 1

The statistical data reveals a general trend toward seasonal use for both the Borough's older (pre-1940) homes and the newer (post 1994) units.¹⁰⁵

8.4.2 Dwelling Units by Bedroom Quantity¹⁰⁶

The typical home in West Cape May has a two or three bedroom configuration, with the number of three bedroom units increasing between 1990 and 2000 and the number of two bedroom units decreasing slightly during the same period. A trend toward larger units appears to be developing in the Borough, as the number of homes with three bedrooms has increased by 37% and the number of two bedroom homes has decreased by 11.5% during the intra-census years.



8.4.3 Building Types (2000)¹⁰⁷

Single family detached units are the dominant housing type in West Cape May, representing over 71% of the Borough's total housing units. The second largest housing type, representing over 18%, is two-unit dwellings.

BUILDING TYPE	NUMBER	% TOTAL
Single Family; detached	720	71.4%
Single Family; attached	27	2.6%
Two Units	111	18.3%
Three to Four Units	60	5.9%
Five to Nine Units	12	1.6%
10 to 19 Units	2	.02%
Mobile Homes	75	7.4%

¹⁰⁵ 1990 and 2000 Decennial Census, Summary Files 1 and 3

¹⁰⁶ 1990 and 2000 Decennial Census, Summary File 1

¹⁰⁷ 2000 Decennial Census, Summary File 3

While future development may be expected to generate predominantly single-family dwellings ~ the Borough’s preferred housing type ~ policymakers continue to express concern regarding the trend toward townhouse development.

8.4.4 Substandard Units

Housing units are generally considered to be substandard where they lack basic facilities such as complete plumbing or complete kitchens, or where they are overcrowded¹⁰⁸. Based on these definitions, a maximum of 25 substandard dwelling units were present in the Borough as of the 2000 Census.¹⁰⁹ Specifically:¹¹⁰

CHARACTERISTIC	# UNITS
Overcrowded (>1 person per room)	6
Lacking complete plumbing	7
Owner-occupied	2
Renter-occupied	5
Lacking complete kitchen	6
Owner-occupied	4
Renter-occupied	2

Every such substandard unit represents an opportunity for rehabilitation.

8.5 **Housing Values**

During the ten year intra-census period, the Borough’s median home values increased at twice the rate of those in Cape May County and almost nine times the rate of home values in New Jersey.¹¹¹ Specifically:¹¹²

JURISDICTION	MEDIAN HOME VALUE		
	1990	2000	% INCREASE
West Cape May	\$120,900	\$174,100	44%
Cape May County	\$112,800	\$137,600	22%
New Jersey	\$162,300	\$170,800	5%

¹⁰⁸ generally defined as having, on average, more than one person per bedroom.

¹⁰⁹ The true number of substandard units is probably somewhat lower, as overlap among units lacking plumbing, units lacking complete kitchens, and units that are overcrowded is likely.

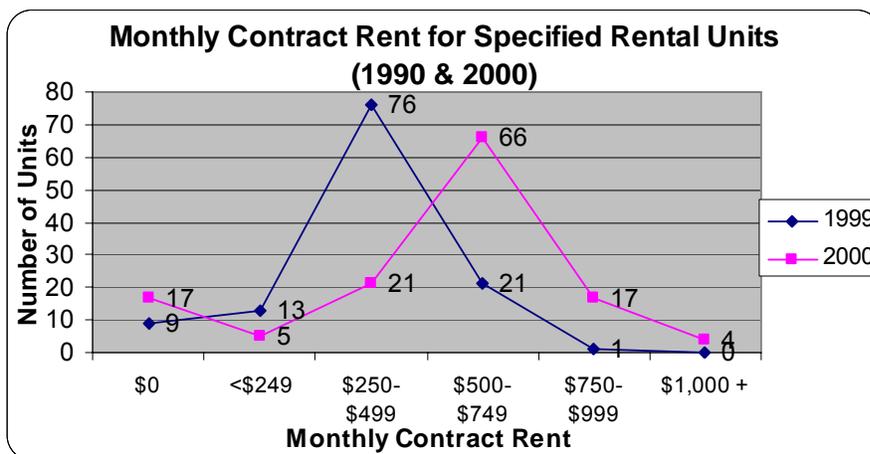
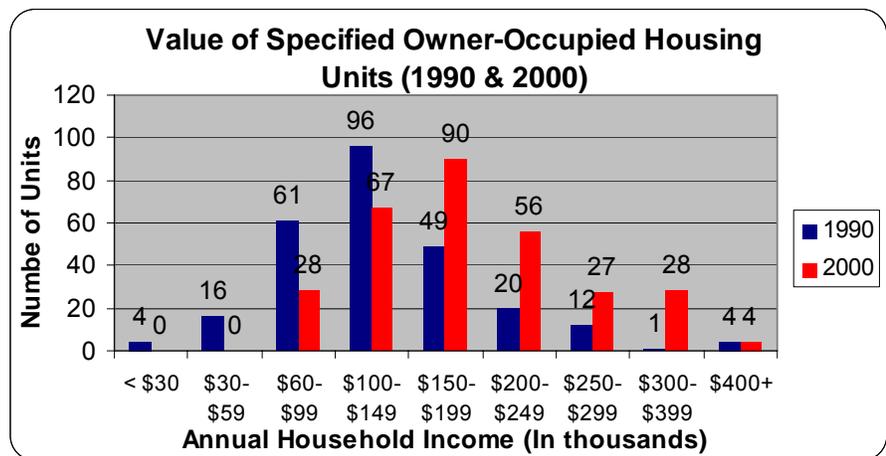
¹¹⁰ 2000 Decennial Census, Summary File 3

¹¹¹ An independent analysis of home sales between 1998 and 2003 yielded results indicating resort communities in Atlantic and Cape May Counties, including West Cape May, have seen the median home prices increase by as much as 100%.

¹¹² 1990 and 2000 Decennial Census, Summary File 3

The following table and graphs¹¹³ illustrates the relative median value of owner-occupied housing units in the Borough as presented in the 1990 and 2000 Censuses, as well as the relative cost of “contract rent” (rent paid monthly during a lease, exclusive of utilities) over the same timeframe. As is demonstrated, each of these values increased during the 1990s.

MEDIAN HOME VALUES & RENTAL COSTS	1990	2000	# CHANGE	% CHANGE
Median Value (Owner-Occupied Units)	\$120,900	\$174,100	\$53,200	44%
Median Monthly Rent (Renter-Occupied Units)	\$423	\$604	\$181	42.8%



¹¹³ 1990 and 2000 Decennial Census, Summary File 3

As stated in section 5.2.1 F herein (footnote 26), updated Census data for 2004 was not available for this Comprehensive Master Plan Update. Based on information obtained from a local Real Estate Company, the 22 homes sold in West Cape May in 2005 resulted in an Average Sales Price of \$530,545.

While an increase in home values is beneficial to the Borough's existing property-owners, it makes homeownership more difficult for residents, including in-migrating and lower-income residents. Similarly, the increase in contract rent has the same negative effect on affordability.

Accordingly, the affordability of housing in the Borough can be expected to become an issue of higher priority well into the future.

8.6 Housing Unit Affordability

8.6.1 Methodology

National standards consider market-rate housing to be affordable at any given income level when a household does not spend more than 30% of its monthly income on direct housing costs.¹¹⁴ This section analyzes housing in West Cape May which are affordable in this market-rate context.

The New Jersey's Council on Affordable Housing¹¹⁵ defines **moderate-income households** as those households earning not more than 80% of gross median household income and **low-income households** as those earning not more than 50% of the gross median household income.

While COAH sets qualifying income levels by housing region and household size, these general definitions of low- and moderate-income can be applied in a market context to provide a rough estimate of housing unit affordability in the Borough.

The most recent comprehensive housing cost data is from the 2000 Census. In order to allow for a direct ("apples-to-apples") cost-to-income comparison, this analysis assesses unit affordability based on aggregate Borough income levels from the same (2000) Census ~ rather than more recently defined COAH regional income levels.

It should be noted that COAH's 2005 qualifying income levels for Housing Region 6 (which includes Cape May County) are higher than those calculated for this Housing Plan Element (for any family size larger than 1 person). Accordingly, the following calculation of the number of affordable housing units in West Cape May may be interpreted as a fairly conservative assessment.

¹¹⁴ Defined as principal, interest, rent, taxes, mortgage insurance and homeowner association fees.

¹¹⁵ "COAH"

Additionally, the following assessment is based on estimated numbers of affordable housing units in a market setting. These units are not deed restricted to remain affordable as required by COAH.

8.6.2 Income Analysis

The Borough's median household income as reported in the 2000 Census was \$37,500.

Based on COAH's household income::cost ratios (50% / 80%), a low-income household must earn an income of \$18,750 or lower, and a moderate-income household must earn an income of \$30,000 or lower.¹¹⁶

Translating these figures into monthly allocations, the following monthly housing expenses are required for a housing unit to be considered 'affordable'.

Monthly Affordable Limit for Housing Expenses (annual income / 12 x .3)	
Moderate-Income Households	\$750
Low-Income Households	\$469

8.6.3 Ownership Analysis

Calculating the number of affordable, owner-occupied dwelling units in the Borough requires an assumption in terms of mortgage term, down payment, and interest rate. For the purposes of this Housing Plan Element, a thirty-year mortgage, 5% down payment and 7% interest rate are assumed.

Based upon these assumptions and the aforementioned Monthly Affordable Limit for Housing Expenses, low-income families are presumed to be able to afford a \$74,000 home with a resulting monthly payment of \$467. Moderate-income families are presumed to be able to afford an \$118,000 home with a resulting monthly payment of \$746.

An analysis of the 2000 Census reveals the following number of owner-occupied housing units in West Cape May with values below these thresholds. These units therefore qualify as 'affordable'.

Affordable to Moderate-Income Households (<\$118,000)	64
Affordable to Low-Income Households (<\$74,000)	9

¹¹⁶ Average of household size calculations. Additional household size factors are included into COAH's regional-based regulations.

8.6.4 Rental Analysis

An analysis of the 2000 Census reveals the following number of rental units with rents below these thresholds. These units therefore qualify as ‘affordable’.

Units Affordable to Moderate-Income Households (<\$750)	109
Units Affordable to Low-Income Households (<\$469)	43

8.7 **Housing Stock Projection**

A Housing Plan Element to a municipal master plan is required to include a forecast of market-rate units to be constructed over the next ten years in order to reasonably estimate the Borough’s Growth Share obligation under COAH.

8.7.1 Total Housing Units

The 2000 Census reports the total number of housing units in West Cape May as 1,007. Between 2001 and 2004, Certificates of Occupancy for 24 new units have been issued. Deducting the nine Demolition Permits issued during that same timeframe results in a present number of dwelling units in the Borough as 1,022.

8.7.2 Projection of Units over Third Round Growth Share Timeframe

Under COAH’s Round 3 ‘Growth Share’ Rules, one (1) unit of affordable housing obligation is generated for every eight (8) market-rate units constructed between January 1, 2004, and January 1, 2014.¹¹⁷ While COAH regulations anticipate that such a forecast will be based on the number of new housing units added in the ten years prior to January 1, 2004, annual data for West Cape May was only readily available¹¹⁸ beginning in 1996.

The following presents an annual summary¹¹⁸ of the number of residential Certificates of Occupancy (for new housing units) and Demolition Permits issued in West Cape May from 1996-2004, inclusive.

¹¹⁷ COAH’s 3rd Round Rules establish two different methodologies for enacting this 1/8 requirement:

For market-rate developments which include affordable housing units on-site (i.e., as part of the project), a formula of one (1) affordable unit for every nine (9) market-rate units is established. Accordingly, the total number of market rate units to be constructed is divided by 9 to yield the Growth Share generated by such a development.

For market-rate developments which include affordable housing units off-site (i.e., not as part of the project), a formula of one (1) affordable unit for every eight (8) market-rate units is established. Accordingly, the total number of market rate units to be constructed is divided by 8 to yield the Growth Share generated by such a development.

For the purposes of this analysis, both formulations will be presented. However, from a planning perspective, on-site construction is preferred, provided that there is no discernable difference between the affordable and market-rate units.

¹¹⁸ New Jersey Department of Community Affairs: Division of Codes and Standards.

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Certificates of Occupancy (New Units)	5	19	7	14	14	13	6	7	3
Demolition Permits	1	1	1	3	1	2	1	2	4
Net Change ¹¹⁹	4	18	6	11	13	11	5	5	-1

As is evident from the data, housing construction peaked in 1997, declined in 1998 and rebounded somewhat for years 1999 through 2001. Over the last 9 years, the rate of residential development has averaged 8 units per year. Since 2001, housing construction has declined to 5 units per year with a net decrease in 2004.

In summary, 88 new units were constructed between 1996 and 2004 with 16 units demolished for a net increase of 72 units. Assuming that all of these units are market-rate (i.e., none of these units would be deed-restricted as 'affordable'), a growth share obligation of 8 on-site units (72/9) or 9 off-site units (72/8) is generated.

Projecting this trend over the COAH-prescribed timeframe (2005 to 2014) results in an identical 72 units to be added to the Borough's inventory. However, due to the limited availability of developable land remaining in West Cape May, this number is likely too large.

Based on approved and pending development applications, the Borough's net residential growth (2005 to 2007) is 16 residential units. This translates to an average residential growth of 5.3 units per year. Extrapolating this average for the period 2005 to 2014 results in a projected 53 (rounded) units to be added to the Borough's inventory.

Assuming that all of these units are market-rate (i.e., none of these units would be deed-restricted as 'affordable'), a growth share obligation of 6 on-site units (53/9 rounded) or 7 off-site units (53/8 rounded) is generated.

To verify this projection as reasonable, a second projection, based on forecasts by the South Jersey Transportation Planning Organization¹²⁰ was conducted.

¹¹⁹ Statistics to not correct for Demolition Permits and Certificates of Occupancy reflecting activities on the same Parcel (i.e., a Demolition Permit issued to make way for a new unit on a Parcel).

In such an instance, Net Change would be 0. Similarly, statistics do not correct for time-lag between demolition and construction, which also impact the accuracy of Net Change in any given year.

¹²⁰ In accordance with COAH rules, forecasts compiled by a recognized Metropolitan Planning Organization ("MPO") may be used as a secondary means to verify/challenge standard projections.

The South Jersey Transportation Planning Organization ("SJTPPO") is the MPO responsible for the southern New Jersey region.

SJTPO's projected population increase for West Cape May (2005 to 2015) is 129 persons.¹²¹ Assuming a Borough average household size of 2.16¹²² equates to 60 (rounded) housing units to be added during that timeframe (129 / 2.16).

60 units results in a growth share obligation of 7 on-site units (60 / 9 rounded) or 8 off-site units (60 / 8 rounded).

The SJTPO-projected 7~8-unit obligation is one unit less than the Historical Construction Data-projected 8~9-unit obligation and one unit more than the 6~7-unit projection derived from the approved and pending development applications.

Taking these various projections into account, this Housing Plan Element recommends that Borough Planners adopt the SJTPO-projected 7~8-unit obligation, which, in addition to being the midpoint of the 3 projections, is the same as the projected growth share obligation for West Cape May as published by COAH.

8.8 **Select Demographic Characteristics**¹²³

8.8.1 Intra-Census Data

During the intra-census years of 1990 to 2000:

- the population of West Cape May increased 6.7% (1,026 to 1,095);
- the number of households in the Borough increased 9.3% (464 to 507);
and
- household size decreased by 2.2%, (2.21 to 2.16 persons per household).

8.8.2 Population

Borough population has fluctuated since 1940, with a net gain in population of 152 residents. This represents an overall increase of 16.2% over the 60-year period.

During the same period, the population of Cape May County has more than tripled and the population of New Jersey has doubled. This stability in the population of West Cape May may be attributed to the Borough's small size, relatively remote location, limited amount of developable land and the desire of the community to retain a rural town character.

¹²¹ Population and Employment 2000-2025. Published by SJTPO. 2003.

¹²² 1990 and 2000 Decennial Census, Summary Files 1 and 3

¹²³ 2000 Decennial Census, Summary File 1

Population

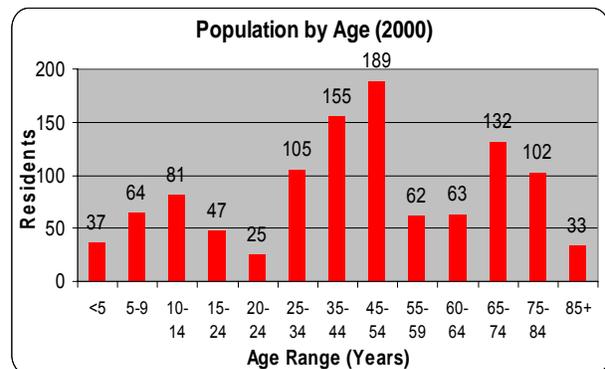
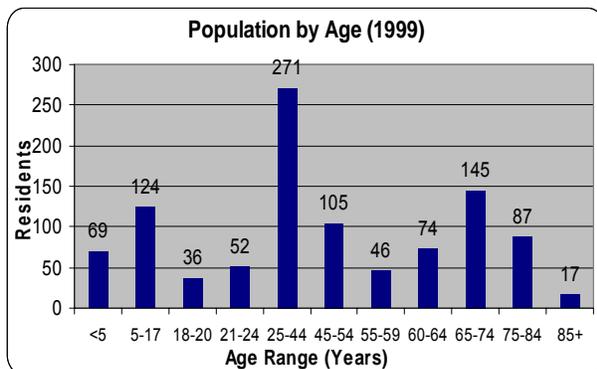
Year	West Cape May		Cape May County		New Jersey	
	Total	% Change	Total	% Change	Total	% Change
1940	943		28,928		4,161,165	
1950	897	-4.8%	37,131	28.3%	4,835,329	16.2%
1960	1,030	12.9%	48,555	30.7%	6,037,412	25.5%
1970	1,005	-2.4%	59,554	22.6%	7,171,112	18.7%
1980	1,091	8.5%	82,266	38.1%	7,365,011	2.7%
1990	1,026	-5.9%	95,089	15.5%	7,730,188	5.0%
2000	1,095	6.7%	102,326	7.6%	8,414,350	8.9%

The Borough's population is largely Caucasian. In 2000, 84.1% of the Borough's population was classified as White, while 14.5% was African-American. Other races combined represented 1% of the population.

Between the 1990 and 2000 Censuses, the Borough's population composition shifted, as the number of school-aged children and middle-aged residents increased and the number of residents between the ages of 15 and 34 decreased.

This increase in the number of school-aged residents as well as the number of middle-aged residents is somewhat of a new trend in the Borough. This fact underscores the importance of providing affordable housing alternatives for the growing number of families in West Cape May, as well as consideration of the future housing needs for the current middle-aged population.

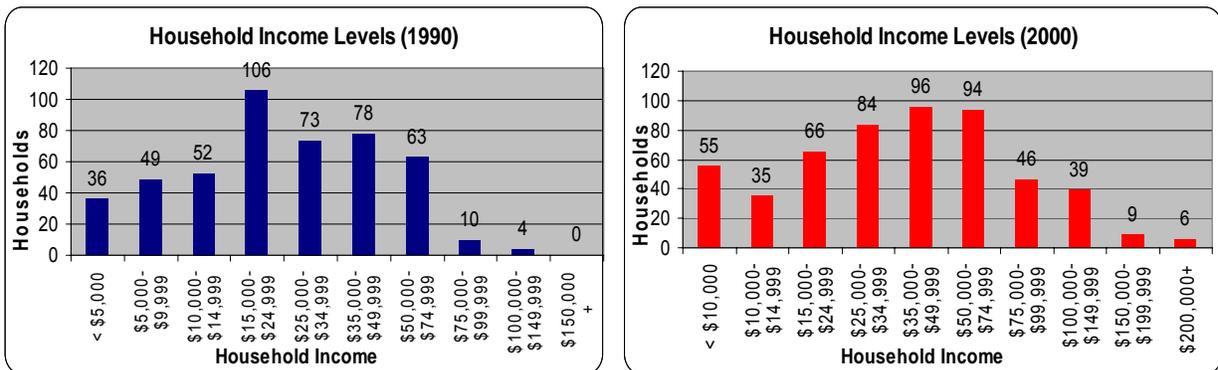
The 1990 Census and the 2000 Census employ different age-ranges for population. It is therefore not possible to directly compare 1990 and 2000 data. Accordingly, the following 2 charts are offered.



8.8.3 Income

While becoming smaller on average, households in West Cape May gained in affluence. The Borough's Median Household Income increased by 54% (from \$24,353 to \$37,500) and the Median Family Income skyrocketed by approximately 72% (from \$27,368 to \$47,031).

The 1990 Census and the 2000 Census employ different income-ranges. It is therefore not possible to directly compare 1990 and 2000 data. Accordingly, the following 2 charts are offered.



As illustrated, the Borough's population is becoming increasingly affluent. Such a trend, in a market setting, will likely result in the construction of more (as opposed to less) expensive residential units being constructed.

Such market forces may be expected to increase the challenge of ensuring that housing for low- and moderate-income families remain available in West Cape May.

8.8.4 Education

In terms of educational opportunities, West Cape May contains one school ~ the West Cape May Elementary School ~ which offers Kindergarten through 6th grade education. There are no private or religious schools located in the Borough. Seventh and 8th Grade students attend the R.M. Teitelman Junior High School and High School students attend Lower Regional High School, located in neighboring Lower Township.

The 2000 Census revealed 205 Borough residents enrolled in school;

- 4 in nursery / preschool,
- 9 in kindergarten,
- 101 in grade school (an undetermined portion in Junior High School),
- 50 in high school, and
- 41 attending either college or graduate school.

West Cape May's population has a higher average level of education than does the population of both the County and the State. Over 83% of West Cape May's population hold a high school diploma or higher, and 31.8 % hold bachelor's degrees or higher.

By comparison, 80% of the County's population has a high school diploma or higher and 22% has a bachelor's degree or higher. Statewide, 29.8% of the population has a high school diploma or higher and 82.1% has a bachelor's degree or higher.

	High School Or Higher		Bachelor's Degree Or Higher	
	#	%	#	%
West Cape May	723	83.1	277	31.8
Cape May County	59,668	81.9	16,048	22.0
New Jersey	4,643,322	82.1	1,684,861	29.8

8.8.5 Employment

The 2000 Census reports the percentage of West Cape May's adult population in the active labor force as 57.5%. This average is slightly lower than the County average of 63.9% and the State average of 64.0%. The Borough had a slightly higher unemployment rate (5.2%) than both the County (4.9%) and the State (3.7%).

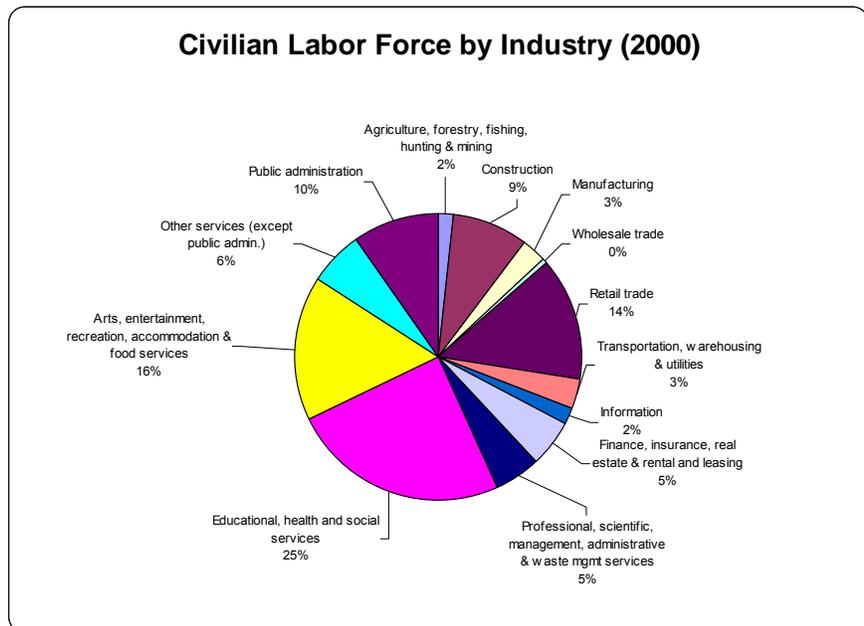
	West Cape May		Cape May County		New Jersey	
	#	%	#	%	#	%
Total Labor Force	538	57.5	49,201	63.9	4,204,393	64
Employed	488	52.4	44,503	54.3	3,950,029	60.3
Unemployed	48	5.2	3,979	4.9	243,116	3.7

Data from the 2000 Census¹²⁴ indicates that West Cape Mays's civilian labor force¹²⁵ numbered 2,079. The following depicts the classifications of these workers by industry.

¹²⁴ 2000 Decennial Census, Summary File 3

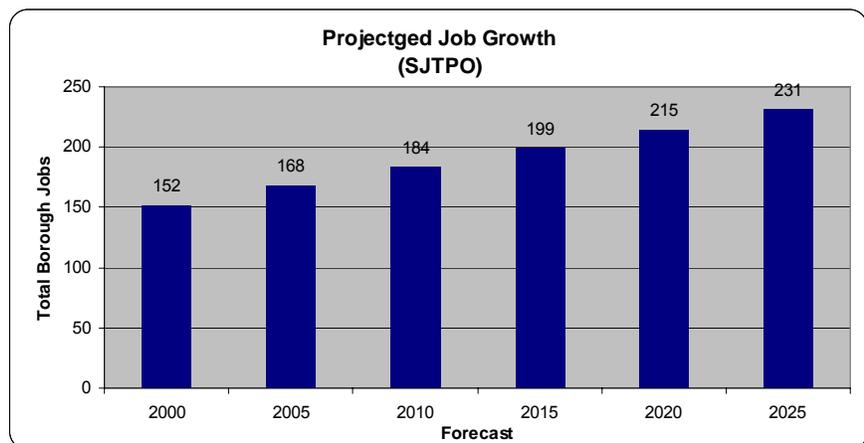
¹²⁵ the number of Borough residents over 16 who were employed.

Of West Cape May's employed residents, roughly 16% were employed within the Borough, with the remaining 84% being employed outside of West Cape May.



As a resort community, it would be expected that many of the employment opportunities for Borough residents would revolve around seasonal tourist activities. While this does seem to account for a large portion of the employment opportunities in West Cape May, other large employment areas include Public Administration and Educational, Medical, and Social Services.

The SJTPO projects steady job growth for West Cape May over the next two decades, with the number of jobs predicted to grow by 52% between 2000 and 2025.¹²⁶



¹²⁶ Population and Employment 2000-2025. Published by SJTPO. 2003.

8.9 Projection of Employment Over COAH Growth-Share Timeframe

A Housing Plan Element is required to include a forecast of jobs to be generated over the next ten years in order to reasonably estimate the Borough's Growth Share obligation under COAH.

COAH's Round 3 'Growth Share' Rules requires the creation of one (1) unit of affordable housing for every twenty-five (25) jobs generated by nonresidential construction occurring between January 1, 2004, and January 1, 2014. While COAH regulations anticipate that such a forecast will be based on nonresidential construction occurring in the ten years prior to January 1, 2004, annual data for West Cape May was only readily available¹²⁷ beginning in 1996.

A review of nonresidential construction (in square footage and by use group) in West Cape May from 1996-2004 reveals an annual average of 2,668.56 s.f. of nonresidential building space was created over that timeframe.¹²⁷

	OFFICE USE (s.f.)	ASSEMBLY (A3) USE (s.f.)	EDUCATION USE (s.f.)	TOTAL (s.f.)
1996	0	0	0	0
1997	11,534	0	0	11,534
1998	0	783	0	783
1999	0	0	7,668	12,348
2000	0	0	0	0
2001	0	0	0	0
2002	0	0	0	0
2003	0	0	0	0
2004	4,032	0	0	4,032
TOTAL	15,566	783	7,668	23,717
Annual Avg.	1,729.56	87	852	2,668.56

COAH's Third Round Rules require the creation of one (1) affordable housing unit for every 25 jobs created in the Borough. Appendix E of the COAH Substantive Rules¹²⁸ utilizes a job-creation formula in order to calculate the number of jobs on a per-square-foot basis created by individual use groups.

Projecting this trend over the COAH-prescribed timeframe (2005 to 2014) results in an identical amount of area to be added to the Borough's inventory. Under COAH's Appendix E formulae, the following affordable housing obligation is projected:

¹²⁷ New Jersey Department of Community Affairs: Division of Codes and Standards

¹²⁸ <http://www.state.nj.us/dca/coah/594files/appendices/e.shtml>



	OFFICE USE	ASSEMBLY (A3) USE	EDUCATION USE	TOTAL
Projected New Non-Residential s.f. (2005-2014)	15,566	783	7,668	
COAH Formula (s.f. / Affordable Unit)	8,333	8,333	25,000	
Resultant Obligation (Affordable Units)	1.9	.09	0.31	2.3

Accordingly, an affordable housing obligation of three (rounded) units is projected for the Third Round Growth Share timeframe.¹²⁹

In order to verify that this projection is reasonable, a second projection, based on forecasts by the SJTPO was conducted.

SJTPO's projected jobs increase for West Cape May (2005 to 2015) is 31.¹³⁰ Dividing this figure by the COAH formula of 1 unit per 25 jobs created yields a growth share obligation of 2 (rounded) affordable units (31 / 25). COAH's projection of affordable units based on nonresidential growth share in West Cape May is one affordable unit. Averaging these projections, and rounding up, results in a Borough growth share obligation of 2 affordable housing units.

8.10 Total COAH Round 3 Obligation

Under COAH's Round 3 'Growth Share' Rules, one (1) unit of affordable housing obligation is generated for every eight (8) market-rate units constructed between January 1, 2004, and January 1, 2014.

This Housing Plan Element recommends that Borough Planners adopt a projected 7~8-unit obligation depending if the affordable units are constructed on-site or off-site of a market rate development project.

Under COAH's Round 3 'Growth Share' Rules, one (1) unit of affordable housing obligation is generated for every twenty-five (25) jobs generated by nonresidential construction occurring between January 1, 2004, and January 1, 2014.

This Housing Plan Element recommends that Borough Planners adopt a projected 2-unit obligation.

Accordingly, the Borough's **projected** Growth Share Obligation for the COAH-mandated 2004 to 2014 timeframe is 9 units assuming on-site affordable housing development and 10 units assuming off-site affordable housing development.

¹²⁹ Data for nonresidential demolition was not available for this analysis. However, considering the limited amount of nonresidential construction that exists in West Cape May, it may be assumed that the affect of nonresidential demolition is negligible on the Borough's growth share obligation.

¹³⁰ Population and Employment 2000-2025. Published by SJTPO. 2003.



Assuming that the Borough elects to complete a Fair Share Plan for submission to the New Jersey Council on Affordable Housing (the Borough having elected to address such task outside of the scope of this Comprehensive Master Plan Update), such Obligation will be reevaluated at the 3, 5 and 8 year marks based on **actual** construction figures.

8.11 Unmet COAH 1st & 2nd Round Obligation

The Council on Affordable Housing began requiring municipalities to provide affordable housing in 1987. COAH Round 1 and Round 2 Rules covered the period from 1987 to 1999.

West Cape May's COAH obligation from the 1st and 2nd Rounds is 7 Units of Rehabilitation housing and 7 Units of new housing. These obligations continue until satisfied.

A plan to satisfy these obligations is required as part of the aforementioned Fair Share Plan.

9.0 OPEN SPACE, RECREATION & CONSERVATION PLAN ELEMENT¹³¹

9.1 Recreation Plan Element

The Municipal Land Use Law¹³² provides that a municipal Master Plan may include a Recreation Plan Element showing a comprehensive system of areas and public sites for recreation.

This Open Space and Recreation Plan Element was prepared in accordance with NJDEP's Open Space and Recreation Plan Guidelines for Participation in the Green Acres Planning Incentive Program.¹³³

[For the purposes of this section, standard text indicates the NJDEP Open Space and Recreation Plan Guidelines and **bold** text indicates the Borough's response.]

9.1.1 Goals and Policies

A. Goals and policies established in the Open Space and Recreation Plan Element should clearly state the community's philosophy of open space and recreation and respond to identified needs. Goals should state the community's decisions regarding:

- public purposes it will pursue in providing recreation opportunities and protecting open space resources;

As stated under section 5.2.1 B herein, West Cape May's quality of life and economy are based largely on its distinctive natural resources and open space. The Borough's beautiful scenery and abundant wildlife, along with its agricultural lands, give West Cape May its identity and make it an attractive place to live and vacation.

The use of recreation as a tool for preserving open space continues to be favored by Borough Planners.

- obligation it has to provide open space and recreation opportunities on an equal and accessible basis for all citizens;

As a small community with a permanent population of 1,095, West Cape May does not have the land area, budget or indigenous demand required to support multiple, dedicated recreational facilities.

¹³¹ Reference ERI & draft Conservation Plan prepared pursuant to NJDEP Environmental Services Program (ESP) grant obtained by the Borough & its Environmental Commission in 2004 (on file with the Borough Clerk).

¹³² N.J.S.A. 40:55D-28 b (7)

¹³³ "OSRPG".

However, Borough Policymakers are conscious of their obligations to its young and elderly residents, its disabled population and others (including visitors) who might require special facilities. As such, the Borough is committed to abiding by the requirements of the Americans with Disabilities Act in providing recreation opportunities.

- responsibilities it accepts for providing recreational opportunities and facilities and for preserving open space.

Again, as a small community with limited resources, West Cape May does not have the capacity to provide substantial, dedicated recreation / open space facilities. However, in light of the Borough's economic dependence on its natural environment, Policymakers accept that the Borough has a stewardship responsibility to protect and preserve these precious resources.

- B. The Open Space and Recreation Plan Element should present policies that address identified needs and achieve the community's goals for the open space system. Policies may be general or specific, short or long term, and broadly or narrowly focused depending on the complexity of the need to be addressed and the nature of planning information available. Policies may include recommendations for action and may be directed to the community, other governmental entities, private groups or the public.
- C. The Open Space and Recreation Plan Element should include an analysis of the adequacy of the current open space and recreation system to satisfy present and projected public recreational needs for open space as established by the local government through the planning process.¹³⁴ The needs analysis looks at those components of the open space system for which the local government assumes primary responsibility, addressing:
- A description of current recreation activity levels and participation patterns and trends likely to affect these in the future;
 - A statement of minimum standards of acceptable recreation service by the community for its citizens. Service standards should be based on geographic distribution of facilities relative to population, quantities of land and facilities of various types available and adequate protection of natural resources;
 - A discussion of the condition of existing recreation facilities;
 - A description of changes which will affect recreation and open space provision such as in number of residents, age structure, land use, leisure time and income, which form the basis for forecasts of future open space and recreation needs;

¹³⁴ The public participation process and the analysis of inventory and assessment data, compared with local goals, will determine the open space and recreation needs. These needs must, of course, be balanced with fiscal reality.

- A determination of the additional land and water areas and new or rehabilitated facilities necessary to meet the current and future needs of the community for recreational opportunities and to protect open space resources valued by the community.

D. A review of existing documentation and applicable recreation standards finds that the Borough's open space and recreational needs and resources are atypical of many New Jersey municipalities. Specifically:

- 1. The Borough is 1.17 square miles (636.8 acres) in area.**
- 2. As indicated elsewhere within this Comprehensive Master Plan Update, nearly all undeveloped property within the Borough is environmentally-sensitive; being either wetlands and/or species habitat.**
- 3. The Borough has a limited year-round population.¹³⁵ While the seasonal population is significantly larger,¹³⁶ this population segment is directly attributable to the nearby public beaches and related amenities, as well as to Cape Island's ecotourism¹³⁷ and Historic District¹³⁸ attractions has therefore not been factored into the "identified need" formulae.**
- 4. The Borough's lone existing municipal park¹³⁹ contains limited land area. This Park is available for limited active recreation and Borough / civic events including, but not limited to, summer concerts and the Borough's Lima Bean and Strawberry Festivals.**
- 5. Active recreation is available to the public at the West Cape May Elementary School. Facilities include a baseball field, basketball court and playground equipment.**
- 6. Other than property located north of Sixth Avenue (if purchased for recreation), there is limited undeveloped, buildable property within the Borough for large-scale recreational facilities.**

¹³⁵ estimated in the Cape May County Databook to be 1,160 for year 2005, with a long-term projection of 1,289 for year 2015.

¹³⁶ estimated in the Cape May County Databook to be 6,720 for year 2005, with a long-term projection of 6,885 for year 2015.

¹³⁷ West Cape May is one of four (4) communities that comprise Cape Island. According to the New Jersey Audubon Society, ecotourism provides over \$46 million in annual revenues into the Cape Island economy.

¹³⁸ Reference the Historic Preservation Plan Element (section 10.0) herein.

¹³⁹ .54-acre Wilbraham Park. located at the intersection of Broadway, Myrtle & Perry Streets.

7. The Borough maintains significant Intra-local Governmental Cooperation Agreements with the municipalities of Cape May City (all age groups), Lower Township (youth) and Cape May Point (youth) which permit resident access to a rich series of recreation programs.
 8. In addition to these governmental programs, Borough residents are able to participate in numerous private-, civic- and nonprofit-group related recreational programs. These include, but are not limited to, surfing clubs, sailing clubs, arts programs, etc.
 9. Given the population projections for the Borough (footnotes 135 & 136), most active recreational amenity “needs”, from a planning standpoint, would apply more to seasonal populations than year-round residents.
- E. One method of evaluating a community’s recreational “need” is to apply the National Recreation and Park Association¹⁴⁰ Standards for recommended recreational amenities. These Standards provide guidelines for minimum (numbers of) facilities based on community population. Specifically:

RECREATIONAL AMENITY	NRPA STANDARD
Softball Fields	One (1) per 5,000 residents
Baseball Fields	One (1) per 5,000 residents
Soccer Fields	One (1) per 10,000 residents
Field Hockey Fields	One (1) per 20,000 residents
Multi-Purpose fields	No standards published
Basketball Courts	One (1) per 5,000 residents
Volleyball Courts	One (1) per 5,000 residents
Football Fields	One (1) per 20,000 residents
Tennis Courts	One (1) per 2,000 residents
Trails	One system per region
Swimming Pools	One (1) per 20,000 residents
Running Track	One (1) per 20,000 residents
Community Centers	One (1) per 25,000 residents

¹⁴⁰ “NRPA”

With a permanent population estimated at 1,160 and a projected permanent population of 1,289 (by 2015), NRPA standards require no dedicated active recreation facilities in the Borough.

- F. However, as articulated as an Objective under section 5.2.2 J herein, Borough Planners recognize the need for active (and passive) recreational facilities, both as a goal in-and-of-itself, and as a means of preserving open space. To address this goal, it is recommended that:
- The most logical (primary) recreational planning option for West Cape May Borough appears to be Open Space Acquisition and/or Farmland Preservation.
 - Acquisition of land for the Borough's Greenway Plan and Eco-Park concept (section 9.1.2. C) will serve to meet the recreational and conservational needs and objectives for West Cape May.
 - In addition to the Greenway and Eco-Park, additional areas where passive recreation could be considered are Borough-owned land along Second Avenue, west of Morrison Avenue.¹⁴¹ While not 'buildable' due to wetlands and other environmental constraints, these areas could be combined with adjacent private lands to provide passive recreation via paths and walkways in accordance with NJDEP regulations.

9.1.2 Inventory

- A. Documentation of existing public and private open space and recreation resources and opportunities. The inventory is to include the size, location, ownership, and usage.

The plan should document the public and private resources that provide existing recreation and open space opportunities for the community. The inventory should present a catalog of the public and private land and water areas available for recreation or presently protected as open space and of recreation facilities.

The inventory considers the type, size, location, facilities, degree of protection, form of ownership, and other information for areas which are significant recreation and the conservation resources valued by the community. Such areas include:

¹⁴¹ Exhibit 12.20

- public and private land and water areas available for active and passive recreation;
- public and private land and waters maintained as conservation areas dedicated to the preservation of natural and cultural resources; and
- lands that provide access to coastal and inland water bodies.

B. As indicated, the Borough's single public park is Willbraham Park, located at the intersection of Broadway, Myrtle & Perry Streets. This Park consists of 0.54 acres of land area and is use primarily for passive recreation and civic activities.

The West Cape May Elementary School hosts a baseball field, basketball court and playground equipment.

C. As detailed under the Conservation Plan (section 9.3) herein, implementation of the Greenway Plan will conserve naturally- and culturally-significant lands within the Borough, make such areas available for passive recreations and provide exceptional land access to these areas while Eco-Park lands could be purchased and/or developed for passive recreation, primarily for kayak rentals and boating within the creek.

D. Additionally, Borough-owned land along Second Avenue, west of Morrison Avenue, could be combined with adjacent private lands to provide passive recreation via paths and walkways as identified.

E. WHILE BOROUGH POLICYMAKERS ARE INTENT ON PURSUING THE AFOREMENTIONED INITIATIVES, THEY CATEGORICALLY EMPHASIZE THAT NO LAND SHALL BE ACQUIRED VIA EMINENT DOMAIN. ALL LANDS REQUIRED FOR THESE PROJECTS SHALL BE ACQUIRED FROM WILLING SELLERS.

9.1.3 Resource Assessment

A. The Open Space and Recreation Plan Element should provide an assessment of those public and private land and water resources that have potential for providing open space or recreation opportunities.

The resource assessment should examine, where applicable, opportunities for:

- Creation of linear recreation and open space facilities such as trails, bicycle paths, and greenways which link existing recreation and open space sites in an integrated system;
- Additional public access to coastal and inland waters;

- Supporting conservation objectives such as water supply protection, wildlife habitat protection, protection of rivers, streams and forest lands, farmland preservation and historic preservation;
- Supporting community objectives for development and land use, including open space which buffers or defines developed areas, open space which preserves scenic or distinctive landscape features, and open space with development-limiting characteristics such as floodplains and steep slopes;
- The development of recreation facilities such as ballfields, playgrounds, court sports, swimming pools and golf courses.

B. Recognizing that the population of West Cape May does not rise to the level where NRPA standards require dedicated public recreation facilities, and further recognizing the limited land area in the Borough for such active recreational uses, Borough Policymakers have entered into significant Intra-local Governmental Cooperation Agreements with neighboring municipalities which provide residents with access to a rich series of recreation programs. Borough residents are also able to participate in numerous private-, civic- and nonprofit-group related recreational programs.

Based on the analysis of resident demand, land supply and related issues, the Borough's most readily-available planning option for recreation appears to be open space acquisition and/or farmland preservation for passive recreation uses. At Date of Publication, Borough Planners and Policymakers were exploring the feasibility of two (2) projects which have the potential to provide residents with significant passive recreation opportunities. Specifically:

Greenway¹⁴²

Borough Policymakers and Planners, including, but not limited to the Environmental Commission, have commenced initial planning discussions designed to create an Ocean-to-Bay Greenway connecting the Delaware Bay to the Atlantic Ocean via the Central Wetlands Corridor.¹⁴³

Ultimately, a network of paths within the Greenway would connect all of the Borough's key environmental resources¹⁴⁴; thereby making them accessible as walking, hiking and/or bicycle trails.

¹⁴² Exhibit 12.20

¹⁴³ NJDEP is also reportedly interested in this concept.

¹⁴⁴ Birding hotspots, beaches, parks, wildlife refuges and the Borough's Historic District.

As envisioned, the Greenway would entail acquisition and dedication of privately-owned but undeveloped lands within the Borough. Financing is anticipated via Farmland Preservation funding, Green Acres funding, private endowment grants and other means.

At Date of Publication, Borough Planners have performed a detailed assessment of recommended land acquisition / dedication and was exploring funding issues.

Eco-Park¹⁴⁵

The Eco-Park concept is a recreation area proposed for lands on the extreme eastern portion of the municipality. Similar in concept to the Greenway, the Eco-Park is envisioned to contain active and/or passive recreation facilities, interpretive stations, eco-tourism opportunities and related uses. While no specific mechanisms have been advanced, the objective of the Borough is to utilize whatever tools may be at its disposal ~ including the *Local Redevelopment and Housing Law* ~ to convert this former municipal landfill into a productive asset for the community.

An analysis of the lands under consideration for the Eco-Park reveals 46 Parcels owned by 30 separate owners. Of these:

- 4 Parcels are owned by the Borough;
- 2 Parcels are owned by NJDOT;
- 2 Parcels are owned by NJ Transit; and
- 8 Parcels have unknown ownership.

The remaining 30 Parcels are owned by a number of private entities.

While funding mechanisms have yet to be identified, it is noted that one of the State's primary policies is the remediation of landfills and other impacted properties (brownfields), especially in environmentally-sensitive areas.

Other Opportunities¹⁴⁵

Additional areas where passive recreation could be considered are the Borough-owned lands along Second Avenue, west of Morrison Avenue. Wetlands and other environmental constraints render these lands unbuildable. They therefore could be combined with adjacent privately-owned lands to provide passive recreation opportunities.

¹⁴⁵ Exhibit 12.20

9.1.4 Action Plan

- A. An Action Plan provides direction for the orderly and coordinated execution of the Open Space, Recreation and Conservation Plan Element. Actions should relate to the needs identified and should be based upon local policies. The Action Plan represents the local government's decisions for addressing needs and goals based on the abilities of the community and fiscal constraints.

The Action Plan should encompass a five-year period and should be updated to report on progress, make adjustments, and include any proposals for new actions. As with other elements of a municipal Master Plan, an Open Space, Recreation and Conservation Plan Element is not a static document and may be amended at the discretion of the community.

The Action Plan should provide details on the location, relative priority and anticipated cost of all proposed land protection and recreation facility development projects. The level of detail provided depends upon a number of factors. For acquisition projects, the community may be unable to specify target sites. Acquisition goals can be specified in terms of recreation or resource protection needs. Information can also be provided on other initiatives, such as:

- Zoning and subdivision regulations, ordinances for protecting open space resources;
- Planning and technical assistance initiatives;
- Programmatic adjustments to manage public use of the open space and recreation system;
- Financial initiatives aimed at increasing the resources available for open space protection;
- Educational efforts to promote public knowledge and appreciation of recreation and open space values or needs of the community.

- B. **As detailed under the Conservation Plan Element (section 9.3) herein, the following potential action elements have been identified to improve the Borough's existing recreational resources:**

1. **Implementation of the Gateway Plan for Conservation and passive recreation.**
2. **Combine Borough-owned land along Second Avenue with adjacent private lands to provide passive recreation via paths and walkways.**
3. **Implementation of the Eco-Park concept.**

- C. Additionally, it is recommended that the Borough create a Recreation Plan Subcommittee to develop strategies to implement the aforementioned recommendations based on evolution of Borough policies and future environmental, land acquisition and financial considerations.

Such a Subcommittee should contain representatives from various local governmental agencies, including but not limited to Borough Council, Planning Board, Environmental Commission and volunteer citizens. In addition to actual planning and implementation of the Action Plan, it is strongly recommended that the Subcommittee include a public hearing process in order to educate residents and to seek input regarding these projects, with periodic project status and updates addressed via the Borough's Webpage and/or through local mailings.

It is anticipated that primary funding for the aforementioned recommendations will be the Green Acres Program out of NJDEP.¹⁴⁶

Additional funding is available through programs for the cleanup and reuse of contaminated lands.¹⁴⁷ Specifically:

- Legislation providing up to 75% reimbursement of landfill remediation costs through future taxes generated at such facilities.¹⁴⁸
- The recently enacted "Brownfields to Greenfields" initiative which expands the use of Hazardous Discharge Site Remediation grant funds beyond studies of properties proposed for reuse to include matching grants (up to 75%) for the actual remediation of sites for public recreational purposes.

9.1.5 Open Space Mapping

- A. Green Acres requires a hard copy Open Space System Map as part of any planning incentive grant application. The intent of this map is to provide a general overview of the Applicant municipality's vision of the future open space character of the community (or project area) by depicting the existing and proposed parkland, greenways and related open space of conservation and recreation interests.

¹⁴⁶ In July 2005, NJDEP published proposed rule changes to its Green Acres program designed to direct more funding to projects located in densely populated communities throughout the State, as well as watershed lands critical to preserving New Jersey's water resources. West Cape May's open space appears to fit the latter description.

¹⁴⁷ Use of previously land-filled areas and/or other areas with potential Areas of Environmental Concern must be investigated and remediated in accordance with NJDEP standards (N.J.A.C. 7:26E) as a condition of State funding or approvals.

¹⁴⁸ A.k.a. Gormley Landfill Remediation Bill.

- B. Communities are encouraged to consider combining an Executive Summary of the Open Space and Recreation Plan Element and the Open Space Mapping into one document which can be distributed as a tool for conveying the local government's vision for the open space and recreation system.
- C. **Borough Tax records show approximately 31% of West Cape May's land area is coded as farmland. This area includes wetlands that are currently in agricultural production. Of the 31%, approximately 20% is preserved farmland and approximately 17% is non-preserved farmland. Approximately 13% of the Borough consists of vacant or Borough-owned lands.**

Exhibits 12.19 & 12.20 depict both existing open space as well as open space contemplated under the Action Plan (section 9.1.2 D) herein.

D. Additional Parcel Data Requirements

To coordinate efficient open space planning in New Jersey, NJDEP requires all plans to be entered into its Green Acres Program Geographic Information System.¹⁴⁹ In order to conduct such a statewide effort Green Acres requires the applicant to provide, in addition to the general system map, the following:

- Existing preserved open space sites documented in the plan's inventory (ROSI) delineated at the block and lot level.
- Potential open space and greenway areas identified in the same detail outlined in the plan's resource assessment. Delineation may range from individual block and lot to physical or cultural boundaries defined by roads, waterways, farm fields, etc.

All maps in this Comprehensive Master Plan Update were prepared utilizing Arc-GIS software in accordance with NJDEP Requirements.

9.1.6 Public Participation Process

The OSRP is to include a discussion of the public participation process that was used to gather citizen input and to assess community open space and recreation needs. The local government can use any method it believes provides the best avenue for public participation, but is required to hold at least two public meetings.

A public meeting was held by the Planning Board on July 26, 2005 to review this draft Open Space, Recreation and Conservation Plan Element. Suggestions, comments and revisions from the meeting, and subsequent input from Borough Policymakers were incorporated into the final draft of the document.

¹⁴⁹ Utilizing Environmental System Research Institute's (ESRI) ArcGis Software.

A second public meeting was held on September 27, 2005 to review the revised draft and obtain additional comments.

A third and fourth public meeting were held on November 22 and December 27, 2005 to review the final draft of the Comprehensive Master Plan Update, which includes this Open Space, Recreation and Conservation Plan Element.

Additional public meetings related to approval of this Comprehensive Master Plan Update will be held according to law.

9.2 Open Space Preservation / Conservation

Preservation of the Borough's currently unprotected farmland, combined with the already protected farmland and the undevelopable wetlands¹⁵⁰ located in the municipality would result in the preservation of a significant amount of West Cape May as open space; thereby ensuring that critical habitat for migrating wildlife remain available. Such preservation is available via programs such as, but not limited to, the State's Farmland Preservation Program or the Green Acres Program.

9.2.1 Partnerships

Protecting a significant amount of the land area of West Cape May is feasible, but will require the involvement of a variety of conservation entities. These include the federal government, the State of New Jersey, Cape May County, the Borough itself. Additionally, private nonprofit groups such as the Nature Conservancy and similar entities (Land Trusts) are potential partners.

Long-term management of the preserved lands may require the involvement of additional partners.

Despite the urgency expressed by preservation advocates, land conservation is a fairly complex undertaking that often takes years.

9.2.2 Pathway / Greenway Network

Ultimately, a network of pathways could potentially connect all of the community's key environmental resources and make them accessible by bike or foot. Such a system could link birding hotspots, beaches, parks, wildlife refuges and the Borough's sites.

In addition to these pedestrian and bicycle pathways, the proposed Greenway would connect the Delaware Bay to the Atlantic Ocean via a central wetlands corridor. Including agricultural lands in the Greenway would protect these areas from future development.

¹⁵⁰ While wetlands are not completely protected from development, regulatory constraints serve to protect against large-scale construction of these areas.

Exhibit 12.21 illustrates West Cape May's proximity to several exceptionally-valuable open space areas, including the *Higbee Beach Wildlife Management Area* to the northwest, the *Nature Conservancy Reserve* to the south and the *Cape May Point State Park* to the southwest.

9.2.3 Future Development

In addition to open space acquisition and development of the Greenway and Eco-Park as contemplated, sound review and approval of future development projects within the Borough is critical, particularly in or near environmentally-sensitive areas. The following recommendations are provided with respect to review, approval and construction of future development projects:

- A. Strictly limit, or discourage disturbance of environmentally sensitive lands such as freshwater wetlands, coastal wetlands, central corridor wetlands and floodplains.
- B. Require identification and mapping of all environmentally sensitive lands at time of development application.
- C. Encourage enforcement of existing federal and state floodplain and wetlands regulations.
- D. Encourage early review of development plans by the Planning Board to achieve site designs which recognize and respect the sensitive character of the land.
- E. Encourage the use of the residential cluster provisions where appropriate.
- F. Protect water supplies from non regenerative uses.
- G. Protect the quality of groundwater and surface water to safeguard its use for drinking water supply, recreation and natural habitats.
- H. Require Best Management Practices to control the use of pesticides and fertilizers on properties that drain into waterways.
- I. Encourage new practices in stormwater management (including non-structural and low intensity development (LID) requirements of the NJ Stormwater Rule, N.J.A.C. 7:8) to increase water quality and minimize environmental disturbances.
- J. Preserve natural vegetation including woodland, old fields and wetland communities and specimen vegetation.

9.3 Conservation Plan Element¹⁵¹

The Municipal Land Use Law¹⁵² provides that a municipal Master Plan may include a Conservation Plan Element, providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

9.3.1 Cape Island¹⁵³

West Cape May is located on Cape Island, an eight (8) square mile sea island located at New Jersey's southernmost point. Surrounded by saltwater at the tip of the twenty-mile-long Cape May Peninsula,¹⁵⁴ Cape Island sits to the east of the Delaware Bay and to the west of the Atlantic Ocean. The Cape May Canal an, intracoastal waterway that connects the Delaware Bay to the Atlantic Ocean, separates Cape Island from the mainland. West Cape May is one of four (4) communities on Cape Island.

As the nation's oldest seashore resort, Cape Island has a pronounced maritime flavor. Two of the state's top ten (10) tourism destinations are located here ~ Cape May City and Cape May Point State Park ~ each of which draws hundreds of thousands of visitors annually.¹⁵⁵ Cape Island is an also a major saltwater port, home to a prosperous fishing fleet and a Coast Guard base. Scores of sailboats and yachts are docked in its picturesque harbor.

Cape Island is located along an internationally recognized avian migratory path along the Atlantic flyway. As such, its serves as part of a migratory stopover for birds of prey, butterflies, dragonflies, shorebirds and songbirds. In addition, it supports populations of *Hyla chrysoscelis*, the southern gray treefrog which is a State listed endangered species. Many other protected species have been documented in the area.

¹⁵¹ Prepared as a compilation of pertinent sections the ERI as well as the narrative and action recommendations from the "Ocean to Bay Greenway" proposal prepared by the Borough's Environmental Commission.

For more detailed information, readers are directed to the ERI.

¹⁵² N.J.S.A. 40:55D-28 b (8)

¹⁵³ The natural attributes of Cape Island are indistinguishable from those of West Cape May. Accordingly, for the purposes of this Conservation Plan Element and unless otherwise indicated, these the characteristics of Cape Island are extended to include West Cape May.

¹⁵⁴ Peninsulas are a relatively rare type of landform, and the Cape May Peninsula is among the largest in North America. Its closest cousin is the Delmarva Peninsula that forms the eastern shore of Chesapeake Bay.

¹⁵⁵ According to the New Jersey Audubon Society, ecotourism pours over \$46 M into the Cape Island economy (ERI)

West Cape May's climate plays an extremely important role in the Borough's economy and quality of life. Specifically:

- The region's "natural air conditioning system"¹⁵⁶ makes it one of the coolest places in the region during the summer months.
- Relatively warmer ocean winds make the region one of the warmest places in New Jersey during the winter months (temperatures rarely dip to zero degrees Fahrenheit). This area has the state's longest growing seasons.
- Cape Island is the sunniest place in New Jersey, with the lowest amount of rain and the fewest summer thunderstorms.

9.3.2 West Cape May - Overview

As stated elsewhere in this Comprehensive Master Plan Update, West Cape May is part seacoast village and part countryside. Half of the Borough's land area remains open space as a serene rural landscape dominated by farmfields, woods, wet meadows and water. The balance of the municipality consists of a single, compact neighborhood with a historic core. The buildings lining Broadway, the town's tree-shaded main street, are older and notably attractive.

9.3.3 Topography

In terms of terrain, the Borough is flat, with more than half of West Cape May's land area is less than 10' above the ocean at mid-tide. The highest point in the municipality is barely more than 20' above mean sea level.

9.3.4 Geology

West Cape May is located within the New Jersey's Coastal Plain, a seaward-dipping wedge of unconsolidated sediments that range in age from Cretaceous to Holocene. These sediments, for the most part, are classified as continental, coastal or marine-type deposits. The sediments generally strike northeast-southwest and dip gently to the southeast between 10' and 60' per mile. The Coastal Plain deposits thicken seaward from less than 1' at the Fall Line (north / northeast of Trenton) to more than 6,500' at the southern tip of Cape May County. Since the Borough is located at the southern tip of Cape May County, the coastal plain has a thickness of more than one (1) mile beneath the Borough.

9.3.5 Soils

Soils in West Cape May consist of a variety of upland and lowland types, as well as those soils that fall somewhere in between.

¹⁵⁶ A circulation system whereby heated air over the land rises, thereby creating a vacuum which draws in lower, cooler air from the sea.

Upland soils are characterized by well-drained soils that have a relatively deep seasonal high water table. These soils usually occupy high positions in the landscape. Lowland type (hydric soils), are poorly drained or very poorly drained and are usually associated with low positions in the landscape such as stream corridors and depressions.

Hydric soil is one (1) of the three (3) indicators required to be present to classify an area a wetland.

Upland soils found in West Cape May include:

- FobB: Fort Mott sand, 0-5% slopes
- DenA: Dennisville sandy loam, 0-2% slopes¹⁵⁷
- DoeA: Downer sandy loam, 0-2% slopes¹⁵⁷
- InnA: Ingleside sandy loam, 0-2% slopes¹⁵⁷
- IngB: Ingleside loamy sand, 0-5% slopes

Hydric soils found in West Cape May include:

- Aptv: Appoquinimink-Transquaking-Mispyllion complex, very frequently flooded (tidal marsh)
- BEXS: Berryland and Mullica soils, occasionally flooded
- Pdw: Pawcatuck-Transquaking complex, very frequently flooded (tidal marsh)

About 30% of the Borough (225 acres) is part of a contiguous agricultural district that can best be viewed from Bayshore Road. The soils in this district are made up of various combinations of sand, loam and gravel, with the best soils having the most loam (sand, silt and clay). Loam improves the fertility of a soil, as well as its capacity to retain the right amount of moisture that growing crops need. Good farming soils are found in higher elevation areas that are well drained, since most crops can't tolerate long periods of inundation by standing water.

9.3.6 Agriculture

West Cape May has a long history of providing Cape Island's hotels and restaurants with fresh produce, meat, poultry and dairy goods. The soils are good for raising many types of vegetables, including, but not limited to, peas, sweet corn, snap beans, tomatoes ~ and, of course, lima beans. Potting plants and flowers for dried arrangements are important local crops, and rye is often planted over the winter months.

¹⁵⁷ Considered prime farmland soils by the United States Department of Agriculture.

There is one (1) active Vineyard in West Cape May ~ Wilde on Stevens Street. Both white and red wine grapes thrive in Borough soils and its relatively dry climate.

9.3.7 Surface Water Wetlands

There are two (2) watersheds or drainage basins located within West Cape May. Pond Creek drains into the Delaware Bay, while Cape Island Creek discharges into the Atlantic Ocean via Cape May Harbor. Using roadways as landmarks, the drainage divide runs approximately along Bayshore Road from Stimpson Lane south to Stevens Street, and then along Stevens Street west to Sunset Boulevard.

The seasonal high water table is found at or near the topographic surface.

Both freshwater and coastal wetlands¹⁵⁸ are present within the Borough. The Borough is surrounded on three (3) sides by tidal marsh:

- Cape Island Creek to the east;
- Pond Creek to the west; and
- Cape May Meadows to the south.

Various types of freshwater wetlands are found throughout the Borough, ranging from palustrine forested and/or shrub / scrub wetlands to emergent wetlands to wetlands in agricultural production.¹⁵⁹

Of significant importance to the West Cape May wetland ecosystem is the “Central Corridor Wetlands”. This is a series of ponds and vernal pools connected by culverts that drain into the Cape May Meadows which are located south of Sunset Boulevard. This corridor is bounded to the west by Bayshore Road, to the north by Sixth Avenue, to the south by Sunset Boulevard and to the east by Columbia Avenue. The significance of the corridor is the presence of the southern gray treefrog (*Hyla chrysoscelis*), a State-listed endangered species.¹⁶⁰

In addition to providing habitat for the treefrog, the Central Corridor is significant in that it stands as a possible link to connect the Cape May Meadows to Higbee Beach Wildlife Management Area. Protection of this Corridor would permit an “Ocean to Bay Greenway” connecting the Atlantic Ocean to the Delaware Bay through two (2) of the most significant ecological areas in North America.

¹⁵⁸ Coastal wetlands are associated with areas of tidal inundation.

¹⁵⁹ Exhibit 12.22

¹⁶⁰ West Cape May was surveyed for treefrogs in 1991 by Zappalorti & Dewdell, in 2001 by Clay Sutton and in 2002 by Herpetological Associates (on file with the Borough Clerk). A Treefrog update study was performed by NJDEP in 2002. The results of these studies found treefrogs located within the Central Corridor Wetlands and along Stevens Street.

9.3.8 Aquifers & Stormwater Runoff

An aquifer is defined by the US Geological Survey as a water bearing zone that will yield water in a usable quantity to a well or spring. In the West Cape May area, freshwater from precipitation passes through pervious surface areas and is stored in the following underlying aquifers:

- Holly Beach Water Bearing Zone;
- Estuarine Sand Aquifer;
- Cohansey Aquifer;
- Rio Grande Water Bearing Zone; and the
- Atlantic City 800 Foot Sands.

Aquifer recharge occurs from freshwater (generally precipitation) infiltration through pervious, non-tidal areas. Cape Island receives a mean annual precipitation of approximately 42" per year. A significant portion of that precipitation recharges the region's aquifers.

Scientists believe that, over the past 18,000 years, the temperature of the earth's atmosphere has been rising. Such rise in temperature has caused a melting of the polar ice caps, thereby increasing ocean depths throughout the world.

Measured sea level has risen approximately 15" in the Cape Island region over the past century, and is expected to continue to rise for the foreseeable future. Consequences of this ongoing inundation of Cape Island by the sea include:

- shoreline erosion and tidal flooding caused primarily by storms;
- Wider, deeper and saltier streams;
- Tidal penetration into the interior of Cape Island; and
- Migration of salt marshes (replacing swamp forests as trees are killed when saltwater inundates their roots).

Additionally, saltwater intrusion into the aquifers beneath Cape Island has resulted in the contamination of the groundwater with high levels of sodium. Cape Island's municipal system now gets the majority of its drinking water from a single pocket of fresh groundwater in the Cohansey aquifer.¹⁶¹

New Jersey's only desalination plant was built in 1998 to supplement the water supply from this source.

¹⁶¹ The Atlantic City 800-foot sands aquifer is not experiencing significant intrusion at this time.

During periods of prolonged rain, storm water from streets, rooftops, yards and farms begins to flow overland, eventually winding up either in Pond Creek or Cape Island Creek. As the storm water travels across the land surface, it picks up animal waste, sediment and contaminants. At present, this mixture of pollutants receives no treatment.

Such stormwater runoff is a concern to Borough Policymakers because it can contaminate the receiving water body. Significantly, recently-adopted State stormwater rules¹⁶² require future development projects in excess of 1 acre to be subject to stringent water quality design standards.

9.3.9 Flora & Fauna

The landscape of West Cape May consists of a mosaic of upland and lowland areas. The lowland areas consist of both freshwater and tidal wetlands. The uplands consist of the downtown area, agricultural land, forests and fields.

Based on available mapping, approximately $\frac{1}{3}$ of the Borough consists of coastal and freshwater wetlands. Tidal areas are associated with Cape Island Creek to the east, Pond Creek to the west and Cape May Meadows to the south. Tidal marsh vegetation consists of indigenous species that can tolerate the salinity of the ocean and are adapted for life in saturated soil conditions. Such species include *Spartina*, sea lavender, glasswort, sea myrtle and high tide bush.

Various types of freshwater wetlands are found throughout the Borough, ranging from deciduous / evergreen forests to deciduous shrub / scrub wetlands to emergent wetlands and wetlands in agricultural production.

Borough records indicated that approximately $\frac{1}{3}$ of West Cape May consists of agricultural lands, including farmed wetlands (the vegetation associated with crop production varies throughout the years). The remaining $\frac{1}{3}$ of the Borough consists of the developed town center and upland type forests and fields.

As stated, the significant features of the wildlife found in West Cape May are the avian migration that takes place every year and the presence of the southern gray treefrog (*Hyla chrysoscelis*).

West Cape May's eco-system combines the ocean, freshwater and saltwater wetlands and the Atlantic flyway to produce one of the most important migratory stopovers in the world for butterflies, dragonflies, birds of prey, shorebirds, songbirds and water fowl, as well as an important breeding area for rare and common birds. The area is considered by federal, state and private organizations to be one of the foremost avian viewing areas in North America. Estimates conclude that approximately 60,000 raptors and 1,000,000 seabirds

¹⁶² N.J.A.C. 7:8

migrate through the Borough each year. Although various species are present in and around West Cape May throughout the year, the most spectacular display of species is during the late summer / fall migration.

The following is an inventory of threatened and endangered species that value critical emergent habitats within the Borough.¹⁶³

Threatened and Endangered Species that Value Critical Emergent Wetland, Forested Wetland, Forest & Grassland Habitats within the Borough of West Cape May	
Emergent Wetlands	Black Skimmer (<i>Rynchops niger</i>) Foraging Habitat
	Black-Crowned Night Heron (<i>Nycticorax nycticorax</i>) Foraging Habitat
	Colonial Waterbird Foraging Habitat
	Southern Gray Treefrog (<i>Hyla chrysoscelis</i>)
	Eastern Tiger Salamander (<i>Ambystoma t. tigrinum</i>)
	Herptile Species of Special Concern
	Least Tern (<i>Sterna antillarum</i>)
	Least Tern (<i>Sterna antillarum</i>) Foraging Habitat
	Migratory Raptor Concentration Site
	Tern Species Foraging Habitat
	Forested Wetland Species
Herptile Species of Special Concern	
Migratory Raptor Concentration Site	
Forest Species	Southern Gray Treefrog (<i>Hyla chrysoscelis</i>)
	Herptile Species of Special Concern
	Migratory Raptor Concentration Site
Grassland	Herptile Species of Special Concern
	Migratory Raptor Concentration Site

¹⁶³ Habitats valued by New Jersey Department of Environmental Protection's Landscape Project (v.2a).



10.0 HISTORIC PRESERVATION PLAN ELEMENT

10.1 Borough History ~ A Synopsis¹⁶⁴

10.1.1 General

West Cape May is located on Cape Island, a sea island at Cape May County’s (and thus New Jersey’s) southernmost point. Once referred to as the Eldredge section of Lower Township, the Borough was incorporated as an independent municipality in late-1884 and renamed West Cape May in 1908.

The history of Cape Island and what was to become West Cape May dates to the Pre-Colonial era, when Lenape Indians made seasonal camp along the shores of the Atlantic Ocean and Delaware Bay. Subsequent settlers include descendants of the Mayflower Pilgrims, former slaves (Eldredge being a stop on the Underground Railroad), riverboat pilots and whalers. Historical industries include agriculture, traditional maritime commerce and the production of gold-leaf for the decorative arts.¹⁶⁵

The architecture of the Borough dates to the Colonial period, and a substantial number of architecturally-significant buildings remain. While the structures were generally built as residences, several have been converted over the years Bed & Breakfast Inns and small retail facilities. Such historic resources make a substantial contribution to the Borough’s identity and sense of place as a community, its quality of life and its economic vitality.

The historic core of the Borough was included in the Cape May Historic District, established in 1970. As part of this District, West Cape May is listed on both the National and State Registers of Historic Places.¹⁶⁶

¹⁶⁴ ERI & Borough Website

¹⁶⁵ Reportedly, this leafing-business, along with real estate speculation, led to the Borough’s incorporation as a municipality in 1884

A plaque indicating the location of the leafing factory can be found on Gold Beaten Alley.

¹⁶⁶ Some disagreement exists locally as to whether the Borough has its own Historic District (independent of the Cape May Historic District) or whether the Cape May Historic District extends into West Cape May as indicated. A copy of the entry for the Cape May Historic District from the New Jersey Historic Preservation Office website^{165A} reveals:

Cape May City
SR: 12/10/1970
NR: 12/29/1970 (NR Reference #: 70000383)
(National Historic Landmark [Cape May City only];
National Register historic district includes part of West May Borough)
Cape May Historic District (NHL, ID#3042)
Also located in:
Cape May County, West Cape May Borough

Accordingly, this Historic Preservation Plan Element assumes that while the Cape May Historic District extends into West Cape May, the Borough itself has no independent Historic District.

^{165A} http://www.state.nj.us/dep/hpo/1identify/lists/cape_may.pdf





The Cape May Historic District extends from the Borough’s municipal boundary with Cape May to Leaming Avenue, and generally ranges from Park Boulevard to Pacific Avenue.¹⁶⁷

The extension of the Cape May Historic District into West Cape May notwithstanding, only the Whilldin - Miller House¹⁶⁸ is listed on the National Register of Historic Places or on New Jersey’s State Historic Register.¹⁶⁹

Despite inclusion in this Historic District and the keen interest in the preservation of historic structures as expressed by local Policymakers, West Cape May does not have an adopted Historic Preservation Plan.

10.1.2 History Committee of West Cape May

While the Borough has no official (governmentally-sanctioned) Historic Commission, local citizens with an interest in recognizing and preserving the unique history of the Borough have formed the voluntary, non-profit History Committee of West Cape May¹⁷⁰. This Committee has been instrumental in collecting notable facts and artifacts related to the Borough’s history, many of which are on display in Borough Hall.

Applying the architectural research conducted for the Cape May Historic District, the History Committee reviewed the Borough’s architecture and identified 26 structures and/or locations considered to be of historic value.¹⁷¹ These sites were included in the “Historic District” section of the Environmental Resource Inventory recently completed by the Borough’s Environmental Commission.

While addressing buildings within the entirety of the Cape May Historic District, the following excerpt from the ERI is instructive for historic preservation in West Cape May:

Architectural styles: The Historic District is a showcase of the building styles of the late Victorian period. All of the eclectic styles fancied by a newly rich America are here: Gothic, Exotic, Italianate (both Renaissance and American Bracketed Villa), Romanesque, Second Empire, Stick, Queen Anne and Shingle. Carpenter-builders improvised freely, often producing hybrid structures that combined elements from several styles.

¹⁶⁷ Exhibit 12.8

¹⁶⁸ #1 on Exhibit 12.17 & Exhibit 12.8

¹⁶⁹ <http://www.nationalregisterofhistoricplaces.com/NJ/Cape+May/state.html>

¹⁷⁰ “History Committee”

¹⁷¹ Exhibit 12.20, Exhibit 12.17 & Exhibit 12.18. Items on these Exhibits were identified by the History Committee. Additional items are anticipated as a result of the work undertaken by the Community History Task Force (section 5.5.2 II).



The district also contains examples of the early-twentieth century Bungalow, Georgian Revival, Spanish Revival and Tudor Revival styles.

Romantic character: Late Victorian architecture on Cape Island is picturesque in overall style. It aims at dramatic effect: unusual and irregular shapes, exaggerated proportions, eye catching silhouettes, bold use of materials, varied textures and intricate and diverse detailing.

Builders ~ rebelling against the classical style of architecture that had stressed restraint, formality and symmetrical arrangement deemed too austere and quiet for the vigorous new national mood ~ reveled in sharply contrasting colors and flamboyant ornamentation.

Use of new technology: Innovations in construction technology made late nineteenth century building styles possible. Light wooden framing, machine-made nails, power jigsaws and mass-produced decorative details allowed builders to inexpensively produce bigger and much more highly ornamented structures. Wood became the building material of choice, as the completion of a national system of freight rail lines opened up the vast forests of the Pacific Northwest to exploitation.

Ornament: Lacy “gingerbread” trim is synonymous with Cape Island’s late Victorian architecture. The building façade became an artist’s canvas on which an abstract design in ornamental fretwork (pierced, carved wood) was painted in a rainbow of colors.

10.2 Historic Preservation

Historic Preservation is a recognized priority of the State of New Jersey. As such, both the Municipal Land Use Law and the State Development and Redevelopment Plan recognized the value of preserving historic structures and historic sites. Specifically:

- The Municipal Land Use Law states among its 15 Purposes (in pertinent part):

*To promote the conservation of historic sites and districts...*¹⁷²

¹⁷² N.J.S.A. 40:55D-2 j.

- The State Plan is replete with references to historic preservation and has established among its Statewide Goals

the protection, enhancement, preservation and, where appropriate, the redevelopment of New Jersey's historic resources;

and

ensuring that new growth is compatible with historic values.

10.3 Municipal Land Use Law

While an optional component of a municipal master plan, a Historic Preservation Plan Element is a pre-requisite for the designation and regulation of historic sites by a municipality¹⁷³. Specifically, any historic sites or districts designated in a municipal zoning ordinance after July 1, 1994 must be based on identifications made in the Historic Preservation Plan Element of the municipal Master Plan.¹⁷⁴

Accordingly, the purpose of this Historic Preservation Plan Element is to recognize and guide the protection and preservation of the Borough's unique architectural heritage, which is reflective of its rich and varied history.

10.3.1 Historic District Defined

As defined by the Municipal Land Use Law¹⁷⁵:

- A. An Historic District is "one or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites".
- B. An Historic Site is "any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, archeological, cultural, scenic or architectural significance".

10.4 Historic Preservation Plan Element

10.4.1 As stated, a Historic Preservation Plan Element is required before a municipality may designate and regulate historic sites or districts and provide design criteria and related guidelines in its zoning ordinance.

¹⁷³ N.J.S.A. 40:55D-4

¹⁷⁴ Pursuant to N.J.S.A. 40:55D-65.1, a municipal governing body may, at any time, adopt a zoning ordinance designating one or more historic sites or historic districts that are not based on identifications in the Historic Preservation Plan Element of the Master Plan, provided that such adoption is made by an affirmative vote of a majority of its authorized membership and further provided that the reasons for such adoption are set forth in a resolution and recorded in the minutes of the governing body.

¹⁷⁵ N.J.S.A. 40:55D-3.

10.4.2 This Historic Preservation Plan Element supports and builds upon the following municipal Goals and Objectives as adopted by this Comprehensive Master Plan Update (section 5.0) herein.

Economic Development & Growth

Use Historic Preservation as a means by which small-scale, low impact commercial development can be promoted without disrupting the rural residential nature of the community.

Encourage expansion of commercial use oriented toward the re-use of valuable historic buildings that do not disrupt the tranquility of the area.

Housing & Neighborhood Preservation

Preserve and protect existing neighborhoods and housing stock ~ including existing older accommodations such as homes and guest homes ~ whenever possible.

Preserve existing land uses which are unique to the Borough, including farmlands and historic alleyways. Create incentives for such preservation without engendering excessive governmental regulation of such structures.

10.4.3 Within the context of these Goals and Objectives, Borough Policymakers recognize that Historic Preservation must be enacted with care. Preservation regulations have the potential to restrict the ability of property-owners to react to changing circumstances. Additionally, product and construction costs related to true preservation can be more than for modern buildings. Accordingly, any formal Historic Preservation designation must not inhibit precisely the renovation and return-to-use of structures it was designed to promote.

10.4.4 Pursuant to the Municipal Land Use Law,¹⁷⁶ a Historic Preservation Plan Element to a municipal Master Plan is required to:

A. *Indicate the location and significance of historic sites and historic districts in a municipality.*

As stated¹⁷⁷, while some local disagreement historically existed as to whether the Borough has its own sanctioned Historic District,¹⁷⁸ research for this Historic Preservation Plan Element finds that no independent West Cape May Historic District exists.

¹⁷⁶ N.J.S.A. 40:55D-28 B (10)

¹⁷⁷ Footnote 166

¹⁷⁸ The Cape May Historic District is recognized by both the U.S. Interior Department and the New Jersey Office of Historic Preservation.

The Borough's History Committee has identified 26 buildings or sites which they believe may be of historic value.¹⁷⁹ A determination of the true historic significance of these sites is currently being conducted as part of a Borough-wide historic structures inventory under the auspices of the History Committee (section 10.1.2 herein).

B. Identify the standards used to assess worthiness for historic site or district identification.

1. The National Park Service has established the following evaluation standards for the identification of historic buildings, structures, objects and districts.¹⁸⁰
 - a. The quality of significance in American history, architecture, archeology, engineering and culture;
 - b. Districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
 - 1) Are associated with events that have made a significant contribution to the broad patterns of our history; or
 - 2) Are associated with the lives of persons significant in our past; or
 - 3) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - 4) Have yielded or may be likely to yield, information important in prehistory or history.
2. Properties listed on the Federal and State historic registries must be restored and maintained under the United States Secretary of the Interior's "Standards for the Treatment of Historic Properties".¹⁸¹ Such standards, each with their own regulations governing performance, address:

¹⁷⁹ Exhibit 12.8, Exhibit 12.17 & Exhibit 12.18.

¹⁸⁰ United State Department of the Interior. National Park Service 'How to Apply the National Register Criteria for Evaluation'. 1990.

¹⁸¹ Weeks, Kay & Grimmer, Anne. The US Secretary of the Interior's Standards for the Treatment for Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. US Department of the Interior, 1995.

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses on the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction;

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations and additions, while preserving those portions or features that convey its historical, cultural or architectural values;

Restoration: The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and reconstruction of missing features from the restoration period; and

Reconstruction: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historical location.

3. Nationally, Rehabilitation is the most prevalent preservation treatment employed. The Secretary of the Interior's Standards for Historic Preservation Projects are:¹⁸²
 - a. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
 - b. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - c. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

¹⁸² Published in 1990 (CFR Part 67, Historic Preservation Certifications) the foregoing pertain to historic buildings of all materials, construction types, sizes and occupancy, and encompass the exterior and the interior of historic buildings related landscape features, the building's site and environment and attached, adjacent or related new construction.

The Standards are to be applied to rehabilitation projects in a reasonable manner, **taking into consideration economic and technical feasibility.**

- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
 - e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
 - h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 - i. New additions, exterior alteration, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
4. To be eligible for public funding and Federal tax incentives, an Historic Structure must be rehabilitated and maintained in accordance with all of the foregoing Standards. Additionally, every effort must be made to ensure that new materials and workmanship are compatible with the materials and workmanship of the historic property.
5. Again, Borough Policymakers recognize that Historic Preservation must be enacted with great caution. The Law of Unintended Consequence has the very real potential of deterring owners from preserving their properties.

C. *Analyze the impact of each component and Element of the Master Plan on the preservation of historic sites and districts.*

Reference section 10.7 herein.

10.5 **West Cape May Community History Task Force**¹⁸³

10.5.1 In April 2005 ~ in part as a reaction to concerns raised by the demolition of historic structures in the Borough¹⁸⁴ ~ the Borough Commission formed a Community History Task Force, whose mission was to review the body of literature related to Historic Preservation both in-and-of-itself and as a planning tool for economic development and neighborhood preservation and to provide recommendations as to how the Borough might advance its Historic Preservation goals.

10.5.2 The Task Force submitted a preliminary report in June 2005¹⁸⁵. The Task Force found that including Historic Preservation as part of the planning process in West Cape May would benefit the Borough's economic life by:

- directing development away from significant historic buildings and toward non-significant buildings;
- slightly supporting real estate values and thereby increasing property tax revenues; and
- preserving the particular character and quality of life that is so prized in West Cape May.

10.5.3 The Task Force's report culminated in three (3) formal recommendations. Two (2) comments contained in the report but not labeled "recommendations" are also presented.

[Such recommendations / comments are depicted in **bold**, with commentary related to these recommendations in standard type following each entry.]

A. The Borough should establish an Historic Preservation Commission of the "strong" type.

- 1) Pursuant to the Municipal Land Use Law¹⁸⁶, several models exist to implement Historic Preservation activities.

¹⁸³ "History Task Force" or "Task Force"

¹⁸⁴ most notably the Moffitt House (# 13 on Exhibit 12.17 & Exhibit 12.8)

¹⁸⁵ The full report of the Task Force is on file with the Borough Clerk.

¹⁸⁶ N.J.S.A. 40:55D-107 et seq.

A “weak” Historic Preservation Commission is empowered to be an advisory body to the Planning Board with no direct authority over the municipal Building Official regarding issuance of Building Permits. Alternatively, a “strong” Historic Preservation Commission is an approval body with direct authority over the Building Official.

Municipalities with populations of 2,500 residents or less may appoint its municipal Planning Board as Historic Preservation Commission. Under such an arrangement, at least one member of the Planning Board must be a person “knowledgeable in building design and construction or architectural history” and at least one member must be someone who is “knowledgeable or with a demonstrated interest in local history”.

Alternatively, municipalities, regardless of population, may establish an Historic Preservation Commission independent of the Planning Board. Such an Historic Preservation Commission shall consist of five, seven or nine Regular Members and may have not more than two Alternate Members. Of the Regular Members a total of at least one less than a majority shall be a person:

- who is knowledgeable in building design and construction or architectural history and who may reside outside the municipality; and
- who is knowledgeable or with a demonstrated interest in local history and who may reside outside the municipality.

The remaining members, including Alternates, shall be citizens of the municipality who shall hold no other municipal office, position or employment except for membership on the Planning Board.

All members of the Historic Preservation Commission shall be appointed by the Mayor or, if so specified by ordinance, by the Chair of the Planning Board.

- 2) The Historic Preservation Commissions have the responsibility to:
 - a. Prepare a survey of historic sites of a municipality pursuant to criteria identified in the survey report;
 - b. Make recommendations to the Planning Board on the Historic Preservation Plan Element of the Master Plan and on the implications for preservation of historic sites of any other Master Plan Elements;

- c. Advise the Planning Board on the inclusion of historic sites in the recommended Capital Improvement Program;
 - d. Advise the Planning Board on applications for development;
 - e. Provide written reports on the application of the zoning ordinance provisions concerning historic preservation; and
 - f. Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality.
- 3) The Task Force included within its preliminary report a Draft Ordinance creating a five (5) member, "strong" Historic Preservation Commission for West Cape May. The Historic Preservation Commission is proposed to be a body separate from the Planning Board, with the power to:
- Survey historic sites, make recommendations to the Planning Board on the Historic Preservation Element of the Master Plan, advise the Planning Board¹⁸⁷ on applications for development in an Historic Zoning District or on historic sites designated on the Zoning or Official Map or in the component Elements of the Master Plan;
 - Require the Borough's Administrative Officer and Planning Board¹⁸⁷ to refer every application for development affecting an historic site or historic zoning district to the Historic Preservation Commission, who may file a written report containing recommendations as to such applications and may testify through a delegate about the report;
 - Require the Administrative Officer / Planning Board to consider such recommendations with the same care it affords all expert information;
 - Identify potential Historic Districts and Historic Sites, hold public hearings on such potential sites and designate such sites as Historic Districts or Historic Sites. Such designations shall be sent to the Borough Commission for formal designation, rejection or modified designation);¹⁸⁸ and
 - Approve Demolition Permits for structures in the Historic District.

¹⁸⁷ While the text of the Draft Ordinance includes references to a Board of Adjustment, West Cape May has a combined Planning / Zoning Board.

¹⁸⁸ It is not clear from the text of the Draft Ordinance if such designation will require an owner's consent.

- Additionally, all projects under the jurisdiction of the Historic Preservation Commission shall be governed by the Secretary of Interior's Standards for the Rehabilitation of Historic Buildings, as well as any additional requirements of said Commission.

B. An "Historic District Overlay" to the Borough's Zoning Plan should be established to protect the architecturally and historically significant buildings of an area from demolition and from destructive alterations.

In addition to instituting historic preservation guidelines (section 10.4.4) for specific structures, such an Overlay could be used to extend the Historic District to include parts of North Broadway, Stevens Street and parts of Sunset Boulevard. Historic homes outside the District could also be preserved and protected.

Instituting an Historic District Overlay would require a revision to the Borough's Zone Plan and Zoning Ordinance and, if instituted, would be reflected in Land Use Plan Element of this Comprehensive Master Plan Update.

C. The Borough should coordinate the other provisions of the Zoning Ordinance with the aims of Historic Preservation to avoid conflicts.

Historic District Overlays are not a substitute for other planning techniques. Setback and bulk requirements preserve open space around buildings and the amount of sunlight that reaches the street and the neighbors. Density and minimum lot-size requirements determine the future population of a community.

It is critical that Historic Preservation regulations are coordinated with the balance of the community's Zoning Ordinance. If standard Zoning regulations are out-of-synch with the Historic District regulations, the goals of the community will not be achieved.¹⁸⁹

D. The Borough should investigate establishing incentive programs to encourage investment in historic buildings in West Cape May.

Such programs include, but are not necessarily limited to:

1. Tax Abatement: Tax relief offered for a fixed period of time in exchange for a commitment to renovate historic structures.

¹⁸⁹ e.g. while Historic District regulations may direct demolition and new construction away from historic buildings and toward non-historic, non-significant structures, zoning regulations which encourage large apartment buildings, condominiums or other intensive uses will direct investment toward the demolition of smaller ~ often historic but less profitable properties.

While impacting property tax revenues during the life of the abatement, the long term revenue stream ~ when factoring an increase in assessment due to the improvements made ~ will ultimately result in an increase in total revenue when measured over time.

2. Revolving Fund: Pool of capital created by the Borough to be allocated to qualifying preservation projects in the form of below-market (low interest) loans to property owners. As loans are repaid, the capital is returned to the loan pool.
3. Façade Easement Program: In partnership with a recognized not-for-profit entity,¹⁹⁰ the Borough could establish a program whereby property owners grant public easements, in exchange for (income) tax advantages, for the preservation of the exteriors of their buildings.
4. Technical Assistance: An Historic Preservation Commission can make available trained professionals to assist property owners with restoration projects or to help navigate the maze of tax / incentive programs.

E. The need for continued and ongoing planning, both in terms of Historic Preservation and in general.

While it is believed that historic buildings represent approximately $\frac{1}{3}$ to $\frac{1}{2}$ of the structures in the Borough, the real proportion of historic to non-historic buildings won't be known until an Inventory of Historic Resources is completed.¹⁹¹ Further, the establishment of an Historic Preservation Commission and an Historic District will not address all of the zoning and planning issues in West Cape May.

10.6 Recommendations

10.6.1 As stated, Borough residents and Policymakers alike are extremely proud of West Cape May's heritage and the historic structures that remain in the municipality. As such, Historic Preservation is valued not only as a way to retain these links to the past, but as a tool for Neighborhood Preservation and Economic Development.

The above notwithstanding, Policymakers remain mindful of the pitfalls of over regulation.

10.6.2 Perhaps reacting in part to the regulatory environment (real or perceived) in Cape May City ~ where the City's (strong) Historic Commission wields great power of land use decisions ~ Borough Policymakers have been, in the past,

¹⁹⁰ 501 (c) 3.

¹⁹¹ Such an Inventory is currently being conducted under the auspices of the Community History Task Force (section 10.5 herein).

reluctant to enact preservation regulations for the West Cape May portion of the Cape May Historic District. Such reluctance, evidenced in the stated Goals and Objectives of the 1994 and 2000 Master Plan Reexamination Reports, focuses on the fear that preservation regulations will unduly restrict the rights of property owners (i.e., will limit their options with respect to the use of their properties), will result in added, often prohibitive material and construction (methods) costs and otherwise negatively impact the real estate market in the Borough.

Combining the desire for historic preservation with the aforementioned reluctance would argue for a “weak” Historic Preservation Commission. However, Policymakers currently believe that it will be possible to institute a “strong” Historic Preservation Commission which will exercise appropriate flexibility and will adopt regulations which will not create an undue burden on property-owners.

10.6.3 With the foregoing as background, this Historic Preservation Plan Element:

- A. Recognizes that the History Committee has prepared an excellent inventory of buildings and sites it believes to be of historic significance to the Borough¹⁹² and has commissioned a professional Architectural Historian to undertake an Historic Structures Report for each of the buildings on the Committee’s list. This Historic Preservation Plan Element supports this effort.
- B. Recognizes that the professional Architectural Historian commissioned by the History Committee is expanding his review beyond the inventoried sites.¹⁹³ This Historic Preservation Plan Element supports this effort.

Within this context, it is recommended that no new structure be added to the Historic Register without the consent of the property-owner.

- C. Recognizes the uncertainty related to the status of an independent West Cape May Historic District and recommends that such an independent District be created if it is indeed confirmed not to exist.
- D. Supports the establishment of a “strong” Historic Preservation Commission. In addition to directing the preparation of professional historic surveys pursuant to items A and B herein, such a Commission would be empowered to:
 - 1. Make recommendations to the Planning Board on this Historic Preservation Plan Element (as it may be amended from time-to-time) and on the implications for preservation of historic sites of any other Master Plan Elements;

¹⁹² Exhibit 12.8 & Exhibit 12.17. (A pictorial of this inventory is currently available for view in the Borough Meeting Room.)

¹⁹³ Exhibit 12.17

2. Advise the Planning Board on the inclusion of historic sites in the recommended Capital Improvement Program;
 3. Advise the Planning Board on applications for development or applications for a building permit.
 4. In conjunction with recommendation E, work with the Architectural Historian to prepare Architectural Design Guidelines for new construction within the Historic District and review all new construction proposed in the Historic District for conformance with such Guidelines.
 5. Provide written reports on the application of the zoning ordinance provisions concerning historic preservation; and
 6. Provide written reports on the application of the zoning ordinance provisions concerning historic preservation; and
 7. Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality.
- E. Recommends that, in conjunction with item D.4 herein and with the assistance of an Architectural Historian commissioned for this purpose, prepare a set of Architectural Design Guidelines for new construction within the Historic District. Such Guidelines would establish an accepted design vocabulary for the Historic District whereby the facades of new buildings would blend with the existing historic structures in the area.
- F. Recognizes that all property owners may not be in a position to faithfully restore or rehabilitate structures thought to be of historic significance, that some historically significant properties may be beyond rehabilitation and that some proposed uses may not lend themselves to the rehabilitation of existing structures. The Adaptive Reuse¹⁹⁴ of such buildings is encouraged to the maximum extent practicable.
- 10.6.4 Within the spirit of section 10.6.2 herein, and recognizing the shift in perception related to the role of a “strong” Historic Preservation Commission, this Historic Preservation Plan Element encourages the History Committee, the Historic Task Force any future Historic Commission to work with owners of historic and non-historic properties within the Historic District to reach mutually-acceptable solutions to issues as they may arise.

¹⁹⁴ Adaptive Reuse is a Smart Growth technique which allows for the modernization of (generally) the interior of a structure to accommodate contemporary use and code requirements while preserving (generally) the exterior aesthetics of such buildings. This technique provides a balance between the economic realities of maintaining older structures against the desire to preserve community character.

10.7 Impact of Each Component / Element of Master Plan on Preservation of Historic Sites / Districts.

This Comprehensive Master Plan Update consists of a Periodic General Reexamination (section 5.0), a Statement of Objectives, Principles, Assumptions, Policies & Standards (section 6.0), a Land Use Plan Element (section 7.0), a Housing Plan Element (section 8.0), an Open Space, Recreation & Conservation Plan Element (section 9.0) and this Historic Preservation Plan Element (section 10.0).

Key municipal goals and objectives include the preservation of the Borough's rich inventory of historic structures. Similarly, the various components of the Land Use Plan Element stress the adaptive reuse of existing historic buildings so as to preserve their architectural significance.

Accordingly, there is no negative impact of any Element of this Comprehensive Master Plan Update. All such Elements are designed to work in concert with one another to provide for a Master Plan which protects the special community character of the Borough while enhancing appropriate economic growth.

11.0 STATUTORY PROVISIONS OF A MASTER PLAN

11.1 Mandatory Master Plan Elements

Pursuant to the Municipal Land Use Law¹⁹⁵, a municipal Master Plan

shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least the following elements...

[For the purposes of the following, standard text indicates Municipal Land Use Law requirement and ***bold italics text*** indicates current status of issue. Letter designations reference subsection of N.J.S.A. 40:55D-28]

- A. A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.

Addressed in sections 5.0 and 6.0 of this Comprehensive Master Plan Update.

- B. A land use plan element (a) taking into account and stating its relationship to the statement provided for in paragraph (1) hereof, and other master plan elements provided for in paragraphs (3) through (13) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands; (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983,"... (C.6:1-80 et seq.); and (d) including a statement of the standards of population density and development intensity recommended for the municipality.

Addressed in section 7.0 of this Comprehensive Master Plan Update.

- C. A housing plan element pursuant to...C.52:27D-310, including, but not limited to, residential standards and proposals for the construction and improvement of housing.

Addressed in section 8.0 of this Comprehensive Master Plan Update.

¹⁹⁵ N.J.S.A. 40:55D-28 & 62

11.2 Optional Master Plan Elements

In addition, a Master Plan may include the following optional elements:

- D. A circulation plan element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail.

The Borough of West Cape May has no Circulation Plan Element to its Master Plan. Pertinent details regarding circulation, traffic and parking may be found in sections 5.2.1.B and 5.3.3 herein.

As stated in section 3.7.3 herein, budgetary constraints limited the scope of this Comprehensive Master Plan Update to the Mandatory and Optional Master Plan Elements enumerated in section 3.7.2 herein.

Accordingly, this document recommends that the Borough undertake a full Circulation Plan Element as funding permits.

- E. A utility service plan element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan required pursuant to the provisions of (C.40:55D-93 et seq.)

The Borough of West Cape May has no Utility Service Plan Element to its Master Plan.

Again, budgetary constraints limited the scope of this Comprehensive Master Plan Update to the Mandatory and Optional Master Plan Elements enumerated in section 3.7.2 herein.

Accordingly, this document recommends that the Borough undertake a full Utility Service Plan Element as funding permits.

- F. A community facilities plan element showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas.

The Borough of West Cape May has no Community Facilities Plan Element to its Master Plan. Exhibit 12.9A and Exhibit 12.9B depict the location of public facilities, Exhibit 12.19 depicts parkland and Exhibit 12.8 depicts the historic sites in the Borough. Additional community facilities have been identified within the context of the Open Space, Recreation and Conservation Plan Element (section 9.0 herein).

This document recommends that the Borough undertake a full Community Facilities Plan Element as funding permits.

- G. A recreation plan element showing a comprehensive system of areas and public sites for recreation.

Addressed in section 9.0 of this Comprehensive Master Plan Update.

- H. A conservation plan element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

Addressed in section 9.0 of this Comprehensive Master Plan Update.

- I. An economic plan element considering all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted.

The Borough of West Cape May has no Economic Plan Element to its Master Plan. Pertinent details regarding the Borough's economic conditions may be found in sections 5.2.1 O and 5.2.2 T, U & W herein.

Again, budgetary constraints limited the scope of this Comprehensive Master Plan Update.

Accordingly, this document recommends that the Borough undertake a full Economic Plan Element as funding permits.

- J. A historic preservation plan element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.

Addressed in section 10.0 of this Comprehensive Master Plan Update.

- K. Appendices or separate reports containing the technical foundation for the master plan and its constituent elements.

Applicable information forming the foundation for this Comprehensive Master Plan Update may be found in the Exhibits (section 12) of this document. Certain referenced documents used but not included as an Exhibit are either on file with the Borough Clerk or the Cape May County Clerk or may be found on the internet.

- L. A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

The Borough of West Cape May has no recycling plan element to its Master Plan. Pertinent details regarding the Borough's recycling program may be found in section 5.3.6 herein. Accordingly, no recycling plan element is recommended.

- M. A farmland preservation plan element, which shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging monies made available by... (C.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

The Borough of West Cape May has no farmland preservation plan element to its Master Plan. Pertinent details regarding the Borough's position on farmland may be found in section 5.2.3 JJ herein.

Accordingly, this document recommends that the Borough undertake a full Economic Plan Element as funding permits.

11.3 Relationships to Other Plans

While the proposed revisions to the Land Use Plan contained in this Comprehensive Master Plan Update modify certain permitted uses, zoning district boundaries and building controls, they do not substantially alter the underlying nature of such uses, boundaries or controls beyond what was in place at the time of this Master Planning exercise. Accordingly, the changes proposed herein are not sufficient in scope or content to materially impact neighboring municipalities, the County or the State. There is therefore no change in the relationship between the proposed revisions to the Land Use Plan contained in herein and (a) the master plans of contiguous municipalities, (b) the Cape May County Comprehensive Plan (July 16, 2002) and (c) the State Development and Redevelopment Plan from those relationships which existed prior to this Comprehensive Master Plan Update..

Similarly, development in West Cape May is governed to a large extent by the State of New Jersey through the Department of Environmental Protection and regulations pursuant to the Coastal Area Facilities Review Act (under CAFRA II). Development affecting topography, soil conditions, water supply, drainage, flood plain areas, marshes, woodlands and other natural conditions is regulated by these bodies. While the recommended revisions to the Borough's Land Use Plan modifies permitted uses in the Borough, it does so within the context of NJDEP regulations. Further, it is recognized that any development in West Cape May will, by definition, require DEP / CAFRA approval.



12.0 EXHIBITS

- 12.1 Statewide Context Map
- 12.2 County Context Map
- 12.3 Borough Parcel Map
- 12.4 Borough Aerial Map
- 12.5 Comparison Chart, Goals & Objectives of Prior Master Planning Efforts
- 12.6 Existing Zoning Map
- 12.7 (1994) Existing Land Use Map
- 12.8 Historic District Map
- 12.9A Generalized Land Use Map: Tax Records (c. 2/2005)
- 12.9B Generalized Land Use Map: Visual Survey (c. 2/2005)
- 12.10 1990 Census: General Demographic Characteristics
- 12.11 2000 Census: General Demographic Characteristics
- 12.12 Population Density / Distribution Map
- 12.13 State Plan Mapping
- 12.14 Reserved
- 12.15 Proposed Zoning Map
- 12.16 Pre-existing Uses: To be Permitted
- 12.17 Identified Historic Sites
- 12.18 Historic Site Photography
- 12.19 Open Space Map
- 12.20 Proposed Recreation Areas
- 12.21 Adjacent Environmental Areas
- 12.22 NJDEP Environmental (Wetlands) Mapping



*Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ*

EXHIBITS



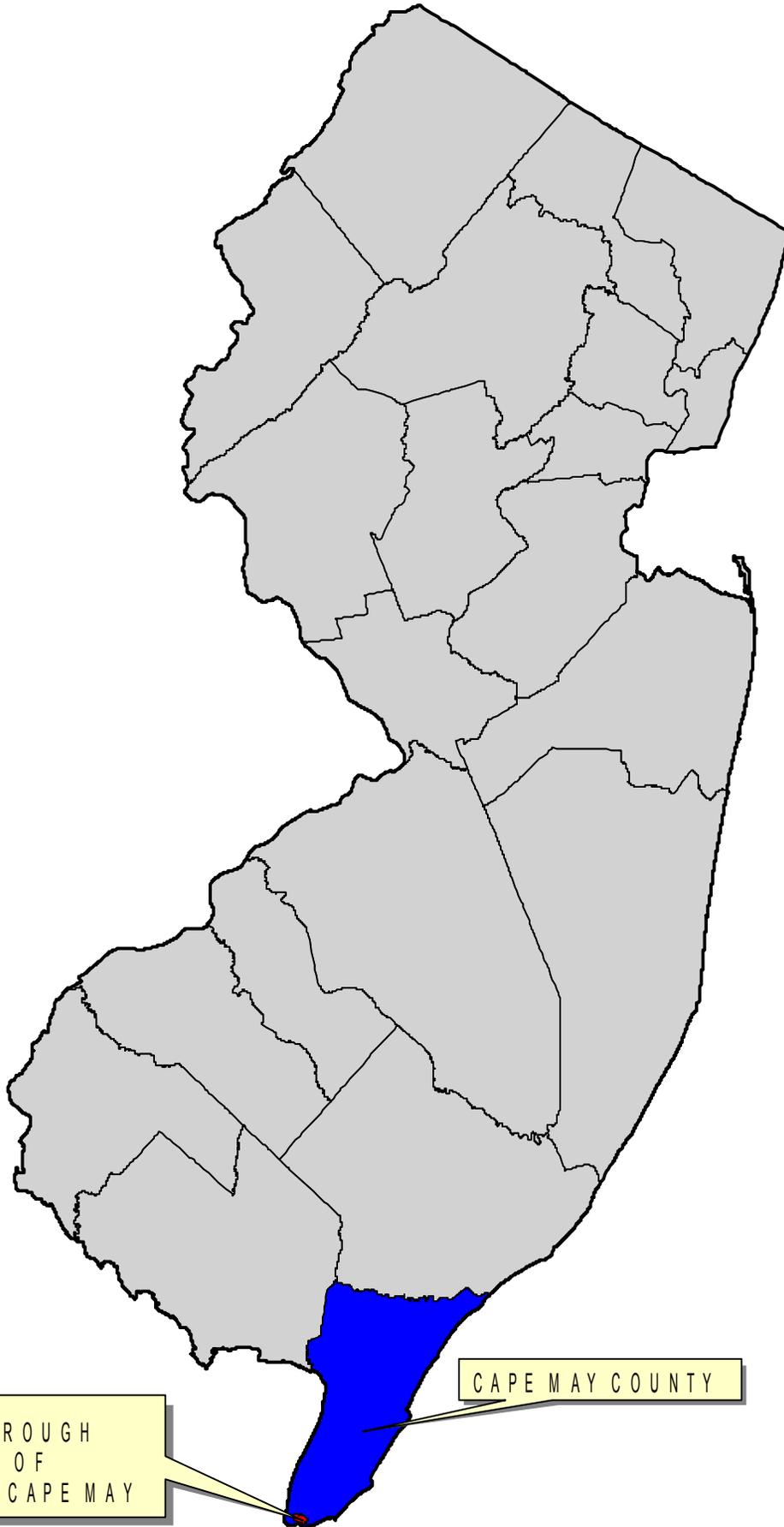
REMINGTON, VERNICK & WALBERG ENGINEERS



***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

STATEWIDE CONTEXT MAP





BOROUGH
OF
WEST CAPE MAY

CAPE MAY COUNTY



REMINGTON, VERVICK & WALBERG ENGINEERS
845 N. MAIN STREET, PLEASANTVILLE, NJ 08202
(609) 645-1110, FAX (609) 645-7076
WEB SITE: WWW.RVE.COM
PATH: C:\WORK\CAPE MAY\1005\MASTER PLAN\GIS MASTER PLAN.APR
R.V.&W JOB #: 05120-009

SCALE: N.T.S.
PREPARED BY: STUART B. WISER, P.P., AICP
LICENSE NO.: 1105598
DATE: 1/13/05

REVISIONS

Pamela Kaithern,
Mayor

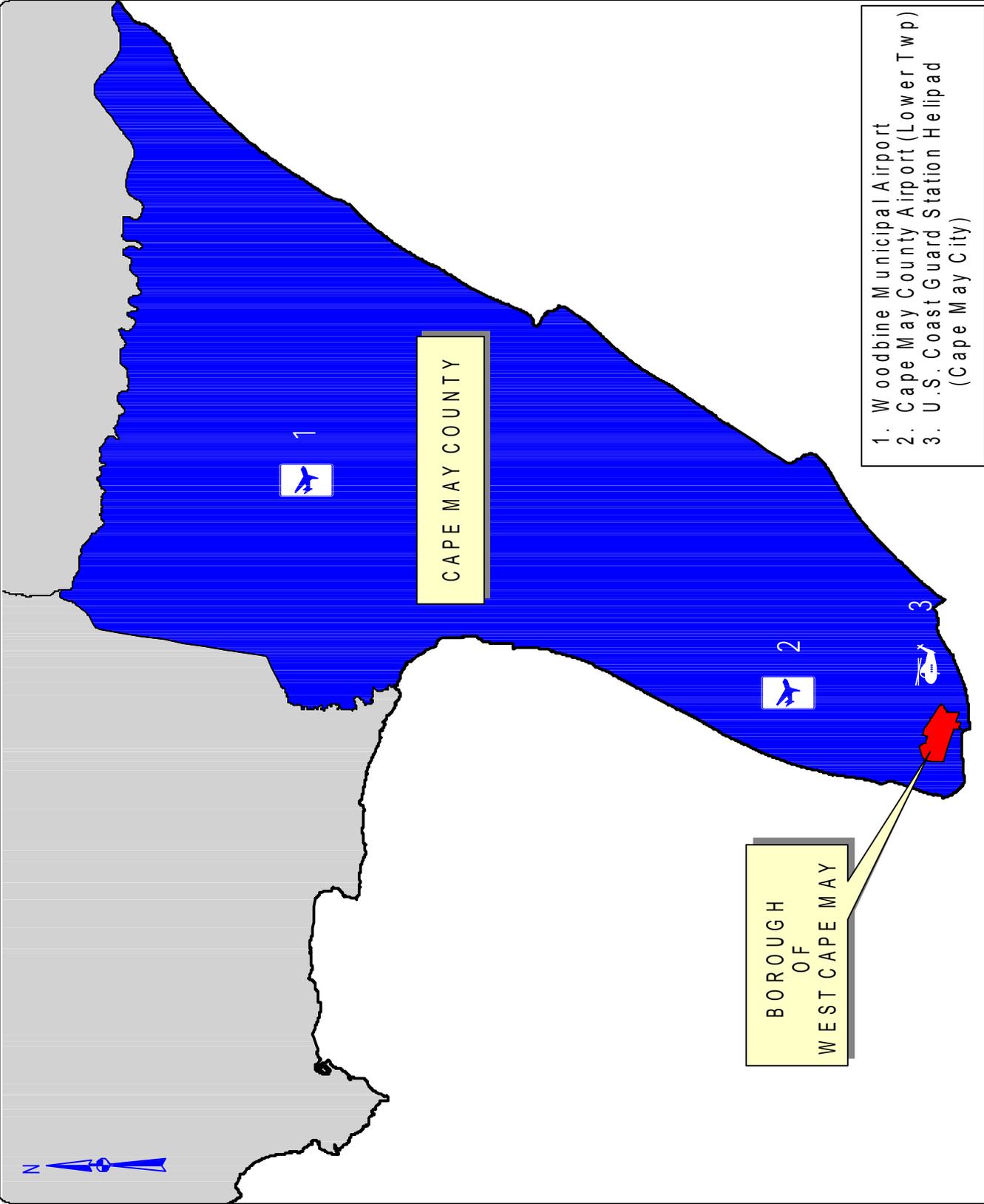
2005 COMPREHENSIVE
MASTER PLAN UPDATE
EXHIBIT 12.1:
STATEWIDE CONTEXT MAP



**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

COUNTY CONTEXT MAP





CAPE MAY COUNTY

BOROUGH
OF
WEST CAPE MAY

1. Woodbine Municipal Airport
2. Cape May County Airport (Lower Twp)
3. U.S. Coast Guard Station Helpad
(Cape May City)

2005 COMPREHENSIVE
MASTER PLAN UPDATE
EXHIBIT 12.2:
COUNTY CONTEXT MAP

West Cape May
Pamela Kaitern,
Mayor

REVISIONS

SCALE: N.T.S.
PREPARED BY: STUART B. WISER, P.E., AICP
LICENSE NO.: L100998
DATE: 1/13/05

REMINGTON, YERNICK & WALBERG ENGINEERS
845 N. MAIN STREET, PLEASANTVILLE, NJ 08232
TEL: 908.710.7778 FAX: 908.945.7878
WWW.RVE.COM

RYAN JOB # 1012008
PATH: C:\MEST CAPE MAY\008 MASTER PLAN\MASTER PLAN.APR





***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

BOROUGH PARCEL MAP



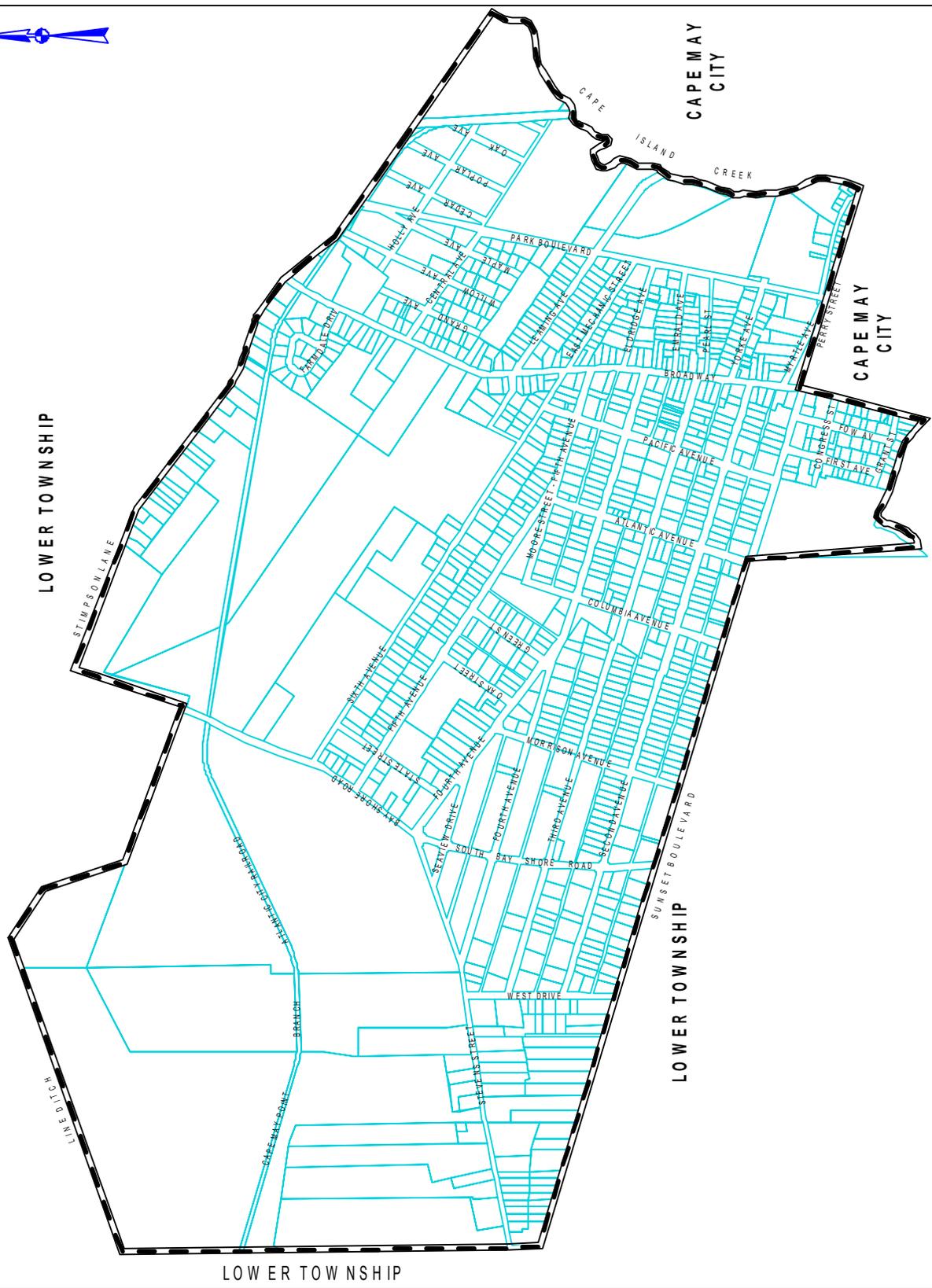
2005 COMPREHENSIVE
MASTER PLAN UPDATE
EXHIBIT 12.3:
BOROUGH PARCEL MAP

West Cape May
BOROUGH OF
Pamela Kaitern,
Mayor

REVISIONS

SCALE: AS SHOWN
PREPARED BY: STUART B. WISER, P.E., AICP
LICENSE NO.: L109598
DATE: 1/13/05

REMINGTON, ERNICK & ALBERG ENGINEERS
845 N. MAIN STREET, PLASANTVILLE, NJ 08222
908.645.2116 FAX 908.645.2078
WEB SITE: WWW.REA.COM
R.E.A. JOB #: 05100009
PATH: C:\PROJECTS\CAPE MAY\005 MASTER PLAN\DWG\MASTER PLAN.ARX



LOWER TOWNSHIP

LOWER TOWNSHIP

CAPE MAY CITY

CAPE MAY CITY

LOWER TOWNSHIP



**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

BOROUGH AERIAL MAP





REMINGTON, VERNICK & WALBERG ENGINEERS
 845 N. MAIN STREET, PLASANTVILLE, N.J. 08222
 (609) 645-1110 FAX (609) 645-7078
 WWW.RVE.COM
 W 88 STATE, W. W. HWY. 620R

KVM JOB # 102008

DATE: 1/13/05

SCALE: AS SHOWN

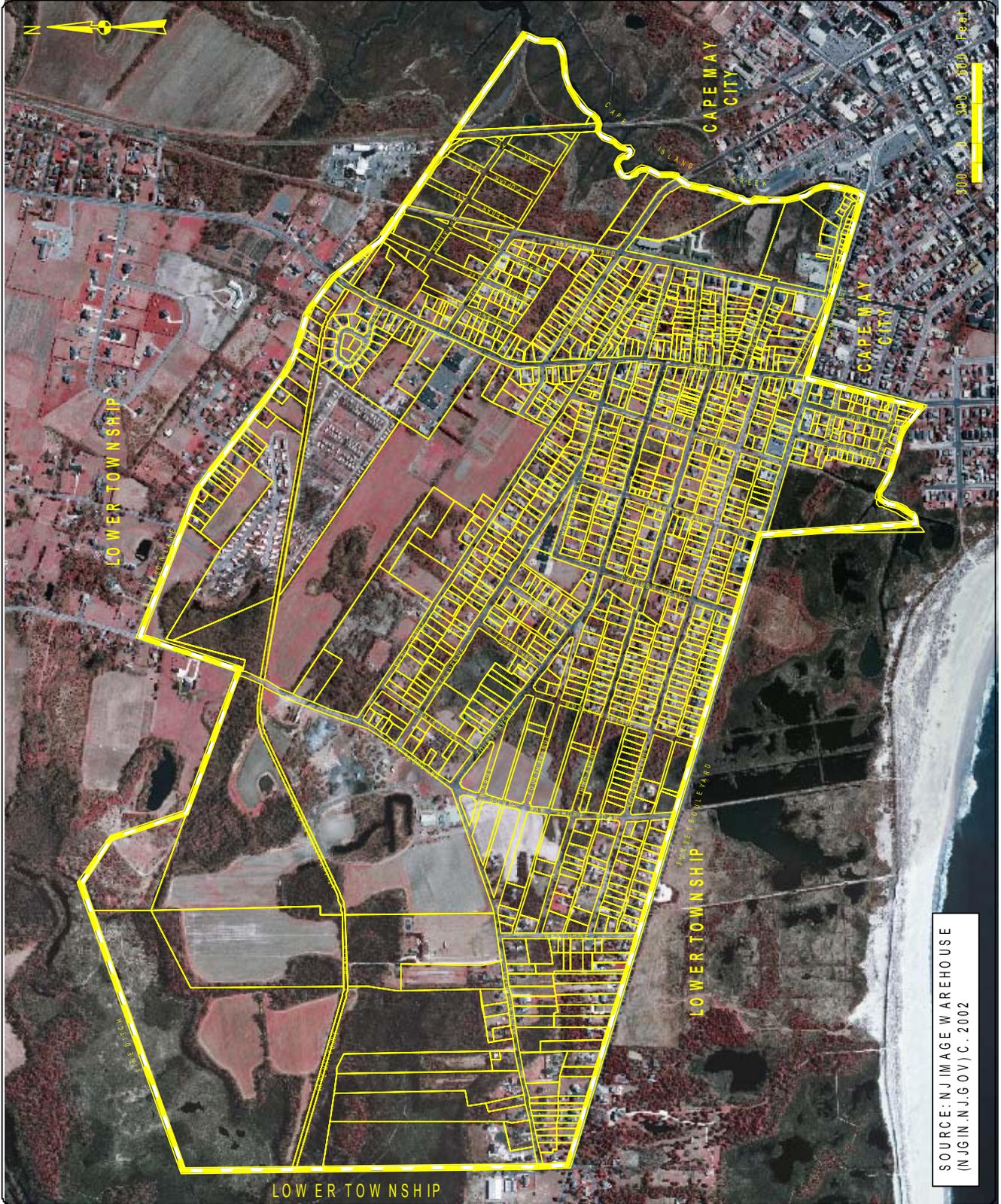
PREPARED BY: STUART B. WISER, P.E., AICP

LICENSE NO.: LI105998

REVISIONS

West Cape May
 Borough of
 Pamela Katherin,
 Mayor

2005 COMPREHENSIVE
 MASTER PLAN UPDATE
 EXHIBIT 12.4:
 BOROUGH AERIAL MAP



SOURCE: N.J. IMAGE WAREHOUSE
 (NJGIN.N.J.GOV) ©. 2002



***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

**COMPARISON CHART
GOALS & OBJECTIVES OF
PRIOR MASTER PLANNING EFFORTS**





The Goals and Objectives sections of the 1987 Reexamination and the 1994 Reexamination each contain duplicative recommendations applicable to multiple categories (e.g., Economic, Residential, etc.). To allow for a more clear comparison of recommendations, the categories were reorganized and duplications eliminated.

1987 REEXAMINATION	1994 REEXAMINATION
Water & Sewer	
<p>E: New development should be related to the capacity of existing services and a variety of services and facilities should be provided to serve existing and future residents.</p> <p>A.1: To strengthen the economic future of the Borough, a strategy to provide municipal sewer and water utilities throughout the Borough must be developed.</p> <p>B.1: Encourage new growth within existing service capacity and characteristics of a growing resort economy.</p> <p>B.8: Develop a strategy to provide municipal sewer and water utilities throughout the Borough.</p> <p>C.10: Water and sewer problems must be identified and a strategy developed to solve them.</p> <p>E.1: Actively pursue immediate improvement to the water supply network and continued upgrading and extending the distribution network.</p> <p>E.2: Pursue improvements of the sewer and storm drain system in order to serve existing and support new growth.</p> <p>B.7: In areas that are not presently sewered, innovative waste disposal systems should be encouraged.</p>	<p>2.e: Enhance municipal sanitary sewer and water services throughout the Borough to accommodate any future residential development.</p> <p>6.a: Develop plan to provide adequate municipal sewer and water service to residents in the Borough.</p> <p>6.b: Explore the possibility of expanding the sewerable area boundary to include houses currently prohibited from connecting to the municipal sewer service.</p> <p>6.c: Develop strategy for expanding municipal sewer service to areas in the western portion of the Borough, which lie within the sewerable service area but have no access to municipal sewer mains.</p>
Environmental Preservation, Recreation & Open Space	
<p>A.4: Encourage development of recreational facilities, parks and cluster housing in selected areas to ensure open space.</p> <p>C.3: A program to protect open space is a must to ensure our way of life in the Borough.</p> <p>C.4 Encourage a cluster housing option to preserve open space.</p> <p>A.5 Emphasize limited [utilization] of open space with a strategy including conservation of Borough owned property – but not limited to such.</p>	<p>3b: Encourage the preservation of open space throughout the Borough.</p> <p>5.a: Encourage the development of bike paths, walking paths, and recreational areas for use by year-round and seasonal residents of the Borough.</p> <p>5.b: Explore the possibility of purchasing open space which could be designated as parklands within the Borough.</p>





1987 REEXAMINATION	1994 REEXAMINATION
<p>E.3: Open space should be distributed and designed to provide a variety of uses for both year-round and seasonal residents. (Parks, recreational areas, conservation for unforeseeable needs of public in the future.)</p> <p>C.9: Encourage the purchase of wetlands and open area along Cape Island Creek with private and public funding.</p>	
<p>C. Protect both Borough manmade & natural environments.</p> <p>C.2: Protect marshes, dense forests and stream corridors. The most valuable areas to consider are where the land and water meet. This area is where the largest number of wildlife species exist.</p> <p>C8: A strategy must be developed to encourage dune and beach reconstruction south of Sunset Boulevard. This may be accomplished through joint municipal involvement)</p> <p>C.1: Develop a municipal natural resource inventory, a factual description of the environmental variables that affect or limit development in the Borough.</p> <p>C.12: Ensure the monitoring of closed landfills in Lower Township.</p>	<p>3c: Explore the possibility of working with neighboring communities on projects to build up ocean dunes and other environmentally sensitive areas.</p>
Traffic Safety, Circulation & Parking	
<p>D. Develop a coordinated system that serves the needs of our community.</p> <p>D.1: Develop a strategy to eliminate existing traffic congestion on Broadway during summer months.</p> <p>D.2: Develop internal circulation system so as to enhance pedestrian movement.</p> <p>D.3: Promote public transit, parking facilities and the revitalization of the rail service.</p>	<p>4.a: Explore methods to decrease congestion along Broadway and other major arteries, especially during tourist season.</p>
<p>D.5: Pursue the reduction of traffic speeds on Sunset Boulevard, Broadway, Stimsons, Leaming, Central and Park Boulevard.</p>	
<p>D.6 Develop a strategy to reconstruct the poor surfaces of our roads and streets.</p>	<p>4.b: Explore the feasibility of paving Borough alleyways and permitting their use for local traffic and/or pedestrian and biking traffic.</p>
<p>D.4: Encourage proper lighting in the commercial areas to enhance public safety.</p> <p>D.7: Enhance public safety by changing Pearl</p>	





1987 REEXAMINATION	1994 REEXAMINATION
Avenue to a one-way, west and east. D.9: Pursue a traffic light at the intersection of Stimsons and Broadway.	
D.8: Promote the use of municipal parking facilities during emergency situations (flooding, hurricanes, snowstorms, etc.) D.10 Explore the possibility of future parking facilities.	4.c: Develop a strategy to provide parking for commercial establishments along Broadway, e.g., satellite parking provided by the Borough; use of municipal property for public parking lots.
Economic Development & Growth	
A. Develop a balance for maintenance and existing resources, to capitalize on the growing resort industry. A.2: Encourage expansion of commercial use oriented toward the re-use of valuable historic buildings that do not disrupt the tranquility of the area. A.3: Promote diversity in services and accommodations by maintaining a balance of small businesses, hotels and motels, guest homes and more creative accommodations and services along Sunset. A.6: Create flexible development controls for the large vacant tracts so that the rural atmosphere can be encourage[d].	1.a: Encourage low-impact commercial development in the C-1 zone, including development of galleries, shops, restaurants and other development which (i) encourages the growth of a resort economy; (ii) provides employment opportunities to the citizens of the Borough; and (iii) enhances the tax structure of the Borough. 1.b: Study the feasibility of revising permitted uses in areas which presently prohibit commercial use.
Housing & Neighborhood Preservation	
B: Develop a housing strategy which address[es] the needs of both year-round and seasonal residents. B.2: Provide density and choice of housing opportunities for all residents. B.4: Provide affordable housing for the young and aged – may include manufactured homes and cluster housing.	2.b: Provide density and choice of housing opportunities for all residents. 2.d: Encourage development and maintenance of affordable housing for all age groups.
B.3: Conserve and protect existing neighborhoods and housing stock. B.5: Preserve existing older accommodations, including homes, guest homes and hotels, whenever possible. B.6: Develop a strategy to encourage new development (architectural design) to complement area involved. C.6: Encourage the preservation of older architecture and create incentives for such preservation. C.7: New development should complement and relate to the existing scale and architecture.	2.c Conserve and protect existing neighborhoods and housing stock. 1.c: Promote the preservation of historic and older structures, but without engendering excessive governmental regulation of such structures. 1.d: Preserve existing land uses which are unique to the Borough, including farmlands and historic alleyways.
C.5: An inventory of the Borough's housing stock to	2.a: Encourage a compatible mixture of





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

1987 REEXAMINATION	1994 REEXAMINATION
determine exact use or uses is also required. C.11: Address the use of Home Occupations and Cottage Industry in the residential zones – with specific guidelines established.	residential and commercial development to maintain stability in property taxes.
Additional, Uncategorized Items	
E.4: Pursue shared educational facilities.	
E.5: Provide high level of service such as police protection, elderly support services, potable water, sewer and storm drain systems and improvements to the educational facilities.	
E.6: Actively support the fire department and rescue squad.	
E.7: Explore the possibility of community health care with the cooperation of the County and/or surrounding communities.	
F: Encourage state-of-the-art energy conservation materials and workmanship.	
	3.a: Establish developmental boundaries of the Borough for purposes of the State Master Plan, to enhance and ensure fair treatment for the Borough in the implementation of State environmental laws/regulations.
	1.e: Encourage citizens groups and designated committees to identify historic points of interest and to develop walking and biking tours of the Borough.





***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

EXISTING ZONING MAP



2005 COMPREHENSIVE
MASTER PLAN UPDATE
EXHIBIT 12.6:
EXISTING ZONING MAP*

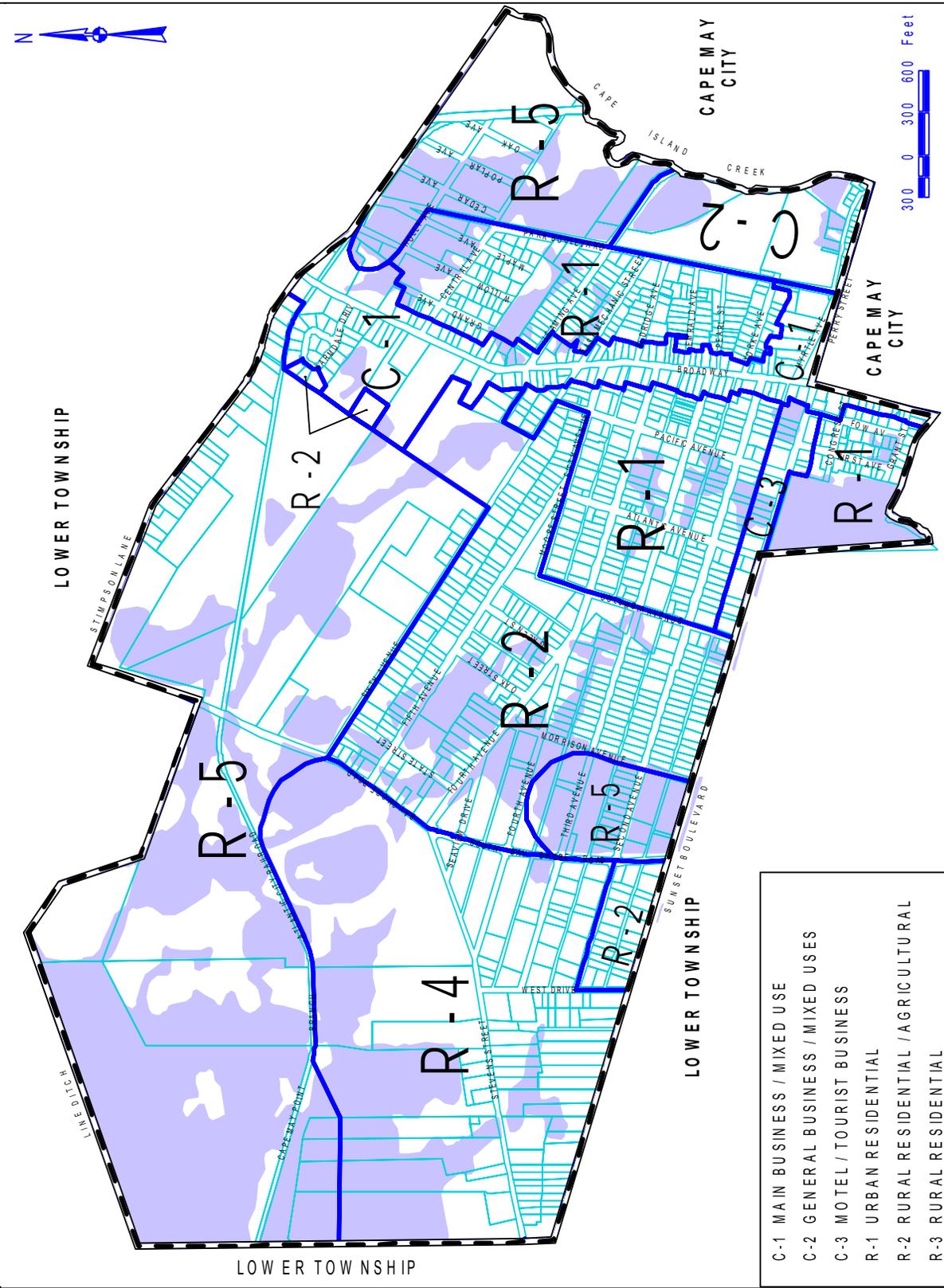
West Cape May
Pamela Katherin,
Mayor

REVISIONS		

SCALE: AS SHOWN
PREPARED BY: STUART B. WISER, P.P., A.I.C.P.
LICENSE NO.: LI09598
DATE: 1/13/05

REMINGTON, YERNICK & ALBERG ENGINEERS
445 N. BRIDGE STREET, P.O. BOX 104, CAPE MAY, NJ 08202
TEL: 856.885.7110 FAX: 856.885.7078
WWW.REME.COM

PATH: C:\PROJECTS\CAPE MAY\05 MASTER PLANNING\MASTER PLAN.APR
RAW JOB #: 0512008

* REPRODUCTION OF BOROUGH ZONING MAP BASED
ON MAP PREPARED BY WALKER, PREVITI, HOLMES
& ASSO CIATES (ADOPTED VIA ORD. NO. 130-88) AS
AMENDED VIA ORD. NO. 302-01 & SUPPLEMENTED BY
DIGITAL MAPPING BY CAPE MAY COUNTY PLANNING
DEPARTMENT (C. 1/28/03)

- C-1 MAIN BUSINESS / MIXED USE
- C-2 GENERAL BUSINESS / MIXED USES
- C-3 MOTEL / TOURIST BUSINESS
- R-1 URBAN RESIDENTIAL
- R-2 RURAL RESIDENTIAL / AGRICULTURAL
- R-3 RURAL RESIDENTIAL
- R-4 RURAL RESIDENTIAL / FARMING
- R-5 RURAL RESIDENTIAL / AGRICULTURAL
- W : WETLANDS



***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

(1994) EXISTING LAND USE MAP



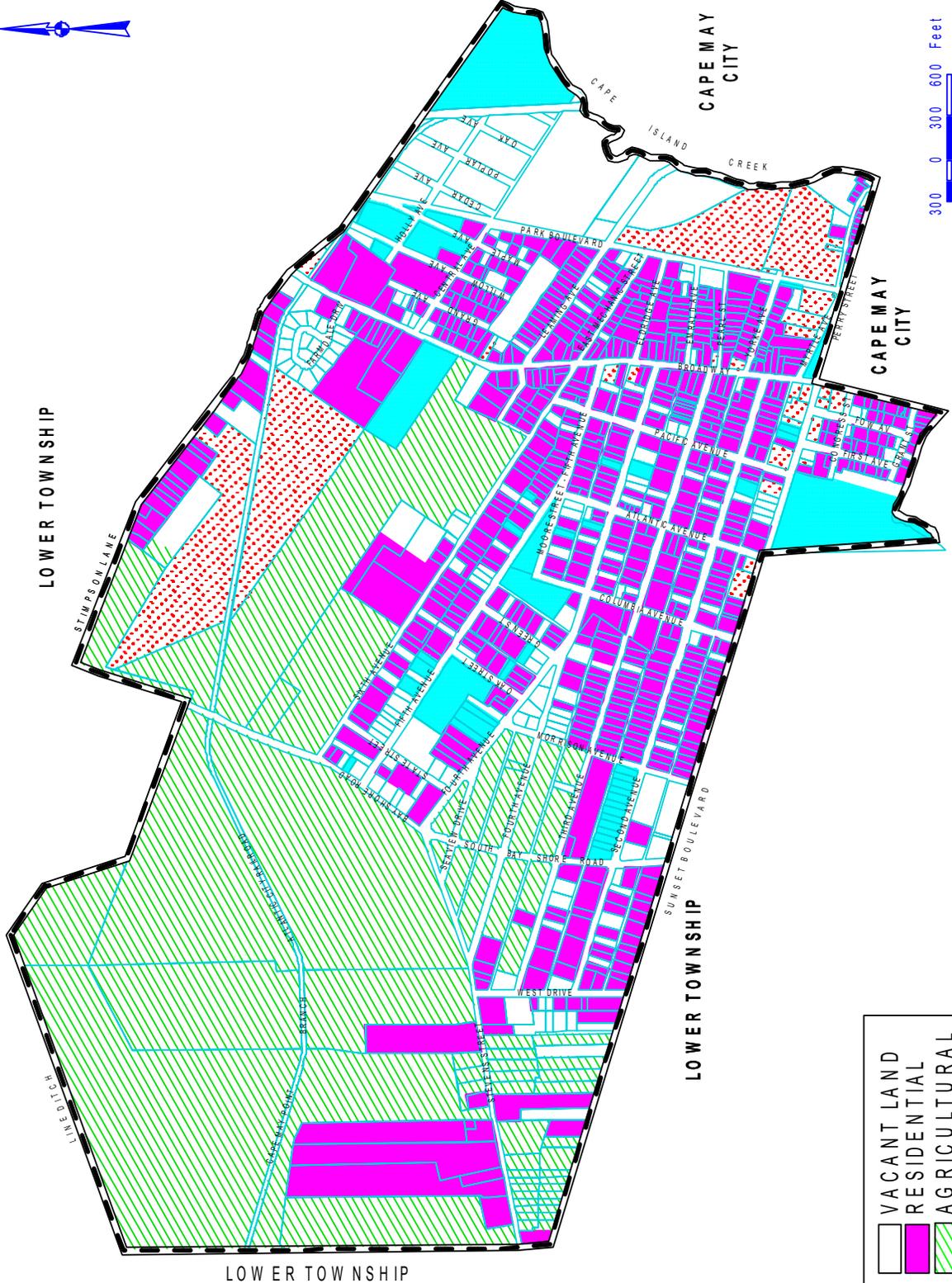
2005 COMPREHENSIVE MASTER PLAN UPDATE
 EXHIBIT 12.7:
 EXISTING LAND USES
 (2004 REEXAMINATION)
 Pamela Kalthren,
 Mayor



REVISIONS

SCALE: AS SHOWN
 PREPARED BY: STUART R. WISER, P.E., AICP
 LICENSE NO.: L105998
 DATE: 1/13/05

REMINGTON, ERICK & ALBERG ENGINEERS
 845 N. MAIN STREET, PLEASANTVILLE, NJ 08022
 (609) 465-7710 FAX (609) 465-7078
 WWW.REMENG.COM
 PART: C:\PROJECTS\CAPEMAY\005 MASTER PLAN\05M MASTER PLAN.AXD
 R:\MJOB\F\052008



- VACANT LAND
- RESIDENTIAL
- AGRICULTURAL
- COMMERCIAL
- PUBLIC

*REPRODUCTION OF FIGURE 2-1 'EXISTING LAND USES' AS CONTAINED IN THE 2004 MASTER PLAN.

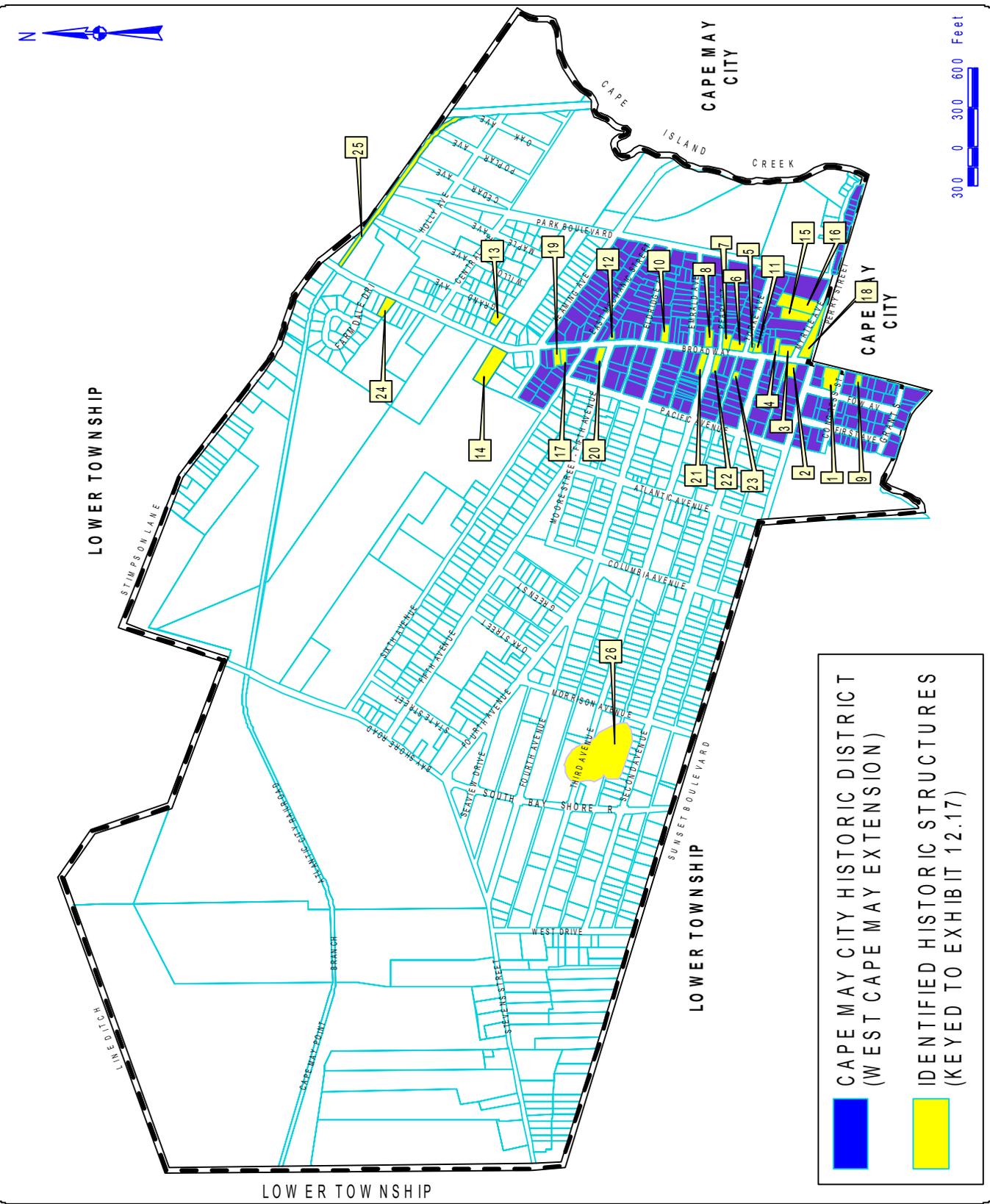


**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

HISTORIC DISTRICT MAP



<p>2005 COMPREHENSIVE MASTER PLAN UPDATE EXHIBIT 12.8: HISTORIC DISTRICT MAP</p>	<p>West Cape May Pamela Katherin, Mayor</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>					<p>SCALE: AS SHOWN PREPARED BY: STUART B. WISER, P.E., AICP LICENSE NO.: LT09598 DATE: 1/13/05</p>	<p>REMINGTON, YERNICK & ALBERG ENGINEERS 445 N. MAIN STREET, PLEASANTVILLE, NJ 08023 TEL: (609) 465-7110 FAX: (609) 465-7028 WWW.RE.COM PATR. CONSULTING ENGINEERS MASTER PLANNING MASTER PLAN APR RAW JOB #: 0812008</p>





***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

**GENERALIZED LAND USE MAP:
TAX RECORDS
(C. 2/2005)**



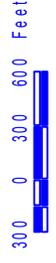
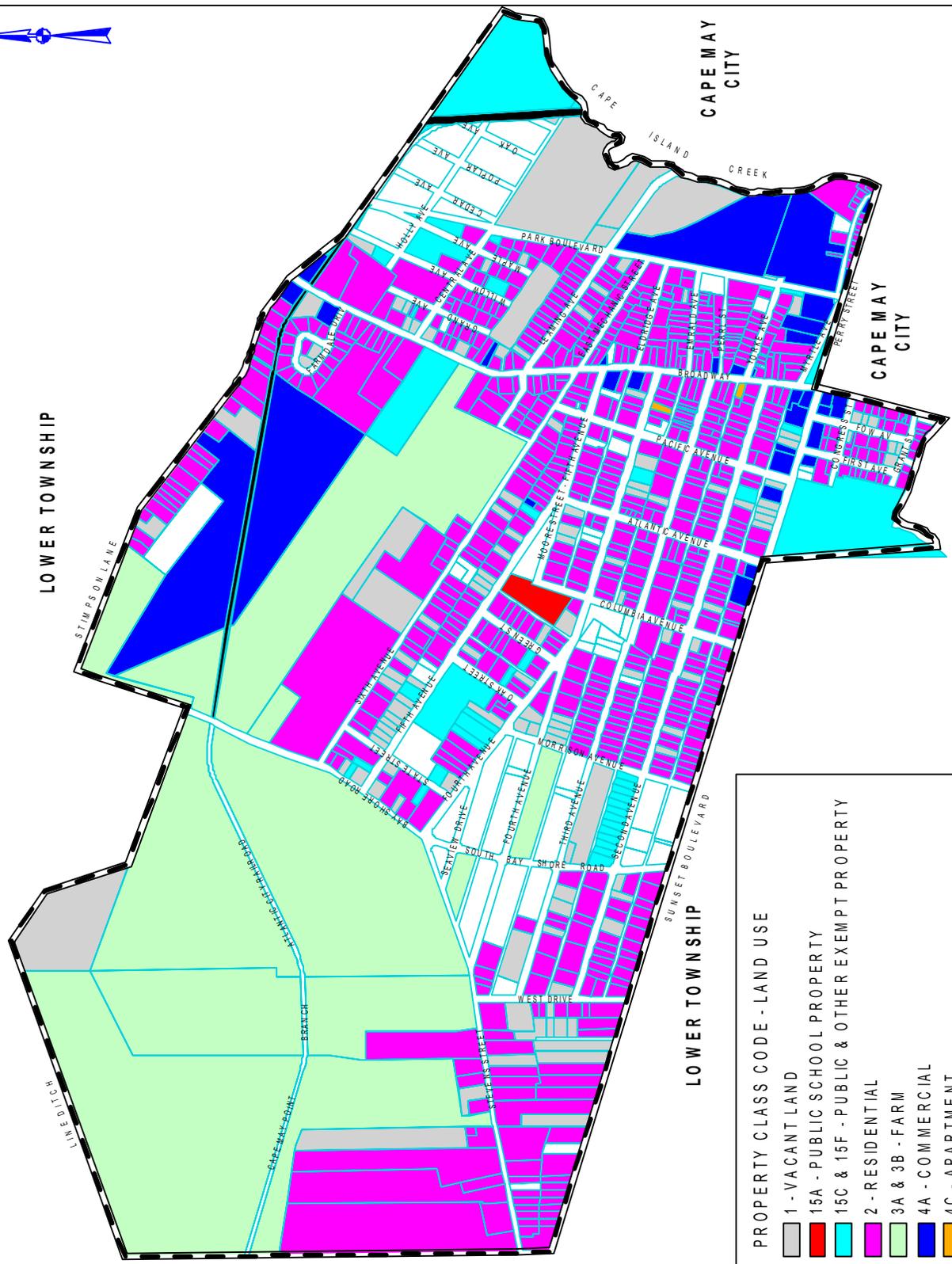
2005 COMPREHENSIVE
 MASTER PLAN UPDATE
 EXHIBIT 12.9A:
 GENERALIZED LAND
 USE MAP
 (TAX RECORDS)

West Cape May
 Pamela Katherin,
 Mayor

REVISIONS

SCALE: AS SHOWN
 PREPARED BY: STUART B. WISER, P.E., AICP
 LICENSE NO.: LT05998
 DATE: 1/13/05

REMINGTON, YERNICK & ALBERG ENGINEERS
 645 N. MAIN STREET, LEESVILLE, N.C. 28026
 W.B. SITE: W.W. REC.COM
 PATR. COLLIMEST: CAPE MAY 0508 MASTER PLANNING MASTER PLAN APP.
 R.A.W. JOB #: 0512008

PROPERTY CLASS CODE - LAND USE

Grey	1 - VACANT LAND
Red	15A - PUBLIC SCHOOL PROPERTY
Cyan	15C & 15F - PUBLIC & OTHER EXEMPT PROPERTY
Light Green	2 - RESIDENTIAL
Blue	3A & 3B - FARM
Yellow	4A - COMMERCIAL
Orange	4C - APARTMENT
Black	5A - RAILROAD

LOWER TOWNSHIP

LOWER TOWNSHIP

CAPE MAY CITY

CAPE MAY CITY

LOWER TOWNSHIP



***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

**GENERALIZED LAND USE MAP:
VISUAL SURVEY
(C. 2/2005)**



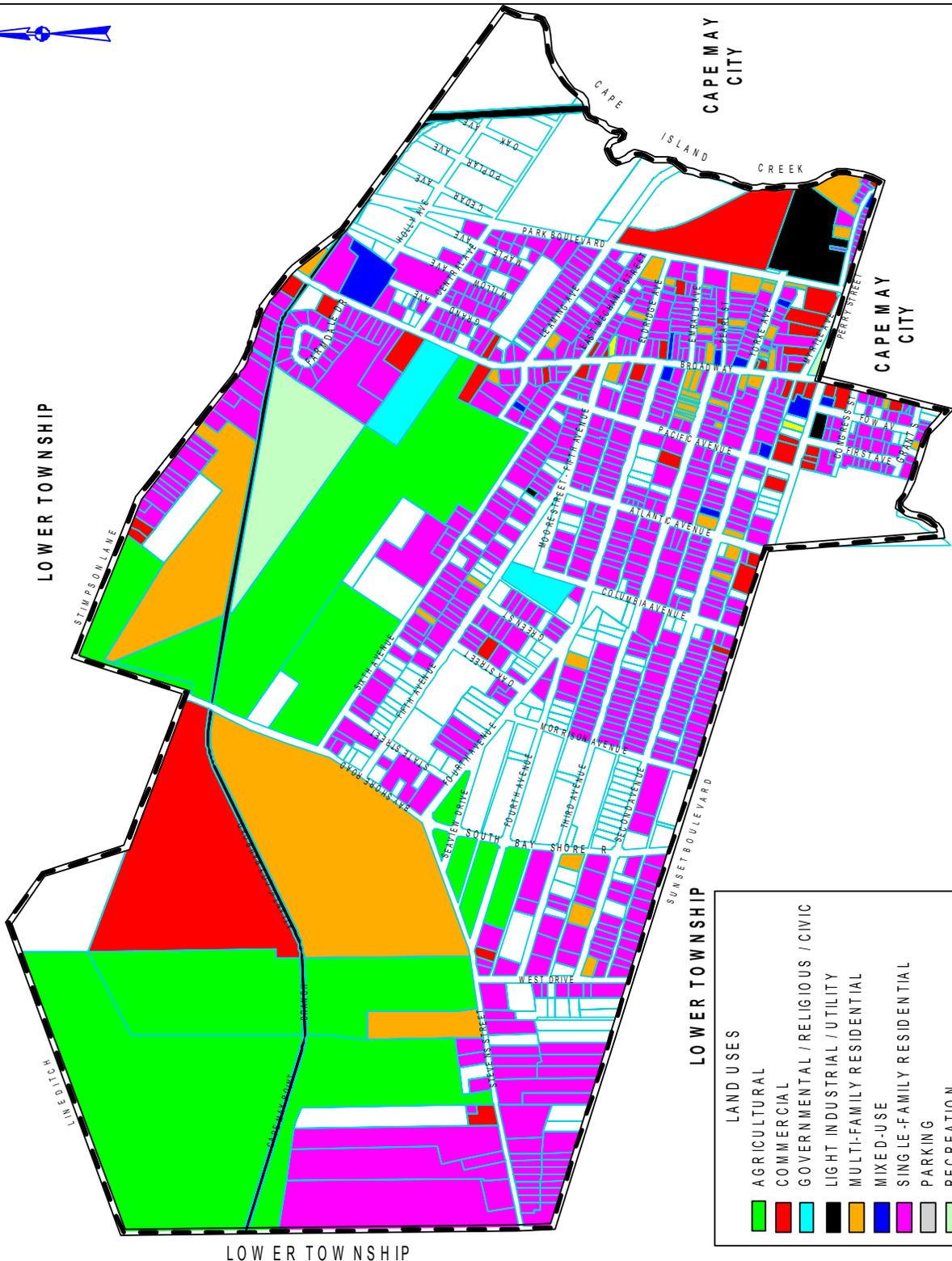
2005 COMPREHENSIVE
MASTER PLAN UPDATE
EXHIBIT 12.9B:
GENERALIZED LAND
USE MAP
(VISUAL SURVEY)

West Cape May
Pamela Katherin,
Mayor

REVISIONS

SCALE: AS SHOWN
PREPARED BY: STUART B. WISER, P.E., AICP
LICENSE NO.: L109598
DATE: 11/13/05

REMINGTON, ERICK & WALBERG ENGINEERS
845 N. MAIN STREET, PLASANTVILLE, N.J. 08232
(609) 451-7171 FAX (609) 645-7078
R. W. WALKER & ASSOCIATES
COLUMBIA COUNTY MASTER PLANNING MASTER PLAN APR
R. W. WALKER & ASSOCIATES
R. W. WALKER & ASSOCIATES



LAND USES

■	AGRICULTURAL
■	COMMERCIAL
■	GOVERNMENTAL / RELIGIOUS / CIVIC
■	LIGHT INDUSTRIAL / UTILITY
■	MULTI-FAMILY RESIDENTIAL
■	MIXED-USE
■	SINGLE-FAMILY RESIDENTIAL
■	PARKING
■	RECREATION
■	VACANT



***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

**1990 CENSUS:
GENERAL DEMOGRAPHIC
CHARACTERISTICS¹⁹⁶**

¹⁹⁶ 1990 Decennial Census, Summary Files 1 and 3





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

CATEGORY	#
TOTAL POPULATION	1,026
SEX	
Male	479
Female	547
AGE	
Under 5 years	69
5 to 17 years	124
18 to 20 years	36
21 to 24 years	52
25 to 44 years	271
45 to 54 years	105
55 to 59 years	46
60 to 64 years	74
65 to 74 years	145
75 to 84 years	87
85 years and over	17
Under 18 years	193
65 years and over	249
HOUSEHOLDS BY TYPE	
Total households	464
Family households (families)	278
Married-couple families	205
Other family, male householder	13
Other family, female householder	60
Nonfamily households	186
Householder living alone	155
Householder 65 years and over	84
Persons living in households	1,026
Persons per household	2.21

CATEGORY	#
GROUP QUARTERS	
Persons living in group quarters /	0
Institutionalized persons	0
RACE AND HISPANIC ORIGIN	
White	770
Black	243
American Indian, Eskimo, or Aleut	3
Asian or Pacific Islander	1
Other race	9
Hispanic origin (of any race)	25
TOTAL HOUSING UNITS	913
OCCUPANCY AND TENURE	
Occupied housing units	464
Owner occupied	340
Renter occupied	124
Vacant housing units	449
For seasonal, recreational, or occasional use	348
Homeowner vacancy rate	6.6
Rental vacancy rate	16.8
Persons per owner-occupied unit	2.28
Persons per renter-occupied unit	2.02
Units with over 1 person per room	9
UNITS IN STRUCTURE	
1-unit detached	642
1-unit attached	46
2 to 4 units	139
5 to 9 units	5
10 or more units	1
Mobile home, trailer, or other	80





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

CATEGORY	#
VALUE	
Specified owner-occupied housing units	259
Less than \$50,000	10
\$50,000 to \$99,999	71
\$100,000 to \$149,999	96
\$150,000 to \$199,999	49
\$200,000 to \$299,999	28
\$300,000 or more	5
Median (dollars)	120,900
CONTRACT RENT	
Specified renter-occupied housing units paying cash rent	111
Less than \$250	13
\$250 to \$499	76
\$500 to \$749	21
\$750 to \$999	1
\$1,000 or more	0
Median (dollars)	423
RACE AND HISPANIC ORIGIN OF HOUSEHOLDER	
Occupied housing units	464
White	355
Black	103
American Indian, Eskimo, or Aleut	2
Asian or Pacific Islander	1
Other race	3
Hispanic origin (of any race)	10

CATEGORY	#
INCOME	
Households	471
Less than \$5,000	36
\$5,000 to \$9,999	49
\$10,000 to \$14,999	52
\$15,000 to \$24,999	106
\$25,000 to \$34,999	73
\$35,000 to \$49,999	78
\$50,000 to \$74,999	63
\$75,000 to \$99,999	10
\$100,000 to \$149,999	4
\$150,000 or more	0
Median household income (dollars)	24,353





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

**2000 CENSUS:
GENERAL DEMOGRAPHIC
CHARACTERISTICS¹⁹⁷**

¹⁹⁷ U.S. Census Bureau, Census 2000.
(X) = Not applicable
-- = zero or rounds to zero





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

SUBJECT	#	%
POPULATION		
Total Population	1,095	100
Sex & Age		
Male	527	48.1
Female	568	51.9
Under 5 years	37	3.4
5 to 9 years	64	5.8
10 to 14 years	81	7.4
15 to 19 years	47	4.3
20 to 24 years	25	2.3
25 to 34 years	105	9.6
35 to 44 years	155	14.2
45 to 54 years	189	17.3
55 to 59 years	62	5.7
60 to 64 years	63	5.8
65 to 74 years	132	12.1
75 to 84 years	102	9.3
85 years and over	33	3.0
Median Age (Years)	46.3	(X)
18 years and over	880	80.4
Male	413	37.7
Female	467	42.6
21 years and over	862	78.7
62 years and over	311	28.4
65 years and over	267	24.4
Male	118	10.8
Female	149	13.6
Race		
One race	1,090	99.5
White	921	84.1
Black or African American	159	14.5
Some other race	6	0.5
Two or more races	5	0.5
American Indian and Alaska Native	4	0.4
Asian, Asian Indian	--	
Chinese, Japanese, Korean, Vietnamese, Filipino	--	
Other Asian ¹⁹⁸	--	
Native Hawaiian, Native Hawaiian and Other Pacific Islander	--	
Guamanian or Chamorro	--	
Samoan, Other Pacific Islander ¹⁹⁹	--	
Race Alone/In Combination with 1 or More Other Races:²⁰⁰		
White	926	84.6
Black or African American	162	14.8
American Indian and Alaska Native	6	0.5
Asian, Native Hawaiian, Other Pacific Islander	--	
Some other race	6	0.5
Hispanic or Latino & Race		
Hispanic or Latino (of any race)	20	1.8
Mexican	7	0.6
Puerto Rican	7	0.6
Cuban	--	
Other Hispanic or Latino	6	0.5
Not Hispanic or Latino	1,075	98.2
White alone	914	83.5

¹⁹⁸ Other Asian alone, or two or more Asian categories.

¹⁹⁹ Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

²⁰⁰ In combination with one or more of the other races listed.

SUBJECT	#	%
Relationship		
In households	1,093	99.8
Householder	507	46.3
Spouse	224	20.5
Child	264	24.1
Own child under 18 years	198	18.1
Other relatives	56	5.1
Under 18 years	15	1.4
Nonrelatives	42	3.8
Unmarried partner	18	1.6
In group quarters	2	0.2
Institutionalized population	--	
Noninstitutionalized population	2	0.2
Marital Status		
Population 15 Years & Over	950	100.0
Never married	214	22.5
Now married, except separated	474	49.9
Separated	27	2.8
Widowed	116	12.2
Female	81	8.5
Divorced	119	12.5
Female	64	6.7
School Enrollment		
Population 3 Years & Over Enrolled	205	100.0
Nursery school, preschool	4	2.0
Kindergarten	9	4.4
Elementary school (grades 1-8)	101	49.3
High school (grades 9-12)	50	24.4
College or graduate school	41	20.0
Educational Attainment		
Population 25 Years & Over	870	100.0
Less than 9th grade	41	4.7
9th to 12th grade, no diploma	106	12.2
High school graduate (incl. equivalency)	229	26.3
Some college, no degree	158	18.2
Associate degree	59	6.8
Bachelor's degree	191	22.0
Graduate or professional degree	86	9.9
Percent high school graduate or higher	83.1	(X)
Percent bachelor's degree or higher	31.8	(X)
HOUSING & HOUSEHOLDS		
Total Households	507	100.0
Family households (families)	302	59.6
With own children under 18 years	107	21.1
Married-couple family	224	44.2
With own children under 18 years	76	15.0
Female householder, no husband present	57	11.2
With own children under 18 years	26	5.1
Nonfamily households	205	40.4
Householder living alone	178	35.1
Householder 65 years and over	88	17.4
Households with individuals under 18 yrs	121	23.9
Households with individuals 65 yrs & over	202	39.8
Average household size	2.16	(X)
Average family size	2.80	(X)
Total Housing Units	1,004	100.0
Occupied Housing Units	507	50.5
Vacant housing units	497	49.5
Seasonal, recreational/occasional use	451	44.9
Homeowner vacancy rate (percent)	1.8	(X)
Rental vacancy rate (percent)	11.5	(X)





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

SUBJECT	#	%
Housing Tenure		
Owner-occupied housing units	391	77.1
Renter-occupied housing units	116	22.9
Avg household size / owner-occupied units	2.18	(X)
Avg household size / renter-occupied units	2.09	(X)
Units In Structure		
1-unit, detached	720	71.5
1-unit, attached	27	2.7
2 units	111	11.0
3 or 4 units	60	6.0
5 to 9 units	12	1.2
10 to 19 units	2	0.2
Mobile home	75	7.4
20 or more units, Boat, RV, van, etc	--	
Year Structure Built		
1999 to March 2000	17	1.7
1995 to 1998	51	5.1
1990 to 1994	51	5.1
1980 to 1989	131	13.0
1970 to 1979	133	13.2
1960 to 1969	108	10.7
1940 to 1959	183	18.2
1939 or earlier	333	33.1
Rooms		
1 room	5	0.5
2 rooms	15	1.5
3 rooms	57	5.7
4 rooms	209	20.8
5 rooms	279	27.7
6 rooms	171	17.0
7 rooms	133	13.2
8 rooms	74	7.3
9 or more rooms	64	6.4
Median (rooms)	5.3	(X)
Occupants Per Room		
Occupied housing units	507	100.0
1.00 or less	501	98.8
1.01 to 1.50	3	0.6
1.51 or more	3	0.6
Year Householder Moved Into Unit		
1999 to March 2000	63	12.4
1995 to 1998	120	23.7
1990 to 1994	84	16.6
1980 to 1989	117	23.1
1970 to 1979	41	8.1
1969 or earlier	82	16.2
Selected Characteristics		
Lacking complete plumbing facilities	7	1.4
Lacking complete kitchen facilities	6	1.2
No telephone service	3	0.6
House Heating Fuel		
Utility gas	313	61.7
Bottled, tank, or LP gas	33	6.5
Electricity	94	18.5
Fuel oil, kerosene, etc	65	12.8
Other fuel	2	0.4
Coal, coke, wood or solar or No fuel used	--	

SUBJECT	#	%
Value		
Less than \$50,000	--	
\$50,000 to \$99,999	28	9.3
\$100,000 to \$149,999	67	22.3
\$150,000 to \$199,999	90	30.0
\$200,000 to \$299,999	83	27.7
\$300,000 to \$499,999	30	10.0
\$500,000 to \$999,999	2	0.7
\$1,000,000 or more	--	
Median	\$174,100	(X)
Mortgage Status / Monthly Owner Costs		
With a mortgage	177	59.0
Less than \$300	--	
\$300 to \$499	1	0.3
\$500 to \$699	12	4.0
\$700 to \$999	45	15.0
\$1,000 to \$1,499	70	23.3
\$1,500 to \$1,999	34	11.3
\$2,000 or more	15	5.0
Median	\$1,177	(X)
Not mortgaged	123	41.0
Median	\$471	(X)
Monthly Owner Costs As % Household Income		
Less than 15.0 percent	74	24.7
15.0 to 19.9 percent	49	16.3
20.0 to 24.9 percent	39	13.0
25.0 to 29.9 percent	38	12.7
30.0 to 34.9 percent	22	7.3
35.0 percent or more	72	24.0
Not computed	6	2.0
Gross Rent		
Less than \$200	--	
\$200 to \$299	3	2.3
\$300 to \$499	10	7.7
\$500 to \$749	51	39.2
\$750 to \$999	30	23.1
\$1,000 to \$1,499	19	14.6
\$1,500 or more	--	
No cash rent	17	13.1
Median	\$703	(X)
Gross Rent As % Of Household Income In 1999		
Less than 15.0 percent	16	12.3
15.0 to 19.9 percent	16	12.3
20.0 to 24.9 percent	13	10.0
25.0 to 29.9 percent	11	8.5
30.0 to 34.9 percent	10	7.7
35.0 percent or more	45	34.6
Not computed	19	14.6

ANCESTRY		
Native	1,043	95.3
Born in United States	1,034	94.4
State of residence	564	51.5
Different state	470	42.9
Born outside United States	9	0.8
Foreign born	52	4.7
Entered 1990 to March 2000	30	2.7
Naturalized citizen	14	1.3
Not a citizen	38	3.5
Region of Birth of Foreign Born Total (Excluding Born at Sea)	52	100.0
Europe	20	38.5
Asia/Africa/Oceania	--	
Latin America	32	61.5





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

SUBJECT	#	%
Language Spoken at Home (Population 5 Years & Over)	1,071	100.0
English only	992	92.6
Language other than English	79	7.4
Speak English less than very well	44	4.1
Spanish	44	4.1
Speak English less than very well	33	3.1
Other Indo-European languages	30	2.8
Speak English less than very well	8	0.7
Asian and Pacific Island languages	2	0.2
Speak English less than very well	--	

Ancestry (Single or Multiple)²⁰¹		
Total population	#	%
<i>Total ancestries reported</i>	1,269	115.9
Arab	6	0.5
Czech	1	0.1
Danish	11	1.0
Dutch	16	1.5
English	214	19.5
French (except Basque)	16	1.5
French Canadian	3	0.3
German	205	18.7
Greek	5	0.5
Hungarian	8	0.7
Irish	213	19.5
Italian	99	9.0
Norwegian	15	1.4
Polish	55	5.0
Portuguese	3	0.3
Russian	17	1.6
Scotch-Irish	21	1.9
Scottish	21	1.9
Slovak	4	0.4
Subsaharan African	6	0.5
Swedish	21	1.9
Swiss	2	0.2
Ukrainian	7	0.6
United States or American	62	5.7
Welsh	8	0.7
West Indian (excluding Hispanic groups)	3	0.3
Other ancestries	227	20.7

EMPLOYMENT		
Population 16 years and over	#	%
Population 16 years and over	932	100.0
In labor force	538	57.7
Civilian labor force	536	57.5
Employed	488	52.4
Unemployed	48	5.2
Percent of civilian labor force	9.0	(X)
Armed Forces	2	0.2
Not in labor force	394	42.3
Females 16 years and over	470	100.0
In labor force	238	50.6
Civilian labor force	238	50.6
Employed	216	46.0
Own children under 6 years	26	100.0
All parents in family in labor force	11	42.3

SUBJECT	#	%
Commuting to Work (Workers 16 Years +)	472	100.0
Car, truck, or van -- drove alone	354	75.0
Car, truck, or van -- carpooled	23	4.9
Public transportation (including taxicab)	8	1.7
Walked	33	7.0
Other means	33	7.0
Worked at home	21	4.4
Mean travel time to work (minutes)	22.9	(X)
Employed Civilian (Population 16 Years +)	488	100.0
Occupation		
Management, professional, and related Service	197	40.4
Service	81	16.6
Sales and office	127	26.0
Farming, fishing, and forestry	8	1.6
Construction, extraction & maintenance	56	11.5
Production, transportation & material moving	19	3.9
Industry		
Agriculture, forestry, fishing, hunting & mining	8	1.6
Construction	42	8.6
Manufacturing	14	2.9
Wholesale trade	2	0.4
Retail trade	68	13.9
Transportation, warehousing & utilities	17	3.5
Information	9	1.8
Finance, insurance, real estate & rental and leasing	26	5.3
Professional, scientific, management, administrative & waste mgmt services	25	5.1
Educational, health and social services	120	24.6
Arts, entertainment, recreation, accommodation & food services	80	16.4
Other services (except public admin.)	29	5.9
Public administration	48	9.8
Class of Worker		
Private wage and salary workers	289	59.2
Government workers	138	28.3
Self-employed in own non-incorporated business	61	12.5
Unpaid family workers	--	

INCOME (1999)		
Households	#	%
Households	530	100.0
Less than \$10,000	55	10.4
\$10,000 to \$14,999	35	6.6
\$15,000 to \$24,999	66	12.5
\$25,000 to \$34,999	84	15.8
\$35,000 to \$49,999	96	18.1
\$50,000 to \$74,999	94	17.7
\$75,000 to \$99,999	46	8.7
\$100,000 to \$149,999	39	7.4
\$150,000 to \$199,999	9	1.7
\$200,000 or more	6	1.1
Median household income	\$37,500	(X)
With earnings	388	73.2
Mean earnings	\$45,634	(X)
With Social Security income	213	40.2
Mean Social Security income	\$12,120	(X)
With Supplemental Security Income	7	1.3
Mean Supplemental Security Income	\$9,100	(X)
With public assistance income	12	2.3
Mean public assistance income	\$1,467	(X)
With retirement income	148	27.9
Mean retirement income	\$32,423	(X)

²⁰¹ Czech incl. Czechoslovakian. French incl. Alsatian. French Canadian incl. Acadian/Cajun. Irish incl. Celtic.





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

SUBJECT	#	%
Families	301	100.0
Less than \$10,000	13	4.3
\$10,000 to \$14,999	7	2.3
\$15,000 to \$24,999	23	7.6
\$25,000 to \$34,999	50	16.6
\$35,000 to \$49,999	68	22.6
\$50,000 to \$74,999	60	19.9
\$75,000 to \$99,999	35	11.6
\$100,000 to \$149,999	33	11.0
\$150,000 to \$199,999	6	2.0
\$200,000 or more	6	2.0
Median family income	\$47,031	(X)
Per capita income (dollars)	\$25,663	(X)
Median earnings		
Male full-time, year-round workers	\$36,375	(X)
Female full-time, year-round workers	\$29,583	(X)
Poverty Status in 1999 (Below Poverty Level)		
Families	14	4.7
With related children under 18 years	7	6.9
With related children under 5 years	3	12.0
Families with female householder, no husband present	8	15.4
With related children under 18 years	6	21.4
With related children under 5 years	2	50.0
Individuals	81	7.4
18 years and over	67	7.3
65 years and over	26	8.9
Related children under 18 years	11	6.3
Related children 5 to 17 years	8	5.3
Unrelated individuals 15 years & over	48	17.2
MISC.		
Vehicles Available		
None	64	12.6
1	230	45.4
2	172	33.9
3 or more	41	8.1
Grandparent living in household w/ 1 or more own grandchildren under 18 years		
Grandparent responsible for grandchildren	5	83.3
Residence in 1995		
Population 5 years and over	1,071	100.0
Same house in 1995	658	61.4
Different house in the U.S. in 1995	403	37.6
Same county	257	24.0
Different county	146	13.6
Same state	75	7.0
Different state	71	6.6
Elsewhere in 1995	10	0.9
Veteran Status		
Civilian population 18 years & over	913	100.0
Civilian veterans	161	17.6
Disability (Civilian Non-Institutionalized)		
Population 5 to 20 years	176	100.0
With a disability	16	9.1
Population 21 to 64 years	601	100.0
With a disability	70	11.6
Percent employed	61.4	(X)

SUBJECT	#	%
No disability	531	88.4
Percent employed	72.7	(X)
Population 65 years and over	292	100.0
With a disability	105	36.0



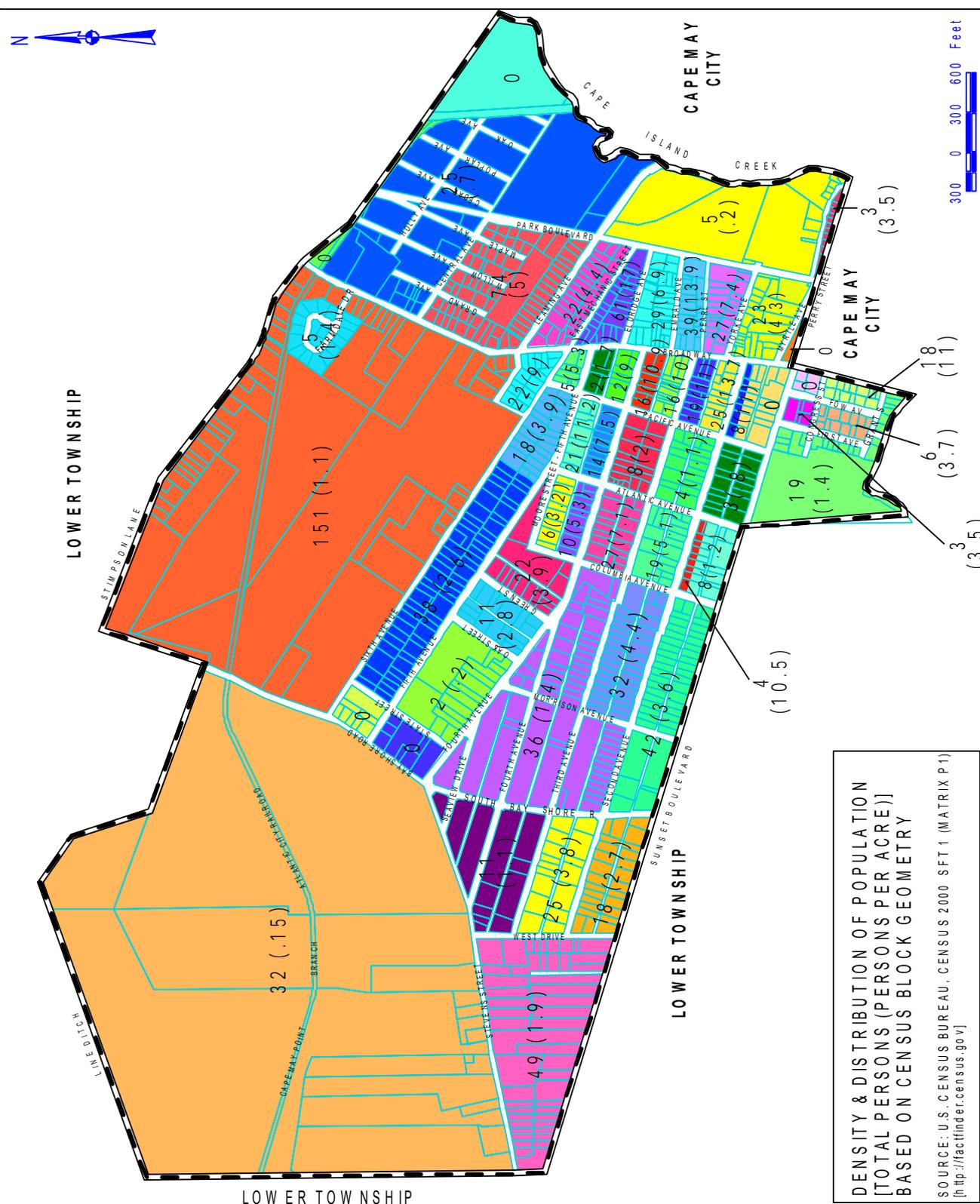


**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

**POPULATION DENSITY /
DISTRIBUTION MAP**



REMINGTON, YERNICK & WARDEN ENGINEERS
 845 N. MAIN STREET, PLEASANTVILLE, NJ 08232
 (908) 455-2110, FAX (908) 455-0718
 W 88 SITE, W W ARE.COM
 DATE: 11/17/05
 LICENSE NO.: L105998
 PREPARED BY: STUART B. WISER, P.E., AICP
 SCALE: AS SHOWN
 REVISIONS
 2005 COMPREHENSIVE MASTER PLAN UPDATE
 EXHIBIT 12.12 - POPULATION DENSITY / DISTRIBUTION MAP
 Pamela Katherin, Mayor
 West Cape May
 RYAN JOB #: 0512005



DENSITY & DISTRIBUTION OF POPULATION
[TOTAL PERSONS (PERSONS PER ACRE)]
BASED ON CENSUS BLOCK GEOMETRY
 SOURCE: U.S. CENSUS BUREAU, CENSUS 2000 SFT1 (MATRIX P1)
<http://factfinder.census.gov/>



**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

STATE PLAN MAPPING



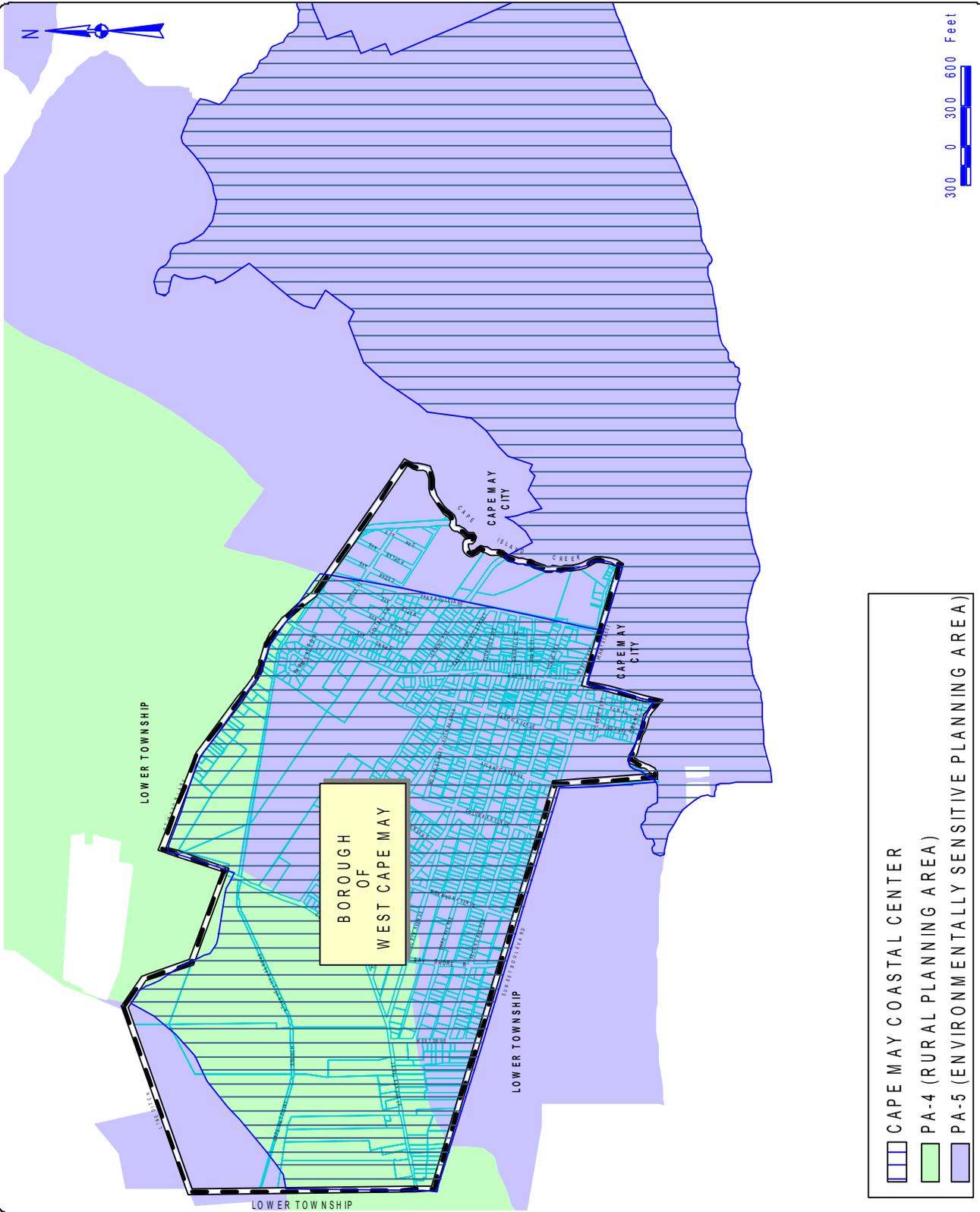
2005 COMPREHENSIVE
MASTER PLAN UPDATE
EXHIBIT 12.13:
STATE PLAN MAPPING

West Cape May
Pamela Kalthorn,
Mayor

REVISIONS

SCALE: AS SHOWN
PREPARED BY: STUART B. WISER, P.E., AICP
LICENSE NO.: L105998
DATE: 1/13/05

REMINGTON, YERNICK & ALBERG ENGINEERS
845 N. MAIN STREET, PLEASANTVILLE, NJ 08222
800.645.7176 FAX: 800.945.7792
WWW.RYAW.COM
PATR: C:\PROJECTS\CAPE MAY\0505 MASTER PLAN\MASTER PLAN.AXD
RVAW JOB #: 05120008



-  CAPE MAY COASTAL CENTER
-  PA-4 (RURAL PLANNING AREA)
-  PA-5 (ENVIRONMENTALLY SENSITIVE PLANNING AREA)



**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

RESERVED





***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

PROPOSED ZONING MAP



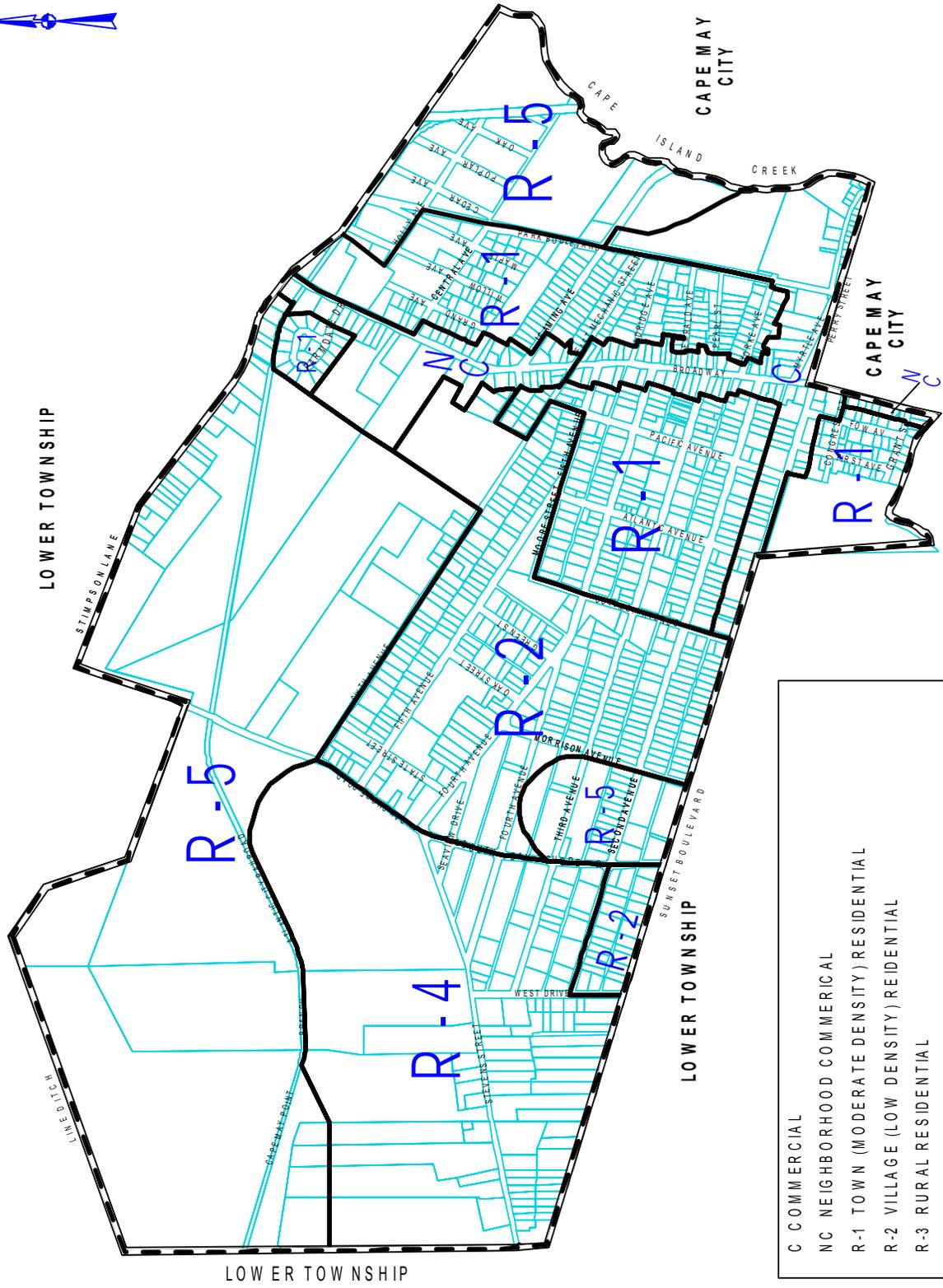
2005 COMPREHENSIVE
MASTER PLAN UPDATE
EXHIBIT 12.15:
PROPOSED ZONING MAP

West Cape May
Pamela Kalthorn,
Mayor

REVISIONS			

SCALE: AS SHOWN
PREPARED BY: STUART B. WISER, P.E., AICP
LICENSE NO.: L109598
DATE: 1/13/05

REMINGTON, YENICK & ALBERG ENGINEERS
845 N. MAIN STREET, PLEASANTVILLE, NJ 08022
(609) 445-7110 FAX (609) 445-7078
WWW.REY-ENR.COM
PATRICK M. ESTEY, PE, MASTER PLANNING MASTER PLANNERS
R/W/ JOB # 1-0510028



- C COMMERCIAL
- NC NEIGHBORHOOD COMMERCIAL
- R-1 TOWN (MODERATE DENSITY) RESIDENTIAL
- R-2 VILLAGE (LOW DENSITY) RESIDENTIAL
- R-3 RURAL RESIDENTIAL
- R-4 RURAL (LOW DENSITY) RESIDENTIAL / AGRICULTURAL
- R-5 RURAL (VERY LOW DENSITY) RESIDENTIAL / AGRICULTURAL



**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

**PREEXISTING USES:
TO BE PERMITTED**





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

The following schedule of properties and uses have been extracted from the (MOD VI) database held by the Borough's Tax Assessor. All such properties contain uses permitted and lawful under the Zoning regulations existing at Date of Publication.

While the proposed Commercial ("C") and Neighborhood Commercial ("NC") Zoning Districts and related schedule of Permitted Uses, if adopted by ordinance, would no longer permit Single-Family Residential units in the C and NC Zones, such uses are considered grandfathered and therefore may continue in perpetuity as if permitted.

BLOCK	LOT	ADDITIONAL LOTS	PROPERTY CLASS CODE (USE)	STREET ADDRESS
1	3		2 (RESIDENTIAL)	435 W PERRY ST
1	4		2 (RESIDENTIAL)	433 W PERRY ST
1	5		2 (RESIDENTIAL)	431 W PERRY ST
1	6		2 (RESIDENTIAL)	429 W PERRY ST
1	7		2 (RESIDENTIAL)	427 W PERRY ST
1	8		2 (RESIDENTIAL)	425 W PERRY ST
1	9		2 (RESIDENTIAL)	423 W PERRY ST
1	10		2 (RESIDENTIAL)	421 W PERRY ST
1	11		2 (RESIDENTIAL)	419 W PERRY ST
2	2		2 (RESIDENTIAL)	217 MYRTLE AVE
2	3.01	L 3.02	2 (RESIDENTIAL)	614 MYRTLE AVENUE
2	4.01		2 (RESIDENTIAL)	392 MYRTLE AVE
2	4.02		2 (RESIDENTIAL)	592 MYRTLE AVE
2	4.03		2 (RESIDENTIAL)	400 MYRTLE AVE
2	4.04		2 (RESIDENTIAL)	398 MYRTLE AVE
2	4.05		2 (RESIDENTIAL)	396 MYRTLE AVE
2	4.06		2 (RESIDENTIAL)	394 MYRTLE AVE
4	1.01		2 (RESIDENTIAL)	115 BROADWAY
4	1.02		2 (RESIDENTIAL)	111 MYRTLE AVE
4	2		2 (RESIDENTIAL)	121 BROADWAY
4	3		2 (RESIDENTIAL)	113 MYRTLE AVE
4	4		2 (RESIDENTIAL)	119 MYRTLE AVE
4	18.21		2 (RESIDENTIAL)	131 BROADWAY
4	19		2 (RESIDENTIAL)	127 BROADWAY
4	20.01	L20.02	2 (RESIDENTIAL)	123 BROADWAY
5	21		2 (RESIDENTIAL)	209 BROADWAY
6	19		2 (RESIDENTIAL)	104 EMERALD AVENUE
6	20		2 (RESIDENTIAL)	311 BROADWAY
6	21		2 (RESIDENTIAL)	307 BROADWAY
7	1		2 (RESIDENTIAL)	401 BROADWAY
7	2		2 (RESIDENTIAL)	407 BROADWAY
7	3		2 (RESIDENTIAL)	409 BROADWAY
7	6		2 (RESIDENTIAL)	411-413 BROADWAY
7	25		2 (RESIDENTIAL)	110 ELDREDGE AVE
7	26		2 (RESIDENTIAL)	423 BROADWAY
7	27		2 (RESIDENTIAL)	417 BROADWAY





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

BLOCK	LOT	ADDITIONAL LOTS	PROPERTY CLASS CODE (USE)	STREET ADDRESS
8	1		2 (RESIDENTIAL)	503 BROADWAY
8	2		2 (RESIDENTIAL)	507 BROADWAY
8	3		2 (RESIDENTIAL)	511 BROADWAY
8	6		2 (RESIDENTIAL)	521 BROADWAY
8	7		2 (RESIDENTIAL)	523 BROADWAY
9	1		2 (RESIDENTIAL)	601 BROADWAY
9	24		2 (RESIDENTIAL)	605 BROADWAY
9	25		2 (RESIDENTIAL)	615 BROADWAY
9	26.01		2 (RESIDENTIAL)	120 LEAMING AVE UNIT B
9	26.02		2 (RESIDENTIAL)	619 BROADWAY
21	1.01		2 (RESIDENTIAL)	735 BROADWAY
21	1.03		2 (RESIDENTIAL)	731 BROADWAY
21	4		2 (RESIDENTIAL)	729 BROADWAY
21	10.01		2 (RESIDENTIAL)	GRAND AVE
21	45		2 (RESIDENTIAL)	723 BROADWAY
21	47.01		2 (RESIDENTIAL)	BROADWAY & REAR BROADWAY
21	48.01		2 (RESIDENTIAL)	711 BROADWAY
21	48.03		2 (RESIDENTIAL)	103 LEAMING
28	5.01		2 (RESIDENTIAL)	100 GRANT STREET
29	7		2 (RESIDENTIAL)	310 SO. BROADWAY
29	8		2 (RESIDENTIAL)	308 SOUTH BROADWAY
29	9		2 (RESIDENTIAL)	306 SOUTH BROADWAY
29	10		2 (RESIDENTIAL)	304 SOUTH BROADWAY
29	11		2 (RESIDENTIAL)	302 SOUTH BROADWAY
29	12		2 (RESIDENTIAL)	298 SOUTH BROADWAY
29	13		2 (RESIDENTIAL)	298 1/2 BROADWAY
29	14		2 (RESIDENTIAL)	296 SOUTH BROADWAY
34	15		2 (RESIDENTIAL)	116 BROADWAY
34	16		2 (RESIDENTIAL)	120 BROADWAY
34	17		2 (RESIDENTIAL)	122 BROADWAY
35	7		2 (RESIDENTIAL)	BROADWAY
35	18		2 (RESIDENTIAL)	BROADWAY & 3 RD AVE.
35	19		2 (RESIDENTIAL)	220 BROADWAY
35	20		2 (RESIDENTIAL)	222 NORTH BROADWAY
36	9		2 (RESIDENTIAL)	302 NORTH BROADWAY
36	10		2 (RESIDENTIAL)	306 NORTH BROADWAY
36	11		2 (RESIDENTIAL)	310 NORTH BROADWAY
36	18		2 (RESIDENTIAL)	316 BROADWAY
36	19		2 (RESIDENTIAL)	324 NORTH BROADWAY
37	5		2 (RESIDENTIAL)	402 BROADWAY
37	10		2 (RESIDENTIAL)	414-416 NORTH BROADWAY
38	1		2 (RESIDENTIAL)	219-221 SUNSET BLVD
38	2.01		2 (RESIDENTIAL)	217 SUNSET BLVD
42	1		2 (RESIDENTIAL)	323-325 SUNSET BLVD
42	2		2 (RESIDENTIAL)	321 SUNSET BLVD





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

BLOCK	LOT	ADDITIONAL LOTS	PROPERTY CLASS CODE (USE)	STREET ADDRESS
42	3.01		2 (RESIDENTIAL)	319 SUNSET BLVD
42	3.02		2 (RESIDENTIAL)	317 SUNSET BLVD
42	6		2 (RESIDENTIAL)	104 ATLANTIC AVENUE
53	5		2 (RESIDENTIAL)	500-502 BROADWAY
53	6		2 (RESIDENTIAL)	506 BROADWAY
54	4.02		2 (RESIDENTIAL)	626 BROADWAY
54	5		2 (RESIDENTIAL)	620 BROADWAY
54	6		2 (RESIDENTIAL)	616 BROADWAY
54	7		2 (RESIDENTIAL)	612 NORTH BROADWAY
54	8.01		2 (RESIDENTIAL)	SIXTH AVENUE
54	8.02		2 (RESIDENTIAL)	109 SIXTH AVE
55	1.03		2 (RESIDENTIAL)	901 FARMDALE DR.
55	2		2 (RESIDENTIAL)	830 BROADWAY
55	3		2 (RESIDENTIAL)	828 BROADWAY
55	4		2 (RESIDENTIAL)	826 BROADWAY
55	5		2 (RESIDENTIAL)	824 BROADWAY
55	6		2 (RESIDENTIAL)	822 BROADWAY
55	7		2 (RESIDENTIAL)	820 BROADWAY
55	8		2 (RESIDENTIAL)	818 BROADWAY
55	9		2 (RESIDENTIAL)	736 BROADWAY
55	9.01		2 (RESIDENTIAL)	738 BROADWAY
55	13		2 (RESIDENTIAL)	720 BROADWAY
55	14		2 (RESIDENTIAL)	706 BROADWAY
55	15		2 (RESIDENTIAL)	702 BROADWAY
55	16.01		2 (RESIDENTIAL)	714 BROADWAY





***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

IDENTIFIED HISTORIC SITES





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

MAP REFERENCE / SITE	ERA(s)	STREET ADDRESS	COMMENTS
		BLOCK / LOT	
1. Whilldin-Miller House (a.k.a. Whaler's Cottage & T. Newkirk House)	c. 1680	416 S. Broadway 30/1	Said to be a base for the Town Bank Whalers. Later, known to have housed the wounded of the Revolution. Front section added in the 1870's.
2. Mangia Restaurant	c. 1870	110 N. Broadway 34/7	The portion of the structure between the two chimneys was an historic Boarding House.
3. Lizzee Richardson Home	C. 1908	115 N. Broadway 4/1.01	
4. Home of Captain of US Lifesaving Association of Cape May		121 N. Broadway 4/2	Capt. James Eldredge Home
5. Eldredge House	1898	139 N. Broadway 4/17	Former Borough Post Office until 1930.
6.		201 N. Broadway 5/1	Once the "booking" function as part of the Hastings Goldbeating Company. ²⁰²
7.	c. 1800s	209 N. Broadway 5/21	Home of Delaware River pilot Capt. Wm. C. Eldredge
8.	c. 1850	307 N. Broadway 6/21	Owned by great great grandfather of David Hand, then Delaware River Pilot Charles P. Eldredge. Part of a large plantation. Served as part of the Underground Railroad.
9.		308 S. Broadway 29/8	Part of the Underground Railroad.
10. The Eldredge Home	c. 1780	417 N. Broadway 7/27	Named because house was relocated in 1850 from Jackson & Lafayette Streets in Cape May to a tract of Eldredge-owned land near Eldredge Avenue. One of the few colonial houses remaining. Rear portion added in late 1800's and early 1900's.
11. The Aaron W. Hand House	c. 1822-1855	131 N. Broadway 4/18.21	Property was historically part of the James Whilden plantation. Given to Judith Corson Eldredge by her father, Abner Corson.
12. West Side Market	c. 1850	515-517 N. Broadway 8/5	Once was a feed store, building has been in continual use as a store throughout its history.
13. The Moffitt House	c. 1757	725 N. Broadway 21/10.2	Former Guesthouse at rear of property. Recently demolished.
14. The Jonathan Johnson House	c. 1810 - 1875	720 N. Broadway 55/13	Originally a small early 18 th Century house with random width heart pine floors and aged beams. Porches, baths and additional rooms added during the 1870's, creating a "Victorianized" farmhouse.

²⁰² From 1881 to 1931, the Hastings Goldbeating Company employed women to beat (pound) one-inch gold strips into thin sheets of gold leaf decorative arts. Gold leaf "booking" remained active in the Borough until 1961.





**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

MAP REFERENCE / SITE	ERA(s)	STREET ADDRESS	COMMENTS
		BLOCK / LOT	
15. Albert G. Stevens' Inn	c. 1900	127 Myrtle Avenue	Built by a local physician for his bride, has oak interior woodwork and a "floating" staircase extending to a 3 rd floor tower room. Double parlors and wraparound porch provide typical of homes of this period.
		4/5	
16. Wilbraham Mansion	Built 1840 Enlarged 1900	133 Myrtle Avenue	Originally a simple farmhouse, the property was acquired in 1900 by John W. Wilbraham, a wealthy Philadelphian, who enlarged and 'Victorianized' the structure. Private railroad spur provides direct access for private railcar to the west side entrance of the home.
		4/6	
17.		612 N. Broadway	Once a West Cape May Railroad Depot, now a private home.
		54/7	
18. Wilbraham Memorial Park		Myrtle Avenue & W. Perry Street	
		3/1	
19. Sawyer House	c. 1780	616 N. Broadway	Presently a Law office.
		54/6	
20. Union Chapel	c. 1872	500 N. Broadway	The Union Chapel on the corner of Broadway and Fifth Avenue was affiliated with the "Old Brick Presbyterian Church" of Cold Spring. Moved to Broadway in 1883.
		53/5	
21.		302 N. Broadway	Once home of Judge Henry Eldredge.
		36/9	
22.		222 N. Broadway	Once home of Dr. Clarence S. Eldredge.
		35/20	
23. Hastings Goldbeating Company	c. 1864 – 1881	102 Gold Beaten Alley	Business started in 1864 by George Reeves in a two-story factory situated behind his home, located opposite York Street on Broadway. The factory was closed in 1961.
		35/5	
24. Wright House		826 N. Broadway	Mrs. Wright is a descendant of the Mayflower. Once the largest Holly tree in New Jersey was in front of this house.
		55/4	
25. Race Track Pond	c. 1887	Third Avenue between Morrison & Bay Shore Road.	Remaining element of former 80-acre track leased from Miller Farm. Currently located on the Rea Farm at the end of Fourth Avenue and Bayshore Road. Once sported a pony track where Sulky horses were trained.





***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

HISTORIC SITE PHOTOGRAPHY





**1. Whilldin House
(416 S. Broadway
~ Daniel's On
Broadway)**

**2. Mangia
Restaurant
(110 N. Broadway)**





**3. Lizzee Richardson
Home
(115 N. Broadway)**

**4. Home of Captain
of US Lifesaving
Association of
Cape May
(121 N. Broadway)**





**5. Former Borough
Post Office
(139 N. Broadway)**



**6. Hastings
Goldbeating Co.
(201 N. Broadway)**

7. Capt. Wm C.
Eldredge House
(209 N. Broadway)



8. Underground
Railroad Site
(307 N. Broadway)

**9. Underground
Railroad Site
(308 S. Broadway)**



**10. Eldredge Home
(417 N. Broadway)**

**11. Aaron Hand House
(131 N. Broadway)**



**12. West Side Market
(515-17 N. Broadway)**

13. Moffitt House (725 N. Broadway – Rear) Historic Structure demolished.
Photo unavailable.



14. Jonathan Johnson House
(720 N. Broadway)

15. Albert Stevens
Inn
(127 Myrtle
Avenue)



**16. Wilbraham
Mansion
(133 Myrtle
Avenue)**



**17. Former Railroad Depot
(612 N. Broadway)**



**18. Wilbraham Memorial Park
(133 Myrtle Avenue)**

**19. Sawyer House
(616 N.
Broadway)**



20. Union Chapel
(500 N.
Broadway)



21. J. Henry Eldredge House
(302 N. Broadway)



**22. Dr. Clarence Eldredge
House
(222 N. Broadway)**

**23. Hastings
Goldbeating Co.
(102 Gold
Beaten Alley)**



**24. Wright House (826
N. Broadway)**



**24. Wright House
(826 N. Broadway)**

25. Race Track Pond. Photo unavailable.



**Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ**

OPEN SPACE MAP



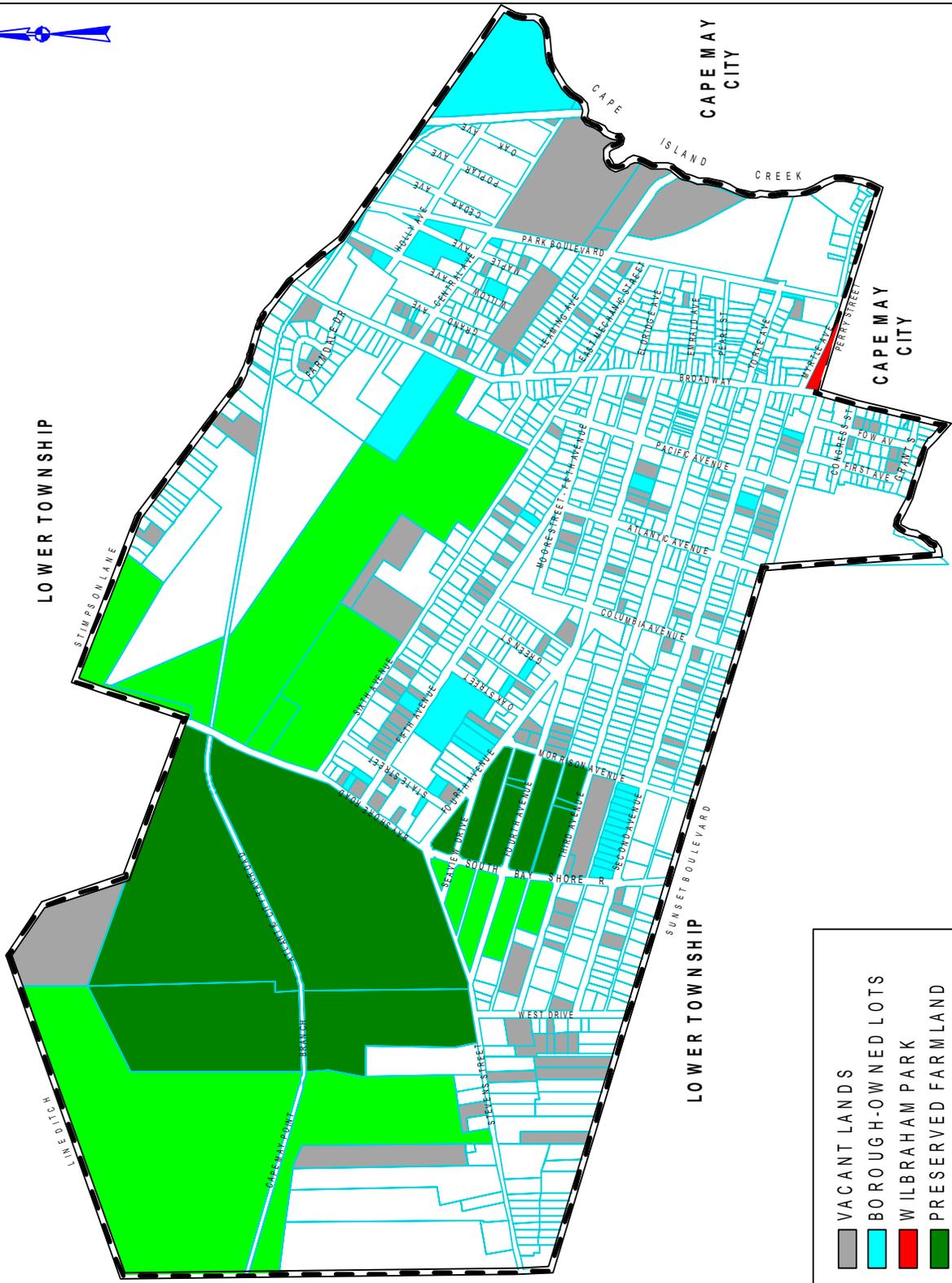
2005 COMPREHENSIVE
MASTER PLAN UPDATE
EXHIBIT 12.19:
OPEN SPACE MAP

West Cape May
Pamela Katherin,
Mayor

REVISIONS

SCALE: AS SHOWN
PREPARED BY: STUART B. WISER, P.E., AICP
LICENSE NO.: L109598
DATE: 1/17/05

REMINGTON, YERNICK & WILBERG ENGINEERS
445 N. MAIN STREET, PLEASANTVILLE, NJ 08022
TEL: (609) 421-1100 FAX: (609) 426-1078
WWW.REMINGTONYERNICK.COM
P&T: CLIMATE BEST PRACTICES MASTER PLANNING/MASTER PLAN APP
R.A.W. JOB #: 0812008



- VACANT LANDS
- BOROUGH-OWNED LOTS
- WILBRAHAM PARK
- PRESERVED FARMLAND
- NON-PRESERVED FARMLAND

LOWER TOWNSHIP



***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

PROPOSED RECREATION AREAS





***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

ADJACENT ENVIRONMENTAL AREAS





REMINGTON, FERNICK & WALBERG ENGINEERS
 445 N. MAIN STREET, PLEASANTVILLE, NJ 08232
 (609) 645-7110 FAX (609) 645-7078
 WEB SITE: WWW.RVE.COM
 PLAN NO.: WEST CAPE MAY 0505 MASTER PLAN AND MASTER PLAN AREA
 R.V.A.W. JOB # 0512005

SCALE: AS SHOWN
 PREPARED BY: STUART B. WISER, P.E., AICP
 LICENSE NO.: L109598
 DATE: 1/17/05

REVISIONS

West Cape May
 Borough of
 Pamela Katherin,
 Mayor

2005 COMPREHENSIVE
 MASTER PLAN UPDATE
 EXHIBIT 12.21:
 ADJACENT
 ENVIRONMENTAL AREAS



HIGBEE BEACH
 WILDLIFE MANAGEMENT
 AREA

CAPE MAY POINT
 STATE PARK

NATURE CONSERVANCY RESERVE

BOROUGH OF
 WEST CAPE MAY

PROPOSED
 GREENWAY

PROPOSED
 ECO-PARK

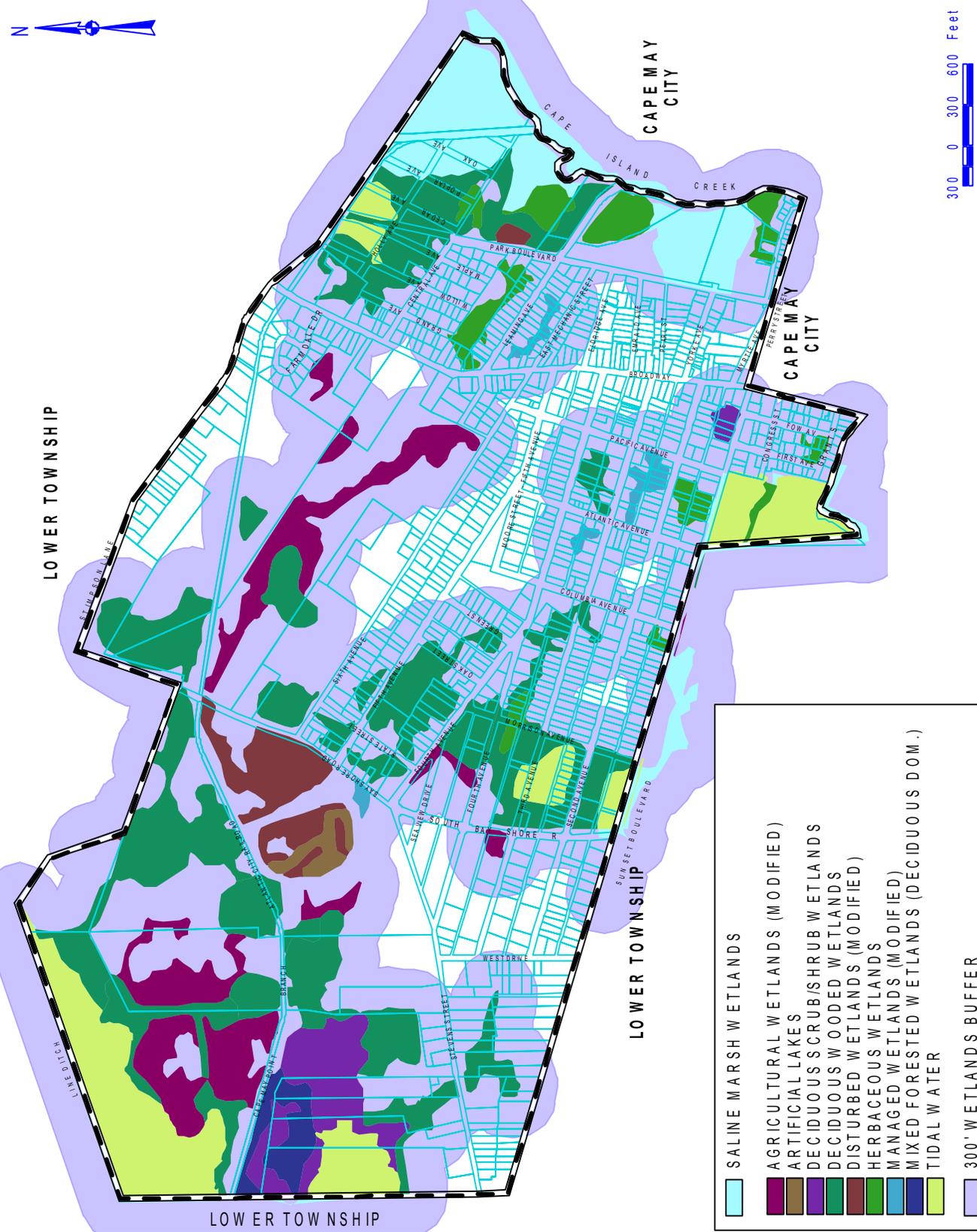
300 0 300 600 Feet



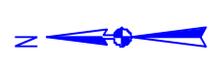
***Comprehensive Master Plan Update
for the Borough of West Cape May
Cape May County, NJ***

**NJDEP ENVIRONMENTAL
(WETLANDS) MAPPING**





- SALINE MARSH WETLANDS
- AGRICULTURAL WETLANDS (MODIFIED)
- ARTIFICIAL LAKES
- DECIDUOUS SCRUB/SHRUB WETLANDS
- DECIDUOUS WOODED WETLANDS
- DISTURBED WETLANDS (MODIFIED)
- HERBACEOUS WETLANDS
- MANAGED WETLANDS (MODIFIED)
- MIXED FORESTED WETLANDS (DECIDUOUS DOM.)
- TIDAL WATER
- 300' WETLANDS BUFFER



<p style="text-align: center;">West Cape May TOWNSHIP OF Pamela Katherin, Mayor</p>	<p style="text-align: center;">REVISIONS</p> <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> </table>					<p>SCALE: AS SHOWN PREPARED BY: STUART B. WISER, P.E., AICP LICENSE NO.: L109598 DATE: 1/13/05</p>	<p style="text-align: right;">R.V. & W. REMINGTON, YERNICK & WALBERG ENGINEERS</p> <p style="font-size: small; text-align: right;">445 N. MAIN STREET, PLEASANTVILLE, NJ 08232 (609) 645-7170 FAX (609) 645-7078 WWW.RVE.COM R.V. JOB #1: 0512005</p> <p style="font-size: x-small; text-align: right;">PATR. C. L. WEST CAPE MAY TOWNSHIP MASTER PLAN/MASTER PLAN APP. WEST CAPE MAY TOWNSHIP</p>
<p>2005 COMPREHENSIVE MASTER PLAN UPDATE EXHIBIT 12.22: JUDGE ENVIRONMENTAL (WETLANDS) MAPPING</p>							