### **City of Cape May**

**Cape May County, New Jersey** 



# HOUSING ELEMENT & FAIR SHARE PLAN

June 4, 2025

Prepared by:

#### HURLESS PLANNING & ENGINEERING, LLC

Craig R. Hurless, PE, PP, CME
Hurless Planning & Engineering, LLC
507 Heritage Court
Galloway, NJ 08205
609.204.0798

c.hurless@comcast.net

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#### 643 Washington Street Cape May, NJ 08204

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#### **Planning Board Staff:**

#### **Planning Board Professionals:**

Prepared By:

HURLESS PLANNING & ENGINEERING, LLC

Craig R. Hurless

Craig R. Hurless, PP

New Jersey Professional Planner License No. 005646

The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

### **Table of Contents**

Executive Summary	2
I. Introduction	4
II. Housing Element	8
Introduction	
Population	
Demographic Analysis	
Housing	
Employment & Labor	
Income and Poverty	25
III. Fair Share Plan	28
2025 to 2035 Affordable Housing Legislation	28
Consideration of Lands Appropriate for Affordable Housing	29
Availability of Existing and Proposed Infrastructure	
Affordable Housing Obligation	32
Rehabilitation Obligation	33
Prior Round Obligation	33
Prior Round Realistic Development Potential (RDP)	33
Third Round Realistic Development Potential (RDP)	33
Fourth Round Prospective Need	33
Fourth Round Realistic Development Potential (RDP)	33
Combined Prior, Third & Fourth Round Unmet Need	33
Summary	
Addressing the Affordable Housing Obligations	
Addressing the Rehabilitation (Present Need) Obligation	35
Addressing the Prior Round (1987-1999) Obligation	
Addressing the Third Round (1999-2025) Obligation	
Addressing the Fourth Round (2025-2035) Obligation	
Addressing the Combined Prior, Third & Fourth Round Unmet Need	35
Very Low Income Requirement	39
Affordable Housing Trust Fund	39
Cost Generation	
Monitoring	
Affordable Housing Ordinance and Affirmative Marketing	
Conclusion	
IV. Appendix	
Vacant Land Inventory & Analysis	42

#### **EXECUTIVE SUMMARY**

Cape May City (hereinafter "Cape May" or the "City"), which has always voluntarily complied with its affordable housing obligations, has prepared a Fourth Round Master Plan Housing Element (including a Fair Share Element) in accordance with the requirements set forth in the "Municipal Land Use Law" (N.J.S.A. 40:55D-28) ("MLUL"), the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) ("FHA"), the Uniform Housing Affordability Controls, as may be amended (N.J.A.C. 5:80-26.1 et. seq.), applicable Mount Laurel case law, and applicable orders of the Program and the Court.

#### **Prior Round (1987-1999)**

The City received First Round Substantive Certification from the New Jersey Council on Affordable Housing ("COAH") on November 28, 1988, in which it was established that the City had a Realistic Development Potential ("RDP") of zero (0). The City received Second Round Substantive Certification from COAH on July 9, 1997, and it was determined by COAH that the City's RDP was still zero (0).

#### **Third Round (1999-2025)**

The City was one of the few municipalities to receive early Third Round Substantive Certification, which it received from COAH on October 14, 2009, and it was determined once again by COAH that the City's RDP was still zero (0). That Third Round Substantive Certification did not hold up for a full ten years, however, since the New Jersey Supreme Court invalidated the 2008 affordable housing regulations promulgated by the New Jersey Council on Affordable Housing ("COAH") on September 26, 2013 in Re: Adoption of N.J.A.C. 5:96 & 5:97 by NJ Council on Affordable Housing, 215 N.J. 578 (2013).

This led to additional litigation, which eventually led to the New Jersey Supreme Court issuing In Re: the Adoption of N.J.A.C. 5:96 and 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"), which declared that COAH was no longer functioning, and turned over the plan approval process over to the trial courts. In response to the Mount Laurel IV decision, and to avoid any potential builder's remedy law suites, the City filed a Declaratory Judgment action on July 8, 2015 (hereinafter the City's "Third Round DJ Action"), along with a motion for temporary immunity, and sought approval of a Housing Element and Fair Share Plan. The Court subsequently granted the City's immunity motion, and that immunity against all Mount Laurel lawsuits is still in full force and effect.

Under the supervision of the Special Court Master, the City and its professionals entered into negotiations with representatives of Fair Share Housing Center (FSHC) to settle the City's Third Round DJ action globally. A settlement agreement was eventually entered into between the City and FSHC on <u>February 21, 2018</u> (hereinafter the "FSHC Settlement Agreement"). The FSHC Settlement Agreement indicated that the City's Realistic Development Potential for the Third Round had increased from zero (0) to twelve (12).

After a properly noticed Fairness Hearing was held <u>April 20, 2018</u>, the Court entered an Order on <u>May 16, 2018</u>, which approved the FSHC Settlement Agreement. On <u>August 30, 2018</u>, the Court held a Compliance Hearing, and entered a Conditional Judgment of Compliance and Repose ("Third Round JOR Order") on that same, which required the satisfaction of certain short-term conditions. On <u>December 17, 2018</u>, the Court entered an order indicating that all of the short-term conditions had been satisfied, and that said order finalized the City's Third Round JOR Order, granting the City a Final Judgment along with immunity from all <u>Mount Laurel</u> lawsuits until July 1, 2025.

#### **Fourth Round (2025 to 2035)**

On March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, which amended the New Jersey Fair Housing Act to (1) establish a new framework for determining municipal affordable housing obligations, (2) create a new entity known as the Affordable Housing Dispute Resolution Program ("The Program") to assist the trial court with the approval of municipal Housing Element and Fair Share Plans, and (3) create new requirements for municipalities to follow as they prepare their plans..

The amended FHA required the Department of Community Affairs (DCA) to perform a calculation of regional need and municipal present and prospective obligations in accordance with the formulas established in the law. In October of 2024, a report was published that outlines DCA's fourth round (2025-2035) fair share methodology and calculations of low- and moderate-income housing obligations for New Jersey's 564 municipalities. The DCA calculations served as guidance for municipalities as they planned for affordable housing development during the next decade. The DCA assigned the City a Fourth Round Rehabilitation (Present Need) number of 46, and a Fourth Round Prospective Need Number of 48. The City adopted a resolution on January 22, 2025 accepting both numbers, the City filed a Fourth Round Declaratory Judgment Action on January 24, 2025, with the Program and the Court, and the Court entered an Order on March 27, 2025 officially assigning the City the Fourth Round Rehabilitation (Present Need) Number of 46 and a Fourth Round Prospective Need Number of 48.

This Affordable Housing Plan complies with COAH's Prior Round regulations at N.J.A.C. 5:93-1.1 et seq., as well as subsequent applicable laws, such as the 2024 amendments to the FHA. In accordance with the above, this Fourth Round Housing Element and Fair Share Plan is designed to achieve the goal of addressing the City's current Rehabilitation Obligation (Present Need), Prior Round Obligation (1987-1999), Third Round Obligation (1999- 2025), and its Fourth Round Obligation (Prospective Need), with particular attention to creating a realistic opportunity for the production of low- and moderate-income housing.

#### I. Introduction

Every municipality in New Jersey has a constitutional obligation to provide a "realistic opportunity" to create its "fair share" of affordable housing. This obligation was established as a result of the <u>Mount Laurel</u> decisions decided by the Supreme Court of New Jersey and the adoption of the Fair Housing Act of 1985. In accordance with the Municipal Land Use Law, a municipality may not adopt a zoning ordinance unless it has adopted a Housing Element. (<u>N.J.S.A.</u> 40:55D-1 et. seq.). A Fair Share Plan addressing how the municipality will provide for affordable housing is an essential component of the Housing Element. Pursuant to <u>N.J.S.A.</u> 52:27D-310 the Housing Element is required to include the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low and moderate income housing;
- A consideration of the lands most appropriate for construction of low- and moderateincome housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
- An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission; and

• An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

COAH's regulations at <u>N.J.A.C.</u> 5:93-5.1 require the City's Housing Element to "include the municipality's strategy for addressing its present and prospective housing needs," and the following information and documentation must be submitted with the Housing Element and Fair Share Plan:

- The minimum requirements of the Fair Housing Act, N.J.S.A. 52:27D-310 (listed above);
- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the [ten]<sup>1</sup> years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age;
- An analysis of the probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
- A map of all sites designated by the municipality for the production of low- and moderate-income housing and a listing of each site that includes its owner, acreage, lot and block;
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;

-

<sup>&</sup>lt;sup>1</sup> In the Prior Round regulations, the time period was six years per affordable housing round, which was subsequently changed to ten years.

- Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area wide water quality management plans (including wastewater management plans).
- A copy of the most recently adopted municipal master plan and where required, the immediately preceding, adopted master plan;
- For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
- A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and
- Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.

Pursuant to N.J.A.C. 5:93-5.15(c), if a municipality intends to collect development fees, it shall prepare a plan to spend development fees that includes the following:

- A projection of revenues anticipated from imposing fees on development, based on historic development activity;
- A description of the administrative mechanism that the municipality will use to collect and distribute revenues:
- A description of the anticipated use of all development fees;
- A schedule for the creation or rehabilitation of housing units;
- If the municipality envisions being responsible for public sector or non-profit construction of housing, a pro-forma statement of the anticipated costs and revenues associated with the development; and
- The manner through which the municipality will address any expected or unexpected shortfall if the anticipated.

Through this Housing Element and Fair Share Plan, the City promotes provision of a variety of housing types over a range of affordability, encourages the ongoing maintenance of the City's existing housing stock, and formally acknowledges the constitutional obligation to provide a realistic opportunity for the provision of housing affordable to families of low and moderate income. This document also serves then as a basis for the implementation of land use regulation

by the City of Cape May to enable satisfaction of the aforementioned affordable housing constitutional obligation.

#### **II. Housing Element**

Affordable housing is defined under the FHA as a dwelling, either for sale or rent that is within the financial means of households of low or moderate income as income is measured within each housing region. The City of Cape May is in COAH's Region 6, which includes Atlantic, Cape May, Cumberland and Salem counties. Moderate—income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very low-income households are households earning 30% or less of the regional median income.

Through the Uniform Housing Affordability Controls (hereinafter "UHAC") at N.J.A.C. 5:80-26.3(d) and (e), requires that the maximum rent for a qualified unit be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of the median income. The maximum sale prices for affordable units must be affordable to households that earn no more than 70% of the median income. The average sale price must be affordable to a household that earns no more than 55% of the median income.

The regional median income is defined by using the federal Department of Housing and Urban Development ("HUD") income limits on an annual basis. In the spring of each year HUD releases updated regional income limits which the state reallocates to its regions. It is from these income limits that the rents and sale prices for affordable units are derived. These figures are updated annually.

Pursuant to both the FHA and the MLUL, municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to describe the specific, intended methods that a municipality plans to use in order to meet its low and moderate income housing needs. Further, the housing element is meant to demonstrate the existing zoning or planned zoning changes that will allow for the provision of adequate capacity to accommodate household and employment growth projections, to achieve the goal of access to affordable housing for present and future populations.

As indicated above, the MLUL requires an analysis of housing and demographic data as part of any Housing Element. The 2020 Decennial Census and the 2023 American Survey 5 Year Estimates provided by the United States Census Bureau are the most recent available comprehensive database of this type of information for the municipality.

#### **Population**

#### **Distribution of Population:**

According to the 2000 Census, the City of Cape May lost 634 persons in its population between 1990 and 2000, more than a 13% decline. Population declined by an additional 427 persons from 2000 to 2010. The 2020 Census data indicates a population of 2,768, which is a loss of 839 persons between 2020 and 2010, a decline of 23.3% as indicated in Table I. This data confirms that a downward population trend has continued from 1990 to 2020. Cape May's decline in population is a continuation of a trend that began in the 1970's. The population loss has accelerated in most recent years. As shown in Table II, the population in Cape May County declined by 2.1% from 2010 to 2020.

It should be noted that a 0.5-10.4% regional decline in population is shown by other seashore municipalities including Avalon Borough, North Wildwood City, Ocean City, Sea Isle City, Stone Harbor, and Wildwood Crest Borough. These declines reflect the trend of seashore communities transitioning to more second home units. Over the ten-year period from 2010 to 2020, Cape May has been less resilient to this regional trend and leads the County in population loss.

Table I Population Change by Decade

	r opulation change by because										
	Population	# Change	% Change								
1970	4,392										
1980	4,853	461	10.5%								
1990	4,668	-185	-3.8%								
2000	4,034	-634	-13.6%								
2010	3,607	-427	-10.6%								
2020	2,768	-839	-23.3%								

Source: US Census Data 1970 – 2020.

The decline in population reflects the increasing number of residential properties that are used as second homes. These declines do not reflect any lessening of Cape May's viability. To the contrary, real estate in Cape May remains desirable and vacancy rates are low. Few new homes are being built due to the unavailability of vacant land. However, the rehabilitation of existing residential dwellings remains strong.

Table II
Population in Cape May County Municipalities

1 opulation		•			2010 / 2020
Municipality	2020	2010	2000	1990	2010 to 2020
					% Change
Avalon Borough	1,243	1,334	2,143	1,809	-6.8%
Cape May City	2,768	3,607	4,034	4,668	-23.3%
Cape May Point Borough	305	291	241	248	+4.8%
Dennis Township	6,285	6,467	6,492	5,574	-2.8%
Lower Township	22,057	22,866	22,945	20,820	-3.5%
Middle Township	20,380	18,911	16,405	14,771	+7.8%
North Wildwood City	3,261	4,041	4,935	5,107	-10.4%
Ocean City	11,229	11,701	15,378	15,512	-4.0%
Sea Isle City	2,104	2,114	2,835	2,692	-0.5%
Stone Harbor Borough	796	866	1,128	1,025	-8.1%
Upper Township	12,539	12,373	12,115	10,681	+1.3%
West Cape May Borough	1,010	1,024	1,095	1,026	-1.4%
West Wildwood Borough	540	603	448	453	-10.4%
Wildwood City	5,157	5,325	5,436	4,484	-3.2%
Wildwood Crest Borough	3,101	3,270	3,980	3,631	-5.2%
Woodbine	2,264	2,472	2,716	2,678	-13.9%
Cape May County Total	95,263	97,265	102,326	95,089	-2.1%

Sources: 2000 Census Data, 2010 Census Data, 2020 Census data

#### Density:

Density is a measure of the distribution of population over a given area. Cape May's relatively small land area, intensity of buildings, and compactness of development have contributed to Cape May's status as the 6th densest community in Cape May County behind Wildwood, Wildwood Crest, North Wildwood, West Wildwood and Ocean City. Even with the decrease in population in the City since 1990, Cape May has remained in the middle of the densest resort communities in the county. Cape May's middling density is also a product of unsuitable environmentally constrained undeveloped tracts along its waterways, East Cape May and the preserved open space in its existing parks.

Despite Cape May's median density, density itself is not necessarily a measure of quality of life. Scarcity of land resources and high real estate values has led to development at greater densities in coastal communities across New Jersey. The densities of coastal communities in Cape May County are several factors larger than the density of the county aggregate. This is due to the relatively low densities of mainland Cape May County communities as a whole as well as the preservation of large inland tracts of land from development, such as the Cape May County Airport and Belleplain Wildlife Refuge, Cape May National Wildlife Refuge, Beaver Swamp Fish & Wildlife Refuge. Table III displays density figures for municipalities in Cape May County:

Table III
Density of Cape May County - 2000 to 2020

	Land Area	To	otal Populati	on	Person	s per Squar	e Mile
	(square miles)	2000	2010	2020	2000	2010	2020
New Jersey	7,416.9	8,414,350	8,791,894	9,288,994	1,134.5	1,185.4	1,252
Cape May County	256.5	102,326	97,265	95,263	398.9	379.2	371.4
"Resort Communities"							
Avalon	4.6	2,143	1,334	1,443	465.9	290.0	313.7
Cape May City	2.3	4,034	3,607	2,768	1,753.9	1,568.3	1,203.5
Cape May Point	0.4	241	291	305	602.5	727.5	762.5
North Wildwood	1.7	4,935	4,041	3,261	2,902.9	2,377.1	1,918.2
Ocean City	7	15,378	11,701	11,229	2,196.9	1,671.6	1,604.1
Sea Isle City	2.3	2,835	2,114	2,104	1,232.6	919.1	914.8
Stone Harbor	1.6	1,128	866	796	705.0	541.3	497.5
West Cape May	1.2	1,095	1,024	1,010	912.5	853.3	841.7
West Wildwood	0.3	448	603	540	1,493.3	2,010.0	1,800
Wildwood	1.3	5,436	5,325	5,157	4,181.5	4,096.2	3,966.9
Wildwood Crest	1.1	3,980	3,270	3,101	3,618.2	2,972.7	2,819.1
"Mainland Communities"							
Dennis Township	62.1	6,492	6,467	6,285	104.5	104.1	101.2
Lower Township	27.4	22,945	22,866	22,057	837.4	834.5	805.0
Middle Township	70.4	16,405	18,911	20,380	233.0	268.6	289.5
Upper Township	65	12,115	12,373	12,539	186.4	190.4	192.9
Woodbine	7.8	2,716	2,472	2,264	348.2	316.9	290.3
"Resort Communities"	23.8	41,653	34,176	31,714	1,750.1	1,436.0	1,332.5
"Mainland Communities"	232.7	60,673	63,089	63,525	260.7	271.1	273.0

Source: 2000, 2010, 2020 US Census

In terms of distribution of population across the City's land area, the portions of the City bound by Lafayette Street, Texas Avenue, Pittsburgh Avenue and New Jersey Avenue are the densest and tend to be occupied on a more year-round basis, according to the 2020 Census. The residential blocks nearest the City's ocean and harbor shoreline are inhabited on a more seasonal basis.

It has been observed that a number of the new seasonal homeowners are purchasing homes in anticipation of future use as a retirement home. Once a proportion of current seasonal homeowners do retire in Cape May, they will be listed as permanent residents. This helps lessen the trends of declining population and increased seasonal homeownership that were found in the last census. It should be noted that the median age of Cape May City residents is 54.4, as compared with the County population median age of 52.7 according to the 2023 American Community Survey 5-Year Estimates.

#### **Future Population Projections:**

Future population projections through 2040 were available from the South Jersey Transportation Planning Organization "Regional Transportation Plan 2040" July 2012 and are illustrated in Table IV. This plan notes that Cape May County had one of the lowest growth rates in the country in the 2000 – 2010 decade with an actual decline from 102,326 to 97,265. Using local input and past trends, this Plan used Moody's forecast with the expectation that the current decline would be reversed but growth would be minimal. In its May 2011 Ocean City Metro Report (Cape May County is designated as the Ocean City Micropolitan Statistical Area), Moody's Analytics stated that: Location amid densely populated urban areas will serve as a long-term driver for tourism, but leisure/hospitality will muster a pace of growth that is below the national average. OCE will benefit from an influx of retirees, supporting growth in healthcare. However, low industrial diversity and high relative business costs will restrict growth. OCE will be a below-average performer over the long-run.

Table IV
Cape May County Population Projections 1990-2040

Municipality	1990	2000	%	2010	2020	%	2030	2040	%
Avalon Borough	1,809	2,143	1.85	1,334	1,208	-0.94	1,220	1,233	0.10
Cape May City	4,668	4,034	-1.36	3,607	3,512	-0.26	3,547	3,584	0.10
Cape May Point	248	241	-0.28	291	322	1.05	347	351	0.46
Dennis Township	5,574	6,492	1.65	6,467	6,461	-0.01	6,525	6,594	0.10
Lower Township	20,820	22,945	1.02	22,866	22,846	-0.01	23,075	23,317	0.10
Middle Township	14,771	16,405	1.11	18,911	21,872	1.57	23,175	23,419	0.35
North Wildwood City	5,017	4,935	-0.16	4,041	3,858	-0.45	3,897	3,937	0.10
Ocean City	15,512	15,378	-0.09	11,701	11,002	-0.60	11,112	11,228	0.10
Sea Isle City	2,692	2,835	0.53	2,114	1,980	-0.64	1,999	2,020	0.10
Stone Harbor	1,025	1,128	1.00	866	816	-0.58	824	833	0.10
Upper Township	10,681	12,115	1.34	12,373	13,237	0.70	13,589	13,732	0.19
West Cape May	10,126	1,095	0.67	1,024	1,007	-0.16	1,017	1,028	0.10
West Wildwood	453	448	-0.11	603	709	1.75	765	773	0.46
Wildwood City	4,484	5,436	2.12	5,325	5,298	-0.05	5,351	5,407	0.10
Wildwood Crest	3,631	3,980	0.96	3,270	3,124	-0.45	3,155	3,189	0.10
Woodbine	2,678	2,716	0.14	2,472	2,416	-0.22	2,441	2,466	0.10
Cape May County	95,809	102,326	0.76	97,265	99,928	0.27	102,012	103,083	0.16

Source: South Jersey Transportation Planning Organization "Regional Transportation Plan 2040" July 2012

These long-range projections factored in an assumption that the current decline would be reversed but growth would be minimal. Based on most recent Census data, it appears the current decline in the County has slowed but has not reversed itself. Cape May City's decline has actually increased. The SJTO projection of population trend reversal appears premature, and it is unclear if ever or when the reversal will occur. Whether this assumption will prove true can be argued and ultimately the future trends will be dictated by current and future demographic and economic factors.

#### Summer Population Estimate:

It is widely known that Cape May County as well as the City of Cape May population greatly increases during the summer. Cape May County has provided estimates of summer population in 2016, which was the most recent comprehensive data (Table V) available. It has been estimated that Cape May City's summer population swells to 46,324 persons. This is 13.2 times the City's population estimate of 3,500 for 2016.

Table V
Cape May County Summer Population Estimate - 2016

Туре	Cape May City	Cape May County
Dwelling Units, 2015*	4,246	99,382
Dwelling Units x 5 Residents/DU	21,230	496,910
Hotel/Motel Units	3,255	18,733
Hotel/Motel Units x 2.5	8,138	46,876
residents/unit		
Campsites	-	14,724
Campsites x 3.75 Campers/Site	-	55,215
Group Quarters	4000	14,091
Marina Slips	228	4,660
Marina Slips x 2 persons/slip	456	9,320
Day Trippers	12,500	145,000
Total Population	46,324	767,412

<sup>\*</sup>Dwelling unit numbers from 2016 NJDCA building permits and 2015 ACS

The 2024 estimates provided by the County Tourism Department (<a href="https://capemaycountynj.gov/Tourism">https://capemaycountynj.gov/Tourism</a>) indicate that the County's population swells to an estimated 820,000 during the summer. The 2024 Cape May County Tourism Report indicated that Cape May County's visiting tourists increased by 1.8% in 2023 to 11.6 million people compared to 11.4 million in 2022. Tourism spending increased by 4.1% in 2023 to \$7.7 billion compared to \$7.4 billion in 2022. There are approximately 30 million people who are a tank of gas away or in a 300-mile radius of Cape May County.

#### **Demographic Analysis**

#### *Age of Population:*

The Census breaks the population down by age cohorts. Table VI: 2023 Age Cohorts shows the break-down for the City of Cape May and Cape May County. Generally, in comparison to the County as a whole, Cape May has a slightly less older population. The City population age 65+ is 22.2% of the total. The County population 65+ is 23.0%. In addition, children under the age of 19 make up 18.9% of the County's population as compared with 16.1% of the City's population.

<sup>\*\*</sup>Camp Site Numbers from 2016 County Health Dept.

<sup>\*\*\*</sup>Marina counts from 2010 "Boaters Guide to Cape May County"

<sup>\*\*\*\*</sup>Day-Trippers: Annual figure from Longwoods International 2005 Survey

Table VI 2023 Age Cohorts

Age	Population	% of	% of	
	Cape May	Population	Cape May	Population
	City		County	
Under 5	33	1.2	4131	4.3
5 to 9	125	4.5	4712	4.9
10 to 14	86	3.1	4817	5.1
15 to 19	203	7.3	4404	4.6
20 to 24	238	8.5	4558	4.8
25 to 34	245	8.8	4732	5.0
35 to 44	51	1.8	4715	5.0
45 to 54	200	7.2	4983	5.2
55 to 59	88	3.2	4409	4.6
60 to 64	13	0.5	4603	4.8
65 to 74	122	4.4	5841	6.1
75 to 84	131	4.7	6827	7.2
85 +	366	13.1	9272	9.7
Total	2789	100	95236	100

Source: 2023 ACS 5-Year Estimates

The median age for Cape May County was 52.7 in 2023. There has been a steady increase from 48.4 in 2016, 46.4 years in 2010 and 42.3 years in 2000. The median age for the City of Cape May in 2023 is 54.4. The median age has declined from 50.2 years in 2010 to 48.8 years in 2016 to an increase of 54.4 in 2023.

#### Families and Household Characteristics:

Non-family households make up 44.9% of the households in Cape May City. This is lower than the County rate of 49.8%. The average household size in Cape May City is 2.51 persons/dwelling unit (|2023 American Community Survey 5-Year Estimates), while the County average is 2.33, making the average household in Cape May City slightly larger than that of the County as indicated in Table VII

Table VII

Total Households by Type of Households

in Cape May City, Cape May County, New Jersey

Type	Cape May City
Married-couple family household	44.9%
Male householder, no spouse present, family household	21.1%
Female householder, no spouse present, family household	30.9%

Source: 2023 American Community Survey 5-Year Estimates

#### **Education**:

Within Cape May City's adult population (25 years old +), 96.7% have received a high school diploma and 50.0% received a bachelor's degree or higher making the City slightly better educated than the rest of Cape May County. When compared to the County, 96.1% of the adult population has received a high school diploma and 41.2% of the adult population has received a bachelor's degree or higher as shown in Table VIII:

Table VIII Educational Attainment

in Cape May City, Cape May County, New Jersey

Туре	Cape May City
High school or equivalent degree	17.4%
Some college, no degree	19.6%
Associate's degree	9.7%
Bachelor's degree	29.7%
Graduate or professional degree	20.3%

Source: 2023 American Community Survey 5-Year Estimates

#### **Housing**

#### Housing Units:

Table IX depicts the number of new housing units constructed between 2000 and 2020 for the City, County and State. The City's rate of increase is far below the State and County's rates.

Table IX
Cape May City, Cape May County and New Jersey
Housing Units: 2000, 2010 & 2020

Jurisdiction	Housing Units 2000	Housing Units 2010	Housing Units 2020	Increase	% Increase from 2010-2020
Cape May City	4,064	4,155	4157	2	0.05%
Cape May County	91,047	98,309	99,606	1,297	1.32%
New Jersey	3,310,275	3,553,562	3,761,229	207,667	5.84%

Source: 2000, 2010, 2020 Census Data

#### Residential Construction:

The following table indicates that the number of certificates of occupancy for new residential units that have been issued from 2000 through 2023 is 278. The rate of new housing growth in the City has slowed over several eight-year periods (2008-2016) with 84 units as compared to the most recent period (2017-2023) with 59 units. This is most likely due to the lack of available vacant land as the City is being "built out."

### Table X Cape May City

#### Certificates of Occupancy (C.O.) for Residential Construction: 2000-2023

YEAR	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
#C.O.s	15	16	19	35	16	22	15	9	12	11	4	7	10	8	7	13	12	
YEAR	2017	2018	2019	2020	2021	2022	2023											
#C.O.s	13	3	3	2	19	5	2											278

Source: New Jersey Department of Community Affairs, Division of Codes & Standards

#### **Housing Tenure:**

Cape May has increased its 2020 housing units to 4,157 according to the 2020 Census. This represents a 0.05% increase over the 4,155 housing units identified in the 2010 Census. Of these units 1,382, or 33.2%, are occupied units, 2,775 housing units (66.9%) are vacant/for seasonal use. Based on the 2010 statistics, which showed 1,457, or 35.1%, were occupied units, 2,320 housing units (55.8%) were vacant/for seasonal use. This data reflects a growing trend of less occupied and more vacant/seasonal use units and confirms the continuing trend of losing full time residential units to second homes and rental units.

The age of housing stock can be used as a gauge of the overall condition of housing in the community. As of 2023, approximately 70.9% of the City's current housing stock was constructed prior to 1980, with 29.5% constructed prior to 1940. The City therefore has what can be considered an older housing stock, reflective of the historic structures within the city.

Table XI Housing Tenure: 2000-2020

Cape May City	<b>2000 Units</b>	2000 % of Total	2010 Units	2010 % of Total	2020 Units	2020% of Total
Total Housing Units	4,064	100%	4,155	100%	4,157	100%
Occupied Housing Units						
-Owner Occupied	1,034	56.8%	791	54.3%	*	16.8%
-Renter Occupied	787	43.2%	666	45.7%	*	20.1%
-Total	1,821	100%	1,457	100%	1,382	100%
Vacant Housing						
Units	2,243	100%	2,698	100%	2775	100%
Seasonal,						
Recreational Use	2,089	93.1%	2,320	86%	*	*
Rental Vacancy Rate	85	3.8%	283	10.5%	*	*

Source: 2020 Census Data 2010 Census Data, 2000 Census Data

#### **Housing Financial Characteristics:**

Cape May's Estimate for Median Gross Rent in Cape May city, Cape May County, New Jersey. \$1,013 (plus or minus \$535). This estimate is less than that of Cape May County's rate of  $$1,440 \ (\pm $229)$  as indicated in the 2023 American Community Survey 5-Year Estimates.

#### Homeownership Rate:

Cape May's Estimate for Homeownership Rate in Cape May City is 63.0% (plus or minus 7.8%) which is less than the Estimate for Homeownership Rate in Cape May County, New Jersey indicated at 82.9% (plus or minus 2.9%) as indicated in the 2023 American Community Survey 5-Year Estimates.

#### Housing Value:

Cape May's housing stock is relatively expensive with 98.3% of the homes having a value more than \$300,000. Less than 1.6% is less than \$300,000. The data is provided in Table XII below:

<sup>\*</sup> Data unavailable

Table XII Housing Value

in Cape May City, Cape May County, New Jersey

Type	Cape May City
Less than \$50,000	0.9%
\$50,000 to \$99,999	0.0%
\$100,000 to \$149,999	0.0%
\$150,000 to \$199,999	0.0%
\$200,000 to \$299,999	0.7%
\$300,000 to \$499,999	23.4%
\$500,000 to \$999,999	47.9%
\$1,000,000 or more	27.0%

Source: 2023 American Community Survey 5-Year Estimates

The median home values have increased in Cape May from \$700,000 in 2010 to \$879,600 in 2023. The value is higher than both the Cape May County and State median values as indicated in Table XIII:

Table XIII
Cape May City, Cape May County and New Jersey
Median Home Values: 2010 & 2023

Median Home Value	2010	2023	Percent Change
Cape May City	\$700,000	\$879,600	25.7%
Cape May County	\$337,300	\$509,200	50.9%
New Jersey	\$357,000	\$474,700	32.97%

Source: US Census Bureau, 2023 American Community Survey 5-Year Estimates, 2010 Census Data

As noted in Table XIV, the majority of owner-occupied housing units with a mortgage are valued at more than \$300,000:

Table XIV
Cape May City

Home Value of Specified Owner-Occupied Units: 2023

Value of Specified Owner Occupied Units	Number of Units	Percent of Total
Less than \$50,000	0	0.0
\$50,000- \$99,999	0	0.0
\$100,000- \$149,999	6	1.4
\$150,000- \$199,999	44	10.5
\$200,000- \$299,999	75	17.9
\$300,000- \$499,999	163	38.9
\$500,000- \$999,999	131	31.3
Over \$1,000,000	0	0.0
Median (dollars)	\$879,600	

Source: US Census Bureau 2023 American Community Survey 5-Year Estimates

In 2010, the median value of the owner-occupied units in Cape May City was \$700,000. The median home value has increased to an estimated \$879,600 in 2023. Cape May City's average median home value is greater than that of Cape May County as well as New Jersey.

#### Gross Rents:

As noted in Table XV below, the majority of the gross rents charged were less than \$1,500 per month. Of the 507 rental units reported in the 2023 American Community Survey, 100% of the units were rented at less than \$1,500.

Table XV
Cape May City
Gross Rent of Specified Renter Occupied Units: 2023

or oss rent or specifica renter	Occupica emest 2020
Rent Amount	Units
Total:	507
With cash rent:	363
Less than \$100	8
\$100 to \$149	0
\$150 to \$199	0
\$200 to \$249	0
\$250 to \$299	3
\$300 to \$349	0
\$350 to \$399	23
\$400 to \$449	30
\$450 to \$499	14
\$500 to \$549	26
\$550 to \$599	30
\$600 to \$649	8
\$650 to \$699	0
\$700 to \$749	6
\$750 to \$799	0
\$800 to \$899	31
\$900 to \$999	0
\$1,000 to \$1,249	47
\$1,250 to \$1,499	13
\$1,500 to \$1,999	124
\$2,000 to \$2,499	0
\$2,500 to \$2,999	0
\$3,000 to \$3,499	0
\$3,500 or more	0
No cash rent	144

Source: US Census Bureau 2023 American Community Survey 5-Year Estimates

The median gross rent in Cape May City was \$1,013.00 in 2023 up from \$837.00 in 2016 as indicated in Table XVI:

Table XVI
Cape May City, Cape May County and New Jersey
Median Rents: 2016 & 2023

Median Rent	2016	2023	% Change
Cape May City	\$837.00	\$1,013	21%
Cape May County	\$1,045.00	\$1,440	37.8%
New Jersey	\$1,213.00	\$1,667	37.4%

Source: US Census Bureau, 2012-2016 & 2023 American Community Survey 5-Year Estimates

#### **Housing Occupancy:**

The census data reflects residency on Census Day (April 1st) and the owner's census data has been recorded at the location of the primary residence. In the 2000 census, 51.4 % of Cape May's homes were designated for seasonal use. This was an increase of 968 seasonal homes since 1990, when seasonal homes accounted for 27.7% of the housing stock. The 2010 data also reflected this continued trend. Total 2010 housing was 4,155 units with 2,320 units or 55.8% indicated as vacant or seasonal. The most recent 2023 American Community Survey 5-Year Estimates data indicated total housing was 4,157 units with 1,382 of the units occupied and 2,775 housing units or 66.7% indicated as vacant or seasonal showing that this trend has continued as shown below:

Table XVII
Cape May County Total & Occupied Housing Units 2000 & 2010

Municipality	Total Units		Oc	Occupied Units		% Occupied		
	2010	2020	%	2010	2020	%	2010	2020
			Change			Change		
Cape May City	4,155	4,157	0.05	1,457	1,382	-5.15	35%	33.3%
Cape May County	98,309	99,606	1.31	40,812	41,012	0.49	41.5%	41.2%

Source: Census 2010, 2020, 2023 5 Year Estimates

The percentage of occupied units decreased from 2010 to 2020. The 2020 Census data indicates that 1,382 housing units (33.3%) in the City were occupied, and 2,755 units (66.7%) were vacant. The City has a high vacancy rate due to seasonal rental use and permanent occupancy being established at primary residences outside Cape May.

#### Housing Physical Characteristics:

Cape May's most recent physical housing characteristic breakdown for occupied housing units is as indicated in Table XVIII:

Table XVIII
Bedrooms in Occupied Housing Units

in Cape May City, Cape May County, New Jersey

	Type	Cape May City
No b	edroom	6.4%
One 1	oedroom	11.9%
2 or 3	3 bedrooms	61.6%
4 or 1	nore bedrooms	20.2%

Source: 2023 American Community Survey 5-Year Estimates

#### Physical Character of the City Housing Stock:

Cape May has an aging housing stock, mainly due to its preservation of historic structures. Table XIX provides an estimate of the inventory of the age of the occupied housing stock in Cape May City:

Table XIX
Cape May City
Inventory of Housing Age: 2023

Year(s) Constructed	Occupied Housing Units	% of Total
2020 or later	10	0.7
2010 to 2019	18	1.3
2000 to 2009	55	4.0
1980 to 1999	172	12.6
1960 to 1979	613	44.8
1940 to 1959	208	15.2
1939 or earlier	293	21.4
Total	1,369	100.0

Source: US Census Bureau, 2023 American Community Survey 5-Year Estimates

#### Housing Tenure:

The average household size in Cape May is 1.78 persons per owner-occupied household and 2.09 for renter-occupied unit, compared with the 2010 average of 1.95 persons per household respectively. This follows a national trend to smaller household size.

Table XX
Cape May City
Housing Tenure: 2023

Housing Tenure	Units
Occupied housing units	1369
Owner-occupied	862
Renter-occupied	507
Average household size of owner- occupied unit	1.78
Average household size of renter- occupied unit	2.09

#### **Types of Occupied Dwelling Units:**

Single family detached homes remain the dominant housing structure in the City, representing 42.4% of total occupied housing units. Attached single family units represent 22.8% of the total. Types of occupied dwelling units are depicted in Table XXI:

Table XXI
Cape May City
Types of Occupied Dwelling Units: 2023

Types of Ocea	Types of Occupied Dwelling Cines. 2020			
Type of Unit	Number of Units	Percent of Total		
1- Unit; detached	581	42.4%		
1- Unit; attached	313	22.8%		
2 Units	121	8.8%		
3 to 4 Units	153	11.2%		
5 to 9 Units	41	3.0%		
10 or more Units	160	11.6%		
Mobile Homes	0	0%		
Boat, RV, Van, etc.	0	0%		
Total	1,369	100%		

Source: US Census Bureau 2023 American Community Survey 5-Year Estimates

#### Overcrowding:

Overcrowding of units is not an issue in Cape May. Table XXII provides Census data regarding the condition of housing and whether units are overcrowded:

# Table XXII Cape May City Condition of Housing: 2023

Characteristic	Number of Units
Overcrowded (> 1 person per room)	0
Total Units lacking complete plumbing	0
Total Units lacking complete kitchen	0

Source: US Census Bureau, 2023 American Community Survey 5-Year Estimates

#### **Employment & Labor**

#### Analysis of Existing Employment:

The 2023 American Community Survey data indicates that the civilian labor force (16 years and older) for Cape May City and Cape May County in 2016 were 1,138 and 46,959 respectfully. The Cape May City labor force represents 2.42% of the County civilian labor force. In 2023, the percentage of the persons age 16 and over in the civilian labor force in Cape May City was 43.8%. This average is lower than the County average of 55.6%. The City had a lower unemployment rate than the County, rates were 1.1% and 2.7% respectfully.

The Census data distribution of occupational positions in Cape May City generally reflects that of Cape May County and the State:

Table XXIII
Cape May City and Cape May County
Civilian Labor Force Characteristics: 2023

	Cape May City		Cape May County	
	Number of Persons	Percent of Total	Number of Persons	Percent of Total
Labor Force	1,138	45.0%	46,959	58.4%
Employed	1,109	43.8%	44,748	55.6%
Unemployed	29	1.1%	2,211	2.7%

Source: US Census, 2023 American Community Survey 5-Year Estimates

## Table XXIV Cape May City Counation Distribution

Occupation	<b>Distribution: 2023</b>

•	
Occupation	Cape May City
Arts, entertainment, and recreation, and accommodation and food services	23.0%
Educational services, and health care and social assistance	22.1%
Public administration	12.7%
Retail trade	11.3%
Construction	9.9%
Finance and insurance, and real estate and rental and leasing	8.7%
Professional, scientific, and management, and administrative and waste management services	4.2%
Other services, except public administration	3.1%
Manufacturing	1.7%
Agriculture, forestry, fishing and hunting, and mining	1.4%

Source: US Census, 2023 American Community Survey 5-Year Estimates

#### **Income & Poverty**

In 2023, the median income in Cape May City was \$57,230 which is far less than the state median income of \$99,781. Approximately 7.5% of the families in Cape May City were considered to be below the poverty line in 2023 which is less than the estimate for all of New Jersey at 9.7%. The median income by types of families in Cape May is \$92,784 for families, \$92,557 for married couple families and \$35,620 for Nonfamily households based on the |2023 American Community Survey 5-Year Estimates.

#### *Units Affordable to Low- and Moderate-Income Households:*

Cape May City is in COAH's Region 6, which encompasses Atlantic, Cape May, Cumberland and Salem counties. The median household income in Cape May City in 2023 was \$57,230.

Table XXV

Council on Affordable Housing
2024 Regional Income Limits (Region 6 Cape May County)

	1 Person	1.5 Person	2 Person	3 Person	4 Person	4.5 Person	5 Person	6 Person	7 Person	8 Person
Median	\$68,852	\$73,770	\$78,688	\$88,524	\$98,360	\$102,294	\$106,228	\$114,097	\$121,966	\$129,835
Moderate	\$55,081	\$59,016	\$62,950	\$70,819	\$78,688	\$81,835	\$84,983	\$91,278	\$97,573	\$103,868
Low	\$34,426	\$36,885	\$39,344	\$44,262	\$49,180	\$51,147	\$53,114	\$57,049	\$60,983	\$64,917
Very Low	\$20,655	\$22,131	\$23,606	\$26,557	\$29,508	\$30,688	\$31,868	\$34,229	\$36,590	\$38,950

Source: Affordable Housing Professionals of NJ

Based on the qualifying formula in N.J.A.C. 5:80-26, the monthly cost of shelter, which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed twenty-eight percent (28%) of gross monthly household income based on a five percent (5%) down payment. In addition, moderate-income sales units must be available for at least three different prices and low-income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than seventy-percent (70%) of median income. The sales prices must average fifty-five percent (55%) of median income.

Under UHAC regulations, rents including utilities may not exceed thirty percent (30%) of gross monthly income. The average rent must now be affordable to households earning fifty-two percent (52%) of median income. The maximum rents must be affordable to households earning no more than sixty-percent (60%) of median income. In averaging fifty-two percent (52%), one rent may be established for a low-income unit and one rent for a moderate-income unit for each bedroom distribution. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey. In addition thirteen percent (13%) of all restricted rental units must be affordable to households earning no more than thirty percent (30%) of median income.

Based upon the average household size of 1.78 (rounded up to 2) in Cape May City in 2023 and the regional limits, the median income in Region 6 for Cape May City in 2024 is \$78,688. At a minimum, 16 owner occupied units and 239 renter occupied units could be considered affordable to two person very low, low and moderate income households as indicated in Table XXV. Of the 16 owner occupied units, 0 units could be considered affordable to two person low income and some moderate income and 16 units could be considered affordable to a two person wery low income and low income, 101 units could be considered affordable to a two-person low income and moderate income and 60 units could be considered affordable to a two-person moderate income. Based upon these numbers approximately 6.54% of the 3,898 units in the City in 2023 are potentially affordable. Of these, approximately 179 units representing

approximately 4.59% could be affordable to very low- and low-income households with the remaining 60 units representing an additional approximately 1.53% could be affordable to low income and moderate income households. Although these figures are estimates and assumptions regarding household size have been made, it appears that the City has significant numbers of affordable units, some of which are naturally affordable, and some of which can be counted as affordable housing credits.

# Table XXVI Cape May City Estimate of 2023 Housing Units Affordable to Low- & Moderate-Income Households

Information for Median Income, Mortgage and Rental Information

Income Level	Annual Income	
Median Household Income	\$78,688	
Moderate Income	\$37,770 - \$62,950	
Low Income	\$23,606 - \$39,344	
Very Low Income	<\$23,606	
Income Level	Affordable Monthly Rent	Affordable Monthly Mortgage
Moderate Income	\$944.25 - \$1,573.75	\$881.30 - \$1,468.83
Low Income	\$590.15 - \$983.60	\$550.81 - \$684.69
Very Low Income	<\$590.15	<\$550.81
Mortgage Status and Selected Owner Costs	Number of Units	Affordability
Owner Occupied Units with a Mortgage	419	
Less than \$500.00	0	
\$500.00-\$999.00	0	Some Low Income & Some Moderate Income
\$1,000.00-\$1,499.00	16	Some Moderate Income
\$1,500.00-\$1,999.00	91	Not Affordable
\$2,000.00-\$2,499.00	98	Not Affordable
\$2,500.00-\$2,999.00	94	Not Affordable
\$3,000.00 or more	120	Not Affordable
Not Mortgaged	433	
Renter Occupied Housing Units	363	Affordability
Less than \$500.00	78	Some Very Low Income
\$500.00-\$999.00	101	Some Very Low Income & Some Low Income
\$1,000.00-\$1,499.00	60	Some Moderate Income
\$1,500.00-\$1,999.00	124	Not Affordable
\$2,000.00-\$2,499.00	0	Not Affordable
\$2,500.00-\$2,999.00	0	Not Affordable
\$3,000.00 or more	0	Not Affordable
No Rent Paid	144	

Source: 2023 American Community Survey 5-Year Estimates

#### III. Fair Share Plan

#### **Introduction**

In 1975, in the case <u>Southern Burlington County NAACP v. Township of Mt. Laurel (Hereinafter "Mt. Laurel I")</u>, the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide for the construction of low- and moderate-income housing. The court's 1983 <u>Mt. Laurel II</u> decision expanded the obligation in ruling that all municipalities share in this constitutional obligation to provide a realistic means for addressing a fair share of the regional present and prospective need for housing affordable to low- and moderate-income families provided that any portion of the municipality is located in a "growth area" as set forth in the SDGP.

Every municipality in New Jersey has a constitutional obligation to provide a "realistic opportunity" to create its "fair share" of affordable housing. This obligation was established as a result of the <u>Mount Laurel</u> decisions decided by the Supreme Court of New Jersey and the adoption of the Fair Housing Act of 1985. In accordance with the Municipal Land Use Law, a municipality may not adopt a zoning ordinance unless it has adopted a Housing Element. (<u>N.J.S.A.</u> 40:55D-1 et. seq.). A Fair Share Plan addressing how the municipality will provide affordable housing is an essential component of the Housing Element.

As such, through a municipality's zoning and land use regulations, it is to be realistically possible, through the provision of a variety of housing choices, for all categories of people within Housing Region 6 (including Salem, Cumberland, Cape May and Atlantic counties) to live if they so choose in the City of Cape May.

#### 2025 to 2035 Affordable Housing Legislation

As described in more detail above, the FHA was amended when Governor Murphy signed P.L.2024, c.2. into law on March 20, 2024. This required the DCA to perform a calculation of regional need and municipal present and prospective obligations in accordance with the formulas established in the law, which resulted in a report released by the DCA in October of 2024, which described the DCA's fourth round (2025-2035) fair share methodology and calculations of low-and moderate-income housing obligations for New Jersey's 564 municipalities, including Cape May City.

The amended FHA also created an entity called the Program to assist the Court with the determination of the final fair share obligations and the approval of municipal Housing Elements and Fair Share Plans.

In addition, the amended FHA outlines how municipalities may receive "bonus credits" that allow affordable housing units to be credited as 1.5 or 2 units in certain circumstances. This bonus credit system incentivizes age-restricted housing, housing set aside for individuals with

special needs, and other location or purpose-specific housing projects, such as housing near mass transit stations. The law limits bonus credit units to 25% of a municipality's Fourth Round Obligation, which in Cape May City's case would be 25% of the City's RDP, and it establishes related parameters for how much of a municipality's responsibilities must be satisfied through housing available to families with children and rental housing.

#### **Consideration of Appropriate Lands for Affordable Housing**

In general, sites that are most appropriate for affordable housing are those that have the necessary infrastructure and are not encumbered by environmental constraints.

Consistent with smart growth principles, the City has chosen to intersperse affordable housing throughout existing residential neighborhoods and in proximity to transportation corridors and walkable and bikeable areas. These areas provide the greatest number of employment opportunities and community services.

The City has analyzed whether inclusionary zoning and the development of affordable housing sites would serve the municipality to address its fair share obligation. As discussed below, the City has determined that a combination of these types of developments would be appropriate to satisfy the City's fair share obligation.

#### **Availability of Existing and Proposed Infrastructure**

The City has infrastructure capacity to address its fair share obligation. The majority of the developed portions of the City are served by public water and public sewer. Undeveloped areas are in close proximity to existing infrastructure and located within sewer service areas. Non-sewered areas are located in environmentally sensitive areas where development is not permitted. Additional water and sewer capacities are available for any projected development. Existing infrastructure is depicted in the sewer and water maps indicated below:



Figure 1: City of Cape May Sewer Collection System

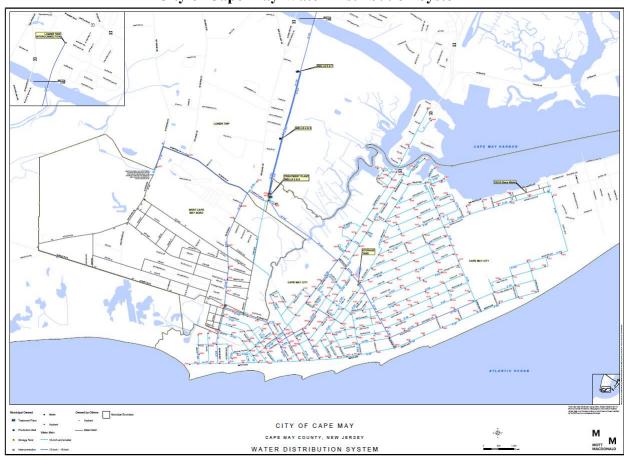


Figure 2: City of Cape May Water Distribution System

#### **Affordable Housing Obligations**

The New Jersey Department of Community Affairs (DCA) released a report on October 18, 2024, that calculated regional needs and municipal fair share obligations for the Fourth Round. The City accepted these numbers in its binding resolution adopted January 22, 2025, and a Declarator Judgement Action was filed with the Program on January 24, 2025, along with the resolution. The City met the January 31, 2025 deadline to file with the Program and the Court. The Court issued an Order on March 27, 2025 finalizing the City's Fourth Round numbers.

Cape May City's Fourth Round Obligations are as follows:

#### A. Rehabilitation Obligation (Present Need): 46

- The City accepted the DCA Fourth Round Rehabilitation Obligation (Present Need) of 46, which was later approved by an order of the Court.
- 46 existing units will have to be rehabilitated by 2035.

#### **B.** Prior Round Obligation (1987-1999): 58

• Cape May City has a Prior Round Obligation of 58 units.

#### C. Prior Round Realistic Development Potential (RDP): 0

- A Vacant Land Analysis (VLA) was completed in the Prior Round, indicating an RDP of zero (0). This left a Prior Round unmet need of 58.
- The Prior Round RDP was approved by COAH via Substantive Certification, and later by the Court via the entry of a Third Round JOR Order.

#### **D.** Third Round Obligation (1999-2025): 212

• Cape May City has a Third Round (1999-2025) Prospective Need Obligation of 212 units, which was part of the Court approved Third Round FSHC Settlement Agreement and Third Round JOR Order.

#### E. Third Round Realistic Development Potential (RDP): 12

• A vacant land adjustment was completed in the Third Round, which calculated the City's Third Round Realistic Development Potential (RDP) to be 12. This left a Third Round unmet need of 200. The Third Round RDP was approved by the Court via the entry of a Third Round JOR Order.

#### F. Fourth Round Prospective Need (2025-2035): 48

• The Fourth Round Prospective Need (2025-2035) Number was established at 48.

#### G. Fourth Round Realistic Development Potential (RDP): 0

• A vacant land adjustment (see Appendix) was completed in the Fourth Round, which calculated the City's Fourth Round Realistic Development Potential (RDP) to be zero (0). This leaves a Fourth Round unmet need of 48.

#### H. Combined Prior, Third and Fourth Round Unmet Need: 306

#### **Summary:**

Cape May City's affordable housing numbers moving forward are as follows:

- Rehabilitation Obligation: 46
- Prior Round Obligation (1987-1999): 58
- Prior Round RDP: 0
- Third Round Obligation (1999-2025): 212
- Third Round RDP: 12
- Fourth Round Prospective Need Number (2025-2035): 48
- Fourth Round RDP: 0
- Combined Prior, Third and Fourth Round Unmet Need: 306

# **Addressing The Affordable Housing Obligations**

Below are the mechanisms the City has put in place to address the affordable housing obligations.

### Addressing the Rehabilitation (Present Need) Obligation: 46

The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by low- and moderate-income households. A substandard housing unit is defined as a unit with health and safety violations that require the repair or replacement of a major system. A major system includes a roof, plumbing, heat, electricity, sanitary plumbing and/or a load bearing structural system. Upon rehabilitation, housing deficiencies are corrected, and the unit is brought up to New Jersey Uniform Construction Code standards.

Forty-Six (46) existing units will have to be rehabilitated in the City by 2035. the City intends to address this obligation by continuing to participate in the Cape May County Rehabilitation Program.

### Addressing the Prior Round Obligation (1987-1999): 58

The City has a Prior Round Obligation of 58. A Vacant Land Analysis (VLA) was completed in the Prior Round, indicating an RDP of zero (0) and a remaining Prior Round unmet need of 58. The Prior Round RDP was incorporated in the Third Round FSHC Settlement Agreement, which was approved by the Court, and was later made part of the City's Third Round Housing Element and Fair Share Plan, which was approved by the Court via an entry of a Third Round JOR Order. Since the City had a Prior Round RDP of zero (0), there was no RDP to satisfy in the Prior Round.

### Addressing the Third Round Obligation (1999-2025): 212

In the Third Round, the City and FSHC entered a Court approved settlement agreement that set the City's Third Round Obligation at 212. This was later incorporated into the City's Third Round Housing Element and Fair Share Plan, which was subsequently approved by the Court via the entry of the Third Round JOR Order. A Vacant Land Adjustment was completed in the Third Round, which calculated the City's Third Round Realistic Development Potential (RDP) to be 12, which left a remaining Third Round unmet need of 200.

Addressing the Third Round RDP of 12

The City's Third Round RDP of 12 was based on a Vacant Land Analysis, which found that no parcels in the City generated an RDP at the time other than approved subdivisions on the Osprey Landing, Pella, and Somers tracts, which were approved prior to the City's affordable housing requirements taking effect and thus were not required to provide affordable units. These developments generated a combined 12-unit Third Round RDP, which left a remaining Third Round unmet need of 200.

The City intends to satisfy its Third Round RDP of 12 as follows:

### A. Accessory Apartment Program (6 Accessory Apartment units).

During the Third Round, the City created an Accessory Apartment Program, which is codified at § 59-80 and §59-81 of the City Code. A limit of 10 accessory apartments were permitted by the previous ordinance. The City, by Ordinance #359-2018, amended the code to allow up to 12 accessory apartments and require that of the 12 there will be six low-income units of which two will be deed restricted for very low income households, with funding levels of \$20,000 for a moderate-income unit, \$25,000 for a low-income unit, and \$30,000 for a very low-income unit, with those amounts subject to review at the midpoint review to evaluate whether these amounts have been sufficient to incentivize accessory apartments. The City finalized the form of the updated Ordinance through collaboration with FSHC, the Special Master, and representatives of the City. The city will continue to rely on its Accessory Apartment Program to address six (6) units in Third Round RDP of 12.

To make the Accessory Apartment Program more viable, the City intends to implement the following via an amendment of its existing Accessory Apartment Ordinance:

- 1. Funding levels will be increased to \$25,000 for a moderate-income unit, \$40,000 for a low-income unit and \$70,000 for a very low-income unit.
- 2. The City will work with its Administrative Agent to market the Accessory Apartment program in a more vigorous manner.

### B. Inclusionary Projects (3 Affordable Family Rental Units).

The affordable units from the following inclusionary projects will help satisfy the City's Third Round RDP:

1. <u>DiDonato - Cape May Harbor Cove Subdivision (2 affordable family rental units)</u>: This approved and constructed inclusionary project will provide two (2) affordable family rental units. As a result of a major subdivision, 13 market rate units are located on Block 1172, Lot 4, and the two (2) affordable family rental units are located offsite at 1134A Lafayette Street and 1134B Lafayette Street (Block 1113, Lot 8). One of the units will be a very low-income affordable family rental unit with 2 bedrooms, and the other

one will be a low-income family rental unit with 3 bedrooms. The affordable units are currently in the process of being affirmatively marketed.

2. Yacht Harbor Marine Project (1 affordable family rental unit): This is an approved inclusionary project located at 1505 Yacht Avenue (Block 1160, Lot(s) 6, 6.01 & 7). The approval requires one (1) offsite unit to be developed in accordance with the current code affordable requirements on a site to be determined. Although the primary site is already under construction, final certificates of occupancy will not be issued until the off-site affordable unit is constructed.

### C. Three (3) Third Round Bonus Credits.

The City is claiming three (3) Third Round bonus credits, two (2) from the approved and constructed Cape May Harbor Cove project and one (1) from the approved Yacht Harbor Marine Project.

### Addressing the Fourth Round Obligation (2025-2035): 48

The City's Fourth Round Prospective Need Obligation is 48. As previously discussed, the City has recently completed a Vacant Land Analysis (see Appendix), which determined the City's current Round 4 RDP to be zero (0). Therefore, there is no RDP for the City to address for the Fourth Round, just a Fourth Round unmet need of 48.

# Addressing the Combined Prior Round, Third Round and Fourth Round Unmet Need: 306

The Third Round RDP of 12, subtracted from the Prior Round unmet need of 58, the Third Round unmet need of 200 and the Fourth Round unmet need of 48, leaves a combined Prior Round, Third Round and Fourth Round unmet need of 306 (hereinafter "combined unmet need") for the City, which the City intends to address through the following mechanisms:

A. Cape May Housing Authority Site (Block 1061, Lot(s) 32-36, 37.01 & Block 1080, Lots 2-29):

The City and the Cape May Housing Authority have had ongoing negotiations regarding the possible "gut" rehabilitation of the Cape May Housing Authority's 85 existing units, which if meeting the standards for "gut rehabilitation" and "reconstruction" as defined in N.J.A.C. 5.93-1.3 and N.J.A.C. 5:97-1.4 respectively, would count as new creditworthy affordable units. There has also been discussions regarding the construction of additional new affordable and work force housing units on the site.

Due to the tight deadline imposed on municipalities by the amended FHA, the Program and the courts regarding the adoption, endorsement and submission of this Fourth Round Housing

Element and Fair Share Plan by June 30, 2025, an agreement between the City and the Cape May Housing Authority has not yet been reached. If such an agreement is reached during the Fourth Round, creditworthy gut rehabilitation of existing units or newly constructed affordable units will be used by the City to fill any existing gap in its Third Round RDP of 12, with the balance going towards the City's combined unmet need. The City will use Affordable Housing Trust Fund monies to help fund any agreed upon project, and will also utilize redevelopment to address the redevelopment requirement in amended Section 1 of P.L.1995, c.231 (C.52:27D-310.1) of the FHA, if such a project moves forward with new units.

- B. <u>Accessory Apartment Program</u>: Any accessory apartment units created via the City's Accessory Apartment Program beyond the six (6) accessory apartments needed to help satisfy the City's Third Round RDP of 12, will be put towards the City's remaining combined unmet need.
- C. Mandatory Set-Aside Ordinance: During the Third Round, the City updated its existing city-wide inclusionary zoning ordinance at § 59-43 of City Code requiring a mandatory affordable housing set aside for all new residential developments of five (5) units or more and providing a density bonus for such development, so as to remove references to growth share and maintain a requirement for either on-site or off-site provision of the required units of affordable housing with payment-in-lieu provisions only utilized to fulfill fractional unit obligations. The required set-asides were set at fifteen percent (15%) for rental projects and twenty percent (20%) for for-sale projects. The City finalized the form of the Ordinance amendments (Ordinance #359-2018) through collaboration with FSHC, the Special Master, and representatives of the City. The City will amend this ordinance to require that all new residential developments of five (5) or more units deliver a twenty percent (20%) affordable housing set-aside.

### **Very Low Income Requirement**

The City amended its affordable housing ordinance to require thirteen percent (13%) of all restricted rental units, excepting those units that were constructed or granted preliminary or final site plan approval prior to July 1, 2008, to be very-low-income units, with half of the very-low-income units being available to families. The City will comply with those requirements by providing two very-low-income accessory apartments as specified herein, and by requiring that very-low-income units constitute thirteen percent (13%) of affordable units developed on any site in the City via inclusionary zoning and/or overlay zoning requirements. If the Cape May Housing Authority project moves forward, very-low income units will be provided in that project as well.

### **Affordable Housing Trust Fund**

The City of Cape May has adopted an affordable housing Development Fee Ordinance ("DFO") in accordance with the FHA and applicable COAH regulations for the purposes of funding affordable housing activities, and continues to collect development fees in accordance with the DFO. Fees collected from the DFO are deposited in the City's Affordable Housing Trust Fund. All trust fund monitoring is up to date with the DCA. Finally, the City is in the process of drafting and adopting an updated Fourth Round Spending Plan.

#### **Cost Generation**

The City of Cape May will provide for expediting the review of development applications containing affordable housing. Such expedition may consist of, but is not limited to, scheduling of pre-application conferences and special monthly public hearings for projects involving affordable housing. Furthermore, development applications containing affordable housing shall be reviewed for consistency with the Land Development Ordinance and Residential Site Improvement Standards (N.J.A.C. 5:21-1 et seq.) The City shall comply with COAH's requirements for unnecessary cost generating requirements under N.J.A.C. 5:93-10.

### **Monitoring**

The City has completed all of its monitoring requirements to date with the DCA for both the City's Affordable Housing Trust Fund and the City's affordable housing units and programs.

### **Affordable Housing Ordinance and Affirmative Marketing**

For the Third Round, the City prepared and adopted an Affirmative Marketing plan and an Affordable Housing Ordinance in accordance with COAH's substantive rules, N.J.A.C. 5:93-9, and the UHAC at N.J.A.C. 5:80-26. The City's Affordable Housing Ordinance governs the

administration of affordable units in the City as well as regulating the occupancy of such units. The Affordable Housing Ordinance also covers the phasing of affordable units, the very low/low/moderate income split, bedroom distribution, occupancy standards, affordability controls, establishing rents and sale prices, affirmative marketing, income qualification and the like. Once new UHAC regulations are adopted, the Affordable Housing Ordinance will be updated to comply with the amended FHA.

The City's current Affirmative Marketing Plan is designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the City. Additionally, the Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside in Housing Region #6, consisting of Atlantic, Cape May, Cumberland and Salem counties. The costs of advertising and affirmative marketing of the affordable units (including the contract with the Administrative Agent) shall be the responsibility of the developer, sponsor or owner, unless otherwise determined or agreed to by the City.

The Affirmative Marketing Plan also includes regulations for qualification of income eligibility, prove and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance with N.J.A.C. 5:80-26. The Affirmative Marketing Plan will be updated to ensure that all newly created affordable units will comply with the thirty-year and forty-year affordability control periods required by the amended FHA and UHAC. This plan must be adhered to by all private, non-profit or municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit. The costs of implementing the Affirmative Marketing Plan (i.e., the costs of advertising the availability of affordable units, contract with the Administrative Agent, etc.) are the responsibilities of the developers of the affordable units.

#### Conclusion

The City will be able to satisfy its Rehabilitation, Prior Round and Third Round and Fourth Round affordable housing obligations with the various methods that have been proposed herein by 2035, which will provide for a realistic opportunity for the production of very low, low and moderate income affordable units within the City.

# IV. Appendix



# VACANT LAND INVENTORY & ANALYSIS

Prepared for:
City of Cape May Council
& The Cape May City Planning Board

Prepared By:

# HURLESS PLANNING & ENGINEERING, LLC

507 Heritage Court Galloway Township, NJ 08208 Phone: 609-204-0798 Email: <u>c.hurless@comcast.net</u> COA# 24GA28385200

APRIL 22, 2025

### VACANT LAND INVENTORY & ANALYSIS CITY OF CAPE MAY, CAPE MAY COUNTY, NJ

### **MAYOR**

Mayor Zachary Mullock

### **COUNCIL MEMBERS**

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Karen Keenan, Board Assistant

Prepared By:

Craig R. Hurless

Craig R. Hurless, PP New Jersey Professional Planner License No. 005646

The original of this document was signed and sealed.

# TABLE OF CONTENTS

INTRODUCTION	2
REGULATORY JURISDICTIONS	
CRITERIA FOR EXCLUSION FROM VACANT LAND INVENTORY	7
UPDATES, SUMMARY & CONCLUSION	11
APPENDIX A - VACANT LAND INVENTORY TABLE	
<u>APPENDIX B</u> - VACANT LAND ANALYSIS MAP	

### INTRODUCTION

Cape May City is a small peninsula community located at the southern tip of the Cape May Peninsula in Cape May County. The City of Cape May was originally formed as the borough of Cape Island by an act of the New Jersey Legislature on March 8, 1848, from portions of Lower Township. It was reincorporated as Cape Island City on March 10, 1851, and finally became Cape May City as of March 9, 1869. The City of Cape May contains a total area of 2.743 square miles, which includes 2.404 square miles of land and 0.339 square miles of water. Cape May City currently has a year-round population of approximately 2,700 residents, with a higher seasonal summer population of approximately 50,000. Approximately half the population is 45 or older, and a median family income lower than the state average.

In 1976, the City was officially designated a National Historic Landmark as the Cape May Historic District, making Cape May the only city in the United States wholly designated as such and that designation is intended to ensure the architectural preservation of these buildings.

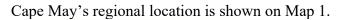
Located at the southernmost point in New Jersey, Cape May Harbor allows fishing vessels to enter from the Atlantic Ocean, making it the second-largest fishing port on the East Coast. Tourism is a dominant industry for the city, with the economy focusing on shops, restaurants, lodging and tourist attractions including the Washington Street Mall, which is a pedestrian friendly right-of-way with storefronts lining the walk and the beachfront promenade. Ecotourism is also prominent, featuring more than 400 recorded bird species, marine mammal watching trips, fishing trips and more.

The City of Cape May is seeking a vacant land adjustment due to the developed, built-out condition and undeveloped areas with environmental constraints. This Vacant Land Analysis was prepared to document Cape May's lack of available land capacity pursuant to N.J.A.C. 5:93. This inventory includes the Block, Lot, address, total lot acreage and developable uplands acreage area for each property. This information has been taken from current tax information (Provided by Cape May Tax Assessor on January 23, 2025) and NJDEP mapping.

### REGULATORY JURISDICTIONS & CONSTRAINTS

The City of Cape May is located within the jurisdictional area of the State regulated Coastal Zone Management Rules "CAFRA Rules" set forth in N.J.A.C. 7-7E. These Rules delineate a number of other Coastal and CAFRA Centers. Coastal Centers were delineated by the NJDEP for the purpose of applying impervious coverage and vegetative coverage standards. Cape May City was designated as a non-mainland coastal town center. This Designated Town (DT) Center as depicted on the State Smart Growth Area Map designation was consistent with a State Plan designation which designates the area for growth which encourages growth and investment as a Designated Center. Cape May City received NJ State Plan Endorsement on October 10, 2012 which expired in 2022. The entire City is now mapped PA5 Environmentally Sensitive on the State Plan Policy Map. PA5 Environmentally Sensitive areas represent the most environmentally sensitive zones, typically including large swaths of undeveloped land, natural preserves, and critical wildlife habitats, making them the least suitable for significant development according to the New Jersey State Plan.

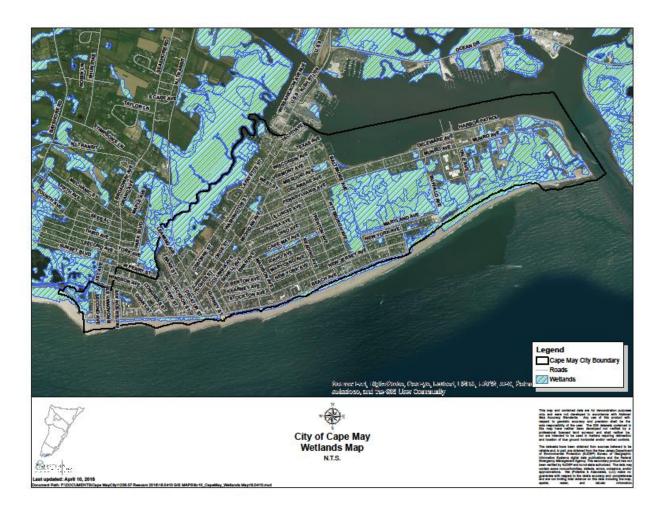
Cape May is separated from the New Jersey mainland by Cape May Harbor and the Cape Canal, which is part of the Intracoastal Waterway. This island is shared by the City of Cape May, the Boroughs of West Cape May and Cape May Point, and a portion of Lower Township. Cape May City shares municipal borders with the Borough of West Cape May and Lower Township. The eastern end of the city is occupied by a U.S. Coast Guard base, which occupies approximately 20% of the land area in the City.





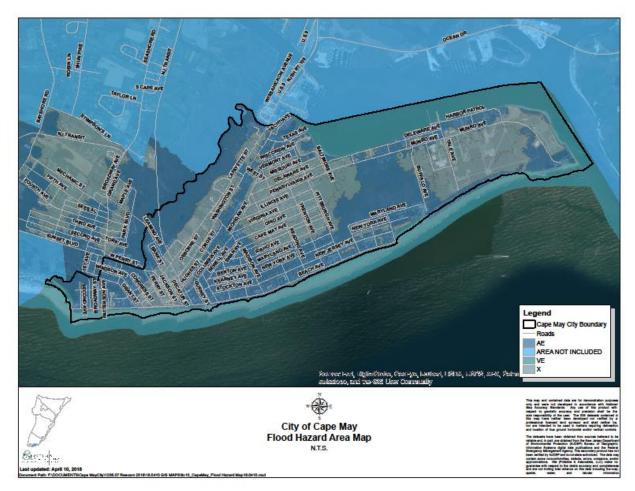
Map 1 – Aerial Map of Cape May, New Jersey

Cape May City's location on the coastal plain in proximity to several water bodies and its relatively low elevation put the City's development in proximity to important sensitive wetland areas. Map 2 shows an aerial photograph of the City and its areas of wetlands:



Map 2: City of Cape May Wetlands Map

Cape May City's location and its relatively low elevation often puts the City's developments within mapped flood hazard areas which can constrain development. Map 3 shows an aerial photograph of the City and its areas of flood hazard areas:



Map 3: Flood Hazard Area Map

The City offers a rare inventory of architectural styles spanning approximately 250 years of development as a summer resort destination which includes a mix of architecture from the eighteenth, nineteenth and twentieth centuries. Preservation efforts combined with the offering of cultural and historical activities and events, have increased visitation and contributed to the economic prosperity of the City of Cape May. The restoration and conversion of many historic homes to Bed and Breakfast inns, guesthouses, restaurants and shops have contributed to this success. The Cape May Historic District is exceptional because of its mix of distinctive architectural building and streetscape character as a whole.

Cape May's architectural heritage was recognized with its designation as a National Historic Landmark District in 1976. A National Historic Landmark designation applies to buildings, sites and districts that meet the Secretary of the Interior's standards for such designation. Cape May is the only city in the Country to have the entire city designated as a National Historic Landmark. It is also listed on both the National and State of New Jersey Registers of Historic Places.

# CRITERIA FOR EXCLUSION FROM VACANT LAND INVENTORY

This inventory and analysis has been prepared utilizing the exclusions permitted under N.J.A.C. 5:93 which establishes criteria for sites, or portions thereof, which may be excluded. The following criteria were used to exclude vacant properties from the inventory:

#### 5:93-4.2 Lack of land

- (a) Municipalities that request an adjustment due to available land capacity shall submit an existing land use map at an appropriate scale to display the land uses of each parcel within the municipality. Such a map shall display the following land uses: single family, two-to-four family, other multi-family, commercial, industrial, agricultural, parkland, other public uses, semipublic uses and vacant land.
- (b) Municipalities that request an adjustment due to available land capacity shall submit an inventory of vacant parcels by lot and block that includes the acreage and owner of each lot.
- (c) Municipalities shall exclude from the vacant land inventory:
  - 1. Any land that is owned by a local government entity that, as of January 1, 1997, has adopted, prior to the filing of a petition for substantive certification, a resolution authorizing the execution of an agreement that such land shall be utilized for a public purpose other than housing; and
  - 2. Any vacant contiguous parcels of land in private ownership of a size which would accommodate less than five dwelling units as per the COAH standard in (f) below;
    - i. In preparing a housing plan, a municipality may designate land in (c)2 above for affordable housing infill purposes, but is not required to do so.
- (d) The Council shall review the existing land use map and inventory to determine which sites are most likely to develop for low and moderate income housing. All vacant sites shall initially be presumed to fall into this category. In addition, the Council may determine that other sites, that are devoted to a specific use which involves relatively lowdensity development would create an opportunity for affordable housing if inclusionary zoning was in place. Such sites include, but are not limited to: golf courses not owned by its members; farms in SDRP planning areas one, two and three; driving ranges; nurseries; and nonconforming uses. The Council may request a letter from the owner of sites that are not vacant indicating the site's availability for inclusionary development.
- (e) Municipalities may present documentation that the Council shall use to eliminate a site or part of a site from the inventory of sites described in (d) above. Partial elimination of a site shall not necessarily eliminate an entire site as unsuitable. Municipalities may seek to eliminate sites from the inventory described in (d) using the criteria set forth in 1 through 6 below. Municipalities shall submit transparent overlays drawn to the same scale as the existing land use map depicting those sites which the municipality maintains are inappropriate for development.
  - 1. Agricultural lands shall be excluded when the development rights to these lands have been purchased or restricted by covenant.
  - 2. Environmentally sensitive lands shall be excluded as follows:
    - i. Within the areas of the State regulated by the Pinelands Commission, Division of Coastal Resources of the DEP and the Hackensack Meadowlands Development Commission of DCA, the

Council shall adhere to the policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C.7:50; the Coastal Permit Program Rules,

N.J.A.C.7:7-1; Coastal Resource and Development Rules, N.J.A.C.7:7E1; and the Zoning Regulations of the Hackensack Meadowlands District, N.J.A.C. 19:4.

ii. In areas of the State not regulated by the Pinelands Commission, the Division of Coastal Resources and the Hackensack Meadowlands Development Commission, municipalities may exclude as potential sites for low and moderate income housing: inland wetlands as delineated on the New Jersey Freshwater Wetlands Maps, or when unavailable, the U.S. Fish and Wildlife Service National Wetlands Inventory; or as

delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction; when on-site delineation is required by the Council; flood hazard areas as defined in N.J.A.C.7:13; and sites with slopes in excess of 15 percent, as determined from the U.S.G.S. Topographic Quadrangles, which render a site unsuitable for low and moderate income housing. In cases where part of a site is unsuitable for low and moderate income housing because of flood hazard areas or inland wetlands, the Council shall not permit low and moderate income housing to be constructed on that unsuitable part of the site; provided however, that this rule shall not prohibit construction of low and moderate income housing on the remainder of the site. In the case of slopes in excess of 15 percent, a municipality may regulate inclusionary development through a steep slope ordinance, provided the ordinance also regulates non-inclusionary developments in a consistent manner. The Council reserves the right to exclude sites in whole or in part when excessive slopes threaten the viability of an inclusionary development.

- iii. Where the Legislature adopts legislation that requires the mapping of other natural resources and provides a mechanism for their regulation, the Council shall include such resources in its criteria and guidelines for municipal adjustment.
- 3. Historic and architecturally important sites may be excluded as follows:
  - i. Historic and architecturally important sites shall be excluded if such sites were listed on the State Register of Historic Places in accordance with N.J.A.C.7.4 prior to the submission of the petition of substantive certification.
  - ii. Municipalities may apply to exempt a buffer area to protect sites listed on the State Register of Historic Places. The Council shall forward such request to the Office of New Jersey Heritage for a recommendation pertaining to the appropriateness and size of a buffer.
  - iii. Upon receipt of the Office of New Jersey Heritage's recommendation, the Council shall determine if any part of a site should be eliminated from the inventory described in (d) above.
  - iv. Within historic districts, a municipality may regulate low and moderate income housing to the same extent it regulates all other development.
- 4. Active recreational lands may be excluded as follows:
  - i. Municipalities may reserve three percent of their total developed and developable acreage for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing. However, all sites designated for active recreation must be designated for recreational purposes in the municipal master plan. In determining developable acreage, municipalities shall calculate their total vacant and undeveloped lands and deduct from that total number the lands excluded by the Council's rules regarding historic and architecturally important sites, agricultural lands and environmentally sensitive lands. Municipalities shall also exclude from this calculation of total vacant and undeveloped lands, those owned by nonprofit organizations, counties and the State or Federal government when such lands are precluded from development at the time of substantive certification. Municipalities shall submit appropriate documentation demonstrating that such active recreational lands are precluded from development.

Existing active municipal recreation areas shall be subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

- ii. Sites designated for active recreation must be purchased and limited to active recreational purposes within one year of substantive certification. Sites that are not purchased and limited to active recreational purposes shall, if determined necessary by the Council, be zoned to permit inclusionary development.
- 5. Conservation, parklands and open space lands may be excluded as follows:
  - i. Any land designated on a master plan of a municipality as being dedicated or which is dedicated by easement or otherwise for purposes of conservation, parklands or open space and which is owned, leased, licensed or in any other manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education or by more than one municipality, by joint agreement pursuant to P.L.

1964,c.185 (N.J.S.A. 40:61-35.1 et seq.), for so long as the entity maintains such ownership, lease, license or operational control of such land.

- ii. If less than three percent of the municipality's total land area is designated for conservation, parklands or open space, the municipality may reserve up to three percent of its total land area for such purposes. However, the acquisition of such sites must be initiated by the municipality within one year of substantive certification. Sites that are not purchased and limited to conservation, parklands or open space within that time-frame, shall, if determined necessary by the Council, be zoned to permit inclusionary development.
- iii. If sites designated for conservation, parklands or open space no longer serve those purposes and subsequently become available for residential or nonresidential development, these sites shall have an affordable housing obligation, if determined necessary by the Council.
- 6. Individual sites that the Council determines are not suitable for low and moderate income housing may also be eliminated from the inventory described in (d) above.
  - (f) The Council shall consider sites, or parts thereof, not specifically eliminated from the inventory described in (d) above, for inclusionary development. The Council shall consider the character of the area surrounding each site and the need to provide housing for low and moderate income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory. The minimum presumptive density shall be six units per acre and the maximum presumptive set-aside shall be 20 percent. The density and set-aside of each site shall be summed to determine the RDP of each municipality.

Example: Lowmod Borough has three suitable sites. The sites are 10 acres, five acres and one acre. The larger sites may accommodate eight units/acre. The one acre site may accommodate six units/acre. All sites are assigned a 20 percent setaside. The RDP equals 25 low and moderate income units.

```
10 acres X 8 units/acre X .2 = 16
5 acres X 8 units/acre X .2 = 8
1 acre X 6 units/acre X .2 = 1
```

A municipality that received an adjustment due to lack of vacant land in addressing its 1987-1993 need obligation shall be presumed to have addressed its RDP, provided the municipality continues to implement the terms of its previous substantive certification.

(g) The municipality may address its RDP through any activity approved by the Council, pursuant to N.J.A.C.5:93-5. The municipality need not incorporate into its housing element and fair share plan all

sites used to calculate the RDP if the municipality can devise an acceptable means of addressing its RDP. The RDP shall not vary with the strategy and implementation techniques employed by the municipality.

- (h) If the RDP described in (f) above is less than the precredited need minus the rehabilitation component, the Council shall review the existing municipal land use map for areas that may develop or redevelop. Examples of such areas include, but are not limited to: a private club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; and properties that may be subdivided and support additional development. After such an analysis, the Council may require at least any combination of the following in an effort to address the housing obligation:
  - 1. Zoning amendments that permit apartments or accessory apartments;
  - 2. Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C.5:93-8. In approving an overlay zone, the Council may allow the existing use to continue and expand as a conforming use, but provide that where the prior use on the site is changed, the site shall produce low and moderate income housing or a development fee; or
  - 3. Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

In summary, the following has been determined to meet the above criteria and determined as vacant:

- Properties owned by a local government entity that are utilized for a public purpose other than housing.
- Per N.J.A.C. 5:93, an affordable housing site must be able to accommodate 5 dwelling units at a minimum density of 6 units per acre with a maximum set aside of 20%. Therefore, a site or parcel must be greater than 0.833 acres to provide a single affordable unit. Public and privately owned sites less than 0.833 acres have been excluded.
- Environmentally sensitive areas including flood hazard areas, areas within environmentally Sensitive Planning Areas according to the State Plan Policy Map, areas outside the Sanitary Sewer Service Area, wetlands, and areas characterized by steep slopes greater than 15% that render a site unsuitable for affordable housing (Developable land is less than 0.833 acres).
- Vacant lots or properties under development or approved for development.
- Landlocked parcels or sites with limited or no access.

An inventory has been prepared in accordance with this methodology and included in Appendix A "Vacant Land Inventory Table."

### **UPDATES, SUMMARY & CONCLUSION**

The vacant land analysis indicates that the City of Cape May does not have any sufficient acreage to accommodate its prior round obligation nor its new construction obligation. Approximately 1,172 acres and a total of 303 tax lot parcels have been identified as vacant by the current City Tax Data. Exclusions permitted under N.J.A.C. 5:93 resulted in all vacant parcels meeting the vacant criteria of permitted under N.J.A.C. 5:93. Most parcels were excluded primarily due to lot sizes less than 0.833 acres, parcels that have prior approvals, utilities, open space or were undevelopable. The environmentally contained lands, beaches, dunes or tidally flowed waterways made up the majority of vacant land mass.

A substantial portion of the eastern half of Cape May is preserved wetlands and noted as zoning district Preserved Wetlands (PW). As indicated in the City's 2009 and 2017 Master Plan Reexaminations, there was great concern expressed regarding the potential development of these wetlands in East Cape May. This is the last concentration of undeveloped land in Cape May. Much of this land is zoned residential and only the state's wetland protection policies have so far prevented development. A large residential subdivision plan was filed and it was in litigation with the State for a number of years over the extent of the wetlands and whether this area is suitable for development. It was previously unknown the extent of development will be permitted if any, and how or when this litigation will be resolved. A settlement was reached and the transfer of the following parcels from East Cape May Associates to the New Jersey Department of Environmental Protection was recorded on 8/30/2021:

Block 1163, Lot 8; Block 1164, Lot 7; Block 1165 Lot 7; Block 1166 Lot 3; Block 1167, Lot 3; Block 1168, Lot 3; Block 1169, Lot 4; Block 1179, Lot 1; Block 1180 Lot 1; Block 1181 Lot 1; Block 1182 Lot 1; Block 1190 Lot 1; Block 1191, Lot 1; Block 1192 Lot 1; Block 1193 Lot 1; Block 1199 Lot 1; Block 1200 Lot 1; Block 1201 Lot 1; Block 1202 Lot 1; Block 1203 Lot 1; Block 1210 Lot 1; Block 1211 Lot 1; Block 1212, Lot 1; Block 1213 Lot 1; Block 1214 Lot 1.

This transfer effectively makes the above referenced lots "vacant" and not viable for future development due to environmental constraints.

The New Jersey Department of Environmental Protection approved a diversion to allow the City to remove the Green Acres restrictions from approximately 0.137 acre of parkland in order for the City to construct a new police station facility at the intersection of St. John Street and Lafayette Street. The City was required to compensate for the diversion and dedicate six tax parcels and various vacated ROWs, totaling 6.607 acres, in fee for recreation and conservation purposes. The proposed compensation parcels include: 1) Block 1163, Lot 7; 2) Block 1164, Lot 6; 3) Block 1165, Lot 1; 4) Block 1165, Lot 6; 5) Block 1167, Lot 2; and 6) Block 1168, Lot 2 as well as vacated portions of Illinois Avenue, Virginia Avenue, Ohio Avenue, Cape May Avenue, Idaho Avenue, Maryland Avenue and New York Avenue.

This diversion compensation effectively makes the above referenced lots "vacant" and not viable for future development due to environmental constraints.

This analysis of the Realistic Development Potential (RDP) of the vacant lands was performed in accordance with N.J.A.C. 5:93. The majority of vacant lands were environmentally constrained or open space and deemed undevelopable. These lands are adjacent to: the Atlantic Ocean, beaches and dunes; Cape Island Creek and adjacent environmentally constrained lands; Cape May Harbor, tributaries and adjacent environmentally constrained lands; and East Cape May wetlands and environmentally constrained lands. This analysis reveals that the city does not have any vacant lots large enough to provide affordable housing. This includes an analysis evaluating if any vacant lots could be consolidated to provide lots large enough for development. All existing vacant lots previously approved by residential subdivision approval were captured in the 3<sup>rd</sup> Round RDP requirement of 12 units. All new subdivisions are below the unit number requiring affordable units and acreage thresholds and have been excluded.

The City of Cape May's RDP is zero (0) affordable units.

### **APPENDIX A**

### VACANT LAND INVENTORY TABLE

 LAND
 IMPROV
 VALUES NET

 TAX MAP
 TAXABLE
 TAXABLE
 TAXABLE

								TAX MAP		TAXABLE	TAXABLE	TAXABLE	
		CARD	PROPERTY LOCATION	CLASS			ZONING	PAGE	OWNER			VALUE	DESCRIPTION & NOTES
1000 1000	1		1 12 BEACH AVE 1 22 BEACH AVE	15C 15C	20.47AC 5.9AC	20.47 5.9			CITY OF CAPE MAY CITY OF CAPE MAY	100300 28900	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1000	7		1 32 BEACH AVE	15C	5.2AC	5.2			CITY OF CAPE MAY	25500	0		City Environmentally Constrained-Beach/Dunes
1000	8		1 42 BEACH AVE	15C	7.3AC	7.3		69	CITY OF CAPE MAY	35800	0	35800	City Environmentally Constrained-Beach/Dunes
1000	10		1 62 BEACH AVE	15C	220X1000	5.0505			CITY OF CAPE MAY	494900	0		City Environmentally Constrained-Beach/Dunes
1000 1000	11 12		1 302 S BEACH AVENUE 1 82 BEACH AVE	15C 15C	320X1000 30X1000	7.3462 0.6887			CITY OF CAPE MAY CITY OF CAPE MAY	719300 67600	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1000	13		1 92 BEACH AVE	15C	260X1000	5.9688			CITY OF CAPE MAY	585100	0		City Environmentally Constrained-Beach/Dunes
1000	14		1 100 BEACH AVE	15C	250X1000	5.7392		70	CITY OF CAPE MAY	2648800	0	2648800	City Environmentally Constrained-Beach/Dunes
1000	15		1 110 BEACH AVE	15C	100X1000	2.2957			CITY OF CAPE MAY	225400	0		City Environmentally Constrained-Beach/Dunes
1000 1000	16 17		1 200 BEACH AVE 1 202 BEACH AVE	15C 15C	17X1000 12X1000	0.3903 0.2755	S-1 S-1		CITY OF CAPE MAY CITY OF CAPE MAY	38200 26500	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1000	18		1 204 BEACH AVE	15C	70X1000	1.607			CITY OF CAPE MAY	156800	0		City Environmentally Constrained-Beach/Dunes
1000	20		1 210 BEACH AVE	15C	48X965	1.0634			CITY OF CAPE MAY	103900	0		City Environmentally Constrained-Beach/Dunes
1000	21		1 220 BEACH AVE	15C	255X965	5.6491			CITY OF CAPE MAY	553700	0		City Environmentally Constrained-Beach/Dunes
1000 1000	22 23		1 222 BEACH AVE 1 230 BEACH AVE	15C 15C	40X965 184X965	0.8861 4.0762			CITY OF CAPE MAY CITY OF CAPE MAY	86200 400800	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1000	24		1 234 BEACH AVE	15C	54X1000	1.2397			CITY OF CAPE MAY	120500	0		City Environmentally Constrained-Beach/Dunes
1000	25		1 236 BEACH AVE	15C	48X965	1.0634			CITY OF CAPE MAY	103900	0		City Environmentally Constrained-Beach/Dunes
1000	26		1 250 BEACH AVE	15C	384X1000	8.8154			CITY OF CAPE MAY	863400	0		City Environmentally Constrained-Beach/Dunes
1000 1000	27 28		1 302 BEACH AVE 1 320 BEACH AVE	15F 1	25X1000 341X1000 IRR	0.5739	S-1 S-1		STATE OF NJ BUREAU OF TIDELANDS STEGER, STEVEN R	55900 766400	0		City Environmentally Constrained-Beach/Dunes
1000	29.01		1 400 BEACH AVE	15C	3.028AC	3.028			CITY OF CAPE MAY	296900	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1000	30		1 426 BEACH AVE	15C	104X965	2.3039		72	CITY OF CAPE MAY	225400	0	225400	City Environmentally Constrained-Beach/Dunes
1000	31		1 502 BEACH AVE	15C	100X965	2.2153			CITY OF CAPE MAY	216600	0		City Environmentally Constrained-Beach/Dunes
1000 1000	32 33		1 510 BEACH AVE 1 518 BEACH AVE	15C 15C	125X965 183X965	2.7692 4.0541			CITY OF CAPE MAY CITY OF CAPE MAY	271500 396900	0		City Environmentally Constrained-Beach/Dunes
1000	33		1 610 BEACH AVE	150	369X965	8.1746			FITE. ROBERT S	800700	0		City Environmentally Constrained-Beach/Dunes Environmentally Constrained-Beach/Dunes
1000	37		1 728 BEACH AVE	15C	141X25		S-1		CITY OF CAPE MAY	7800	0		City Environmentally Constrained-Beach/Dunes
1000	38.01		1 REAR 724-730 BEACH AVE	15C	1.2 AC	1.2			CITY OF CAPE MAY	117600	0		City Environmentally Constrained-Beach/Dunes
1000 1000	42 43		1 802 BEACH AVE 1 806 BEACH AVE	15C 15C	151X1000 85X1000	3.4665 1.9513			CITY OF CAPE MAY CITY OF CAPE MAY	340100	0		City Environmentally Constrained-Beach/Dunes
1000	43		1 810 BEACH AVE	15C	60X1000	1.9513			CITY OF CAPE MAY	191100 135200	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1000	45		1 816 BEACH AVE	15C	66X1000	1.5152			CITY OF CAPE MAY	148000	0		City Environmentally Constrained-Beach/Dunes
1000	46		1 820 BEACH AVE	15C	38X1000	0.8724			CITY OF CAPE MAY	85300	0		City Environmentally Constrained-Beach/Dunes
1000	47		1 824 BEACH AVE	15C	60X1000	1.3774			CITY OF CAPE MAY	135200	0		City Environmentally Constrained-Beach/Dunes
1000 1000	48 49		1 902 BEACH AVE 1 904 BEACH AVE	15C 15C	93X1000 50X1000	2.135 1.1478			CITY OF CAPE MAY CITY OF CAPE MAY	208700 112700	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1000	50		1 910 BEACH AVE	1	54X1000	1.2397			THE CAPE MAY TRUST @ S BURGOS	121500	0		City Environmentally Constrained-Beach/Dunes
1000	51		1 922 BEACH AVE	15C	217X1000	4.9816		74	CITY OF CAPE MAY	488000	0		City Environmentally Constrained-Beach/Dunes
1000	52		1 930 BEACH AVE	15C	54X1000	1.2397			CITY OF CAPE MAY	121500	0		City Environmentally Constrained-Beach/Dunes
1000	53		1 932 BEACH AVE	15C	54X1000	1.2397			CITY OF CAPE MAY	121500	0		City Environmentally Constrained-Beach/Dunes
1000 1000	53.01 54		1 936 BEACH AVE 1 938 BEACH AVE	15C 1	49X1000 60X1000	1.1249 1.3774			CITY OF CAPE MAY STEGER, STEVEN R	109800 135200	0		City Environmentally Constrained-Beach/Dunes Environmentally Constrained-Beach/Dunes
1000	55		1 1002 BEACH AVE	1	45X1000	1.0331			FENNERTY, LAWRENCE TRUSTEE	100900	0		Environmentally Constrained-Beach/Dunes
1000	56		1 1006 BEACH AVE	15C	100X1000	2.2957	S-1		CITY OF CAPE MAY	225400	0	225400	City Environmentally Constrained-Beach/Dunes
1000	57		1 1028 BEACH AVE	15C	300X1000	6.8871			CITY OF CAPE MAY	675200	0		City Environmentally Constrained-Beach/Dunes
1000	59		1 1032 BEACH AVE	15C	147X1000	3.3747			CITY OF CAPE MAY	330300	0		City Environmentally Constrained-Beach/Dunes
1000 1000	60 66		1 1040 BEACH AVE 1 2102 BEACH AVE	15C 15F	376X375 555.2 AC	3.2369 555.2			US OF AMERICA ATTN: COMANDANT USCG	316500 2715600	0		City Environmentally Constrained-Beach/Dunes Environmentally Constrained-Beach/Dunes
1001	1		1 NINTH AVENUE	15C	.02AC	0.02		01	CITY OF CAPE MAY	100	0		City Environmentally Constrained-Beach/Dunes
1002	1		1 EIGHTH AVE	15C	.0121AC	0.0121	S-2	01	CITY OF CAPE MAY	400	0	400	City Environmentally Constrained-Beach/Dunes
1002	2		1 BEACH AVE	15C	.5050AC	0.505		01	CITY OF CAPE MAY	1500	0		City Environmentally Constrained-Beach/Dunes
1003 1003	1 14		1 SEVENTH AVE 1 BEACH AVE	15C 15C	.6942AC .5050AC	0.6942 0.505		01 01	CITY OF CAPE MAY CITY OF CAPE MAY	2100 1500	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1003	20		1 EIGHTH AVE	15C	.1377AC		S-2	01	CITY OF CAPE MAY	400	0		Environmentally Constrained-Beach/Dunes
1003	22		1 EIGHTH AVE	1	25X100 IRR	0	S-2	01	WOLF, WILBERT @ LEWIS R WOLF	200	0	200	Environmentally Constrained-Beach/Dunes
1004	1		1 SEVENTH AVE	15C	1.6563AC	1.6563		01	CITY OF CAPE MAY	5000	0		City Environmentally Constrained-Beach/Dunes
1004	2		1 MT VERNON AVE & SIXTH AVE	15F	130X120	0.3581	S-2	01	STATE OF NJ DEP NATURE CONSERVANCY	1100	0		State Environmentally Contained-Beach/Dunes
1004 1004	4 14		1 SIXTH AVE 1 BEACH AVE	15C 15C	1.1042AC .5968AC	1.1042 0.5968		01 01	CITY OF CAPE MAY CITY OF CAPE MAY	3300 1800	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1005	1		1 MT VERNON AVE	15C	.0878AC	0.0878		01	CITY OF CAPE MAY	300	0		City Environmentally Constrained-Beach/Dunes
1006	1		1 SIXTH AVE & MT VERNON AVE	15F	120X100	0.2755	S-2	01	STATE OF NJ DEP NATURE CONSERVANCY	800	0	800	State Environmentally Contained-Beach/Dunes
1006	2		1 MT VERNON AVE	15F	60X120	0.1653		01	STATE OF NJ DEP NATURE CONSERVANCY	500	0		State Environmentally Contained-Beach/Dunes
1006 1006	4		1 FIFTH AVE 1 FIFTH AVE	15F 15C	120X100 120X130	0.2755 0.3581		01 01	STATE OF NJ DEP NATURE CONSERVANCY CITY OF CAPE MAY	800 1100	0		State Environmentally Contained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1006	9		1 FIFTH AVE	15C	.6267AC	0.6267	S-2	01	CITY OF CAPE MAY	1900	0		City Environmentally Constrained-Beach/Dunes
1006	13		1 BEACH AVE	15C	.8356AC	0.8356	S-2	01	CITY OF CAPE MAY	2500	0	2500	City Environmentally Constrained-Beach/Dunes
1006	17		1 SIXTH AVE	15C	.8953AC	0.8953		01	CITY OF CAPE MAY	2700	0		City Environmentally Constrained-Beach/Dunes
1006 1007	24 1		1 SIXTH AVE 1 SIXTH AVE	15F 15C	30X130 .4924AC		S-2 S-2	01 02	STATE OF NJ DEP NATURE CONSERVANCY CITY OF CAPE MAY	300 1500	0		State Environmentally Contained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1007	2		1 FIFTH AVE	15C	1.0236AC	1.0236		02	CITY OF CAPE MAY	3100	0		City Environmentally Constrained-Beach/Dunes
1008	1		1 FIFTH AVE & MT VERNON AVE	15F	250X138 IRR	0	S-2	03	STATE OF NJ DEP/NATURE CONSERVANCY	2400	0	2400	City Environmentally Constrained-Beach/Dunes
1008	2		1 FOURTH AVE & MT VERNON AV	15F	250X138 IRR	0	S-2	03	STATE OF NJ DEP NATURE CONSERVANCY	2400	0		City Environmentally Constrained-Beach/Dunes
1008	7		1 FOURTH AVE 1 BEACH AVE	15C	.5325AC		S-2	03	CITY OF CAPE MAY	1600	0		City Environmentally Constrained-Beach/Dunes
1008 1008	11 15		I BEACH AVE	15C 15C	.6813AC .5280AC	0.6813 0.528	S-2 S-2	03	CITY OF CAPE MAY CITY OF CAPE MAY	2000 1600	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1009	1		1 FIFTH AVE	15C	1.6591AC	1.6591		02	CITY OF CAPE MAY	5000	0		City Environmentally Constrained-Beach/Dunes
1009	2		1 FOURTH AVE	15C	1.8592AC	1.8592		02	CITY OF CAPE MAY	5600	0		City Environmentally Constrained-Beach/Dunes
1010 1010	1 2		1 FOURTH AVE 1 THIRD AVE	15F 15F	300X130 300X130	0.8953 0.8953		03	STATE OF NJ DEP NATURE CONSERVANCY STATE OF NJ DEP NATURE CONSERVANCY	2700 2700	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1010	8		1 THIRD AVE 1 THIRD AVENUE	15F 15C	.4476AC	0.8953		03	CITY OF CAPE MAY	1400	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1010	11		1 BEACH AVENUE	15C	.8356AC	0.8356		03	CITY OF CAPE MAY	2500	0		City Environmentally Constrained-Beach/Dunes
1010	15		1 FOURTH AVE	15C	.4476AC	0.4476	S-2	03	CITY OF CAPE MAY	1400	0		City Environmentally Constrained-Beach/Dunes
1011 1011	1 2		1 FOURTH AVE 1 THIRD AVE	15C 15C	.9550AC .8953AC	0.955 0.8953		02 02	CITY OF CAPE MAY CITY OF CAPE MAY	2900 2700	0		City Environmentally Constrained-Beach/Dunes
1011	1		1 33 THIRD AVE	15C 15F	.8953AC 50X130	0.8953		02	STATE OF NJ DEP NATURE CONSERVANCY	542800	0		City Environmentally Constrained-Beach/Dunes State Environmentally Contained-Beach/Dunes
1012	18		1 21 THIRD AVE	15F	250X130	0.7461		03	STATE OF NJ DEP NATURE CONSERVANCY	828400	0		State Environmentally Contained-Beach/Dunes
1013	1		1 117THIRD AVE	15C	.0087AC		R-2	02	CITY OF CAPE MAY	400	0		City Environmentally Constrained-Beach/Dunes
1013 1013	2 13		1 118 SECOND AVE 1 101 THIRD AVE	15C 15C	.9678AC 1.2280AC	0.9678		02 02	CITY OF CAPE MAY CITY OF CAPE MAY	3900 4900	0		City Environmentally Constrained-Beach/Dunes
1013 1014	13 13.01		1 101 THIRD AVE 1 8 FIRST AVE	15C	1.2280AC 65X140	1.228 0.2089		02	HOBROW INC	4900 1528800	0		City Environmentally Constrained-Beach/Dunes Vacant lot
1014	13.02		1 301 S BEACH AVE	1	65X140	0.2089	C-3	03	HOBROW INC	1528800	0	1528800	Vacant lot
1015	1		1 118 FIRST AVE	15C	1.4700AC	1.47		04	CITY OF CAPE MAY	4400	0		City Environmentally Constrained-Beach/Dunes
1019	36		1 109.5 MT VERNON AVE	15C	.0430AC	0.043		05	CITY OF CAPE MAY	41000	0		City Environmentally Constrained-Beach/Dunes
1019 1019	37 38		1 115 BROADWAY 1 218.5 GRANT ST	15C 15C	10X305 .2261AC	0.07 0.2261		05 05	CITY OF CAPE MAY CITY OF CAPE MAY	33000 43200	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1019	38		1 218.5 GRANT ST 1 266.5 GRANT ST	15C	.0679AC	0.2261		05	CITY OF CAPE MAY CITY OF CAPE MAY	43200 44100	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1022	13		1 222 WINDSOR AVE	15C	.0805AC	0.0805		07	CITY OF CAPE MAY	94100	0		City Environmentally Constrained-Beach/Dunes
1022	27		1 219 GRANT ST	15C	33X108	0.0818	R-2	07	CITY OF CAPE MAY	87900	0		City Environmentally Constrained-Beach/Dunes
1022	35		1 231 GRANT ST	1	25X100	0.0574		07	GOBER, GERARD J. & JANE BODNAR	149000	0		Vacant and undevelopable
1026 1026	14 32		1 326 CONGRESS ST 1 223 WINDSOR AVE	15C 15C	.0298AC 11X97	0.0298 0.0245		07 07	CITY OF CAPE MAY CITY OF CAPE MAY	10200 63900	0		City Environmentally Constrained-Beach/Dunes City Environmentally Constrained-Beach/Dunes
1026	2.02		1 359 CONGRESS ST	1	66X107	0.0245		07	JERSEY DEVELOPMENT GROUP LLC	448500	0		Vacant and undevelopable
1031	22		1 402 WEST PERRY ST	15C	.0043AC	0.0043	R-2	07	COUNTY OF CAPE MAY	5700	0	5700	Environmentall Constrained-Cape Island Creek
1031	23		1 244 PERRY ST	15C	.2984AC	0.2984		07	CITY OF CAPE MAY	22400	0		Environmentally Constrained-Cape Island creek
1031 1031	24 35		1 242 PERRY ST 1 229 NORTH ST	15C 1	18X10 10X51	0.0041 0.0117		07 07	COUNTY OF CAPE MAY THIRD ORDER REG ST FRANCIS PENANCE	10400 11200	0		Environmentally Constrained-Cape Island creek Vacant and undelvelopable
1031	44.03		1 229 NORTH ST 1 219.5 NORTH ST	1 15C	.0468AC	0.0117		07	CITY OF CAPE MAY	11200 81200	0		vacant and underveropable Capeheart Lane "ROW"
							-						

1031	51	1 213 NORTH ST	1	20X67	0.0308 R-S	07	BRIANT, PATRICIA K	53100	0	53100	Vacant drive
1031 1031	56 59	1 309 CONGRESS ST 1 315.5 CONGRESS ST	1	23X116 99X20	0.0612 R-S 0.0455 R-2	07 07	MAZZITILLI, MATTHEW & SUSAN M BRIANT, PATRICIA K	74100 35600	0	74100 35600	Vacant drive Vacant drive
1031	65.01	1 310 CLAGHORN PLACE	15F	.0643AC	0.0643 R-2	07	CAPE MAY COUNTY MUA	212900	0	212900	Vacant drive
1031 1031	66 68	1 308 CLAGHORN PLACE 1 316 CLAGHORN PLACE	1	.0265AC 9X25	0.0265 R-2 0.0052 R-2	07 07	LEO, JOHN E & E RUTH POINTER, JAMES F	11700 8800	0	11700 8800	
1031	73	1 318 CLAGHORN PLACE	1	6X89	0.0032 R-2 0.0123 R-2	07	GIBBONS, KIM E	10500	0	10500	
1031	88	1 240 PERRY ST	15C	34X85	0.0663 R-S	07	CITY OF CAPE MAY	102300	0	102300	Vacant-abutts Cape Island Creek
1034 1040	11	1 4 ATLANTIC TERRACE 1 530 BANK ST	15C 15C	.0677AC	0.0677 C-2	09	CITY OF CAPE MAY	390500	0	390500	Vacant-parking
1040	1 8	1 608 BANK ST	15C	1.12AC 1.130 AC	1.12 C-5 1.13 C-5		10 CITY OF CAPE MAY 10 CITY OF CAPE MAY	1361900 1088500	0	1361900 1088500	City Parking Environmentally Constained-Cape Island Creek
1041	10.01	1 114.5 DECATUR ST	1	2X65	0.003 R-S	09	DEFALCO, CARMINE & ANNA MARIA	6300	0	6300	
1041	11	1 110 DECATUR ST	1	26X116	0.0692 R-S	09	106 DECATUR REALTY LLC	483800	0		Vacant-parking
1041 1046	14 1	1 102-104 DECATUR ST 1 418 BANK ST	1	50X125 44X92 IRR	0.1435 R-S 0 C-1	09	106 DECATUR REALTY LLC  10 MULLOCK, ROBERT	684700 252500	0		Vacant-parking Vacant-parking
1047	5	1 10 OCEAN ST	1	150X136	0.4683 C-2		15 7 OCEAN LLC	973000	0		Vacant-Parking for Block 1056 Lot 13.02 Inn of Cape May
1049	3	1 206 OCEAN ST	1	40X100 IRR	0 R-S	09	GAZAK, LLC	60800	0		Vacant-parking for Block 1049 Lot 4
1054	22	1 523 BANK ST 1 611 BANK ST	2	50X119	0.1366 R-3 0.2212 C-5		11 LAWRENCE A PRAY BUILDERS INC	256400	0	256400	
1055 1055	1 2	1 611 BANKSI 1 614 ELMIRA ST	15C 15C	.2212AC .4625AC	0.2212 C-5 0.4625 C-5		12 CITY OF CAPE MAY 12 CITY OF CAPE MAY	400 900	0	900	Environmentall Constrained-Cape Island Creek Environmentall Constrained-Cape Island Creek
1055	3	1 606-610 ELMIRA ST	1	200X125	0.5739 C-5		12 ATLANTIC CITY ELECTRIC CO R/E DEPT	425300	0	425300	
1055	5	1 602 ELMIRA ST	1	125X100	0.287 C-5		12 ATLANTIC CITY ELECTRIC CO R/E DEPT	55800	0	55800	Utility and Environmentally Contained Cape Island Creek
1055 1058	8	1 607-609 BANK ST 1 660.5 WASHINGTON ST	1 15C	150X125 .0119AC	0.4304 C-5 0.0119 C-1		12 ATLANTIC CITY ELECTRIC CO R/E DEPT 14 CITY OF CAPE MAY	69800 39300	0	39300	Utility and Environmentally Contained Cape Island Creek Vacant-landlocked and small
1058	21	1 641.5 HUGHES ST	1	95X37	0.0807 R-S		14 NEWMAN,ROSEMARY ELAINE, TRUSTEE	137400	0		Vacant-landlocked and small
1060	1	1 602 BROAD ST	15C	40X109 IRR	0 C-1		11 CITY OF CAPE MAY	236200	0	236200	
1060 1060	2	1 604 BROAD ST 1 606 BROAD ST	15C 15C	40X67 55X70 IRR	0.0615 C-1 0 C-1		11 CITY OF CAPE MAY 11 CITY OF CAPE MAY	50400 55400	0	50400 55400	Cape May Welcome Center Parking cape May Welcome Center Parking
1060	4.02	1 611 LAFAYETTE ST	15C	.5200AC	0.52 C-1		11 STATE OF NJ DOT COMMUTER OPER AGNCY	685800	0		Cape May Seashore Lines
1060	34	1 413-417 ELMIRA ST	15C	42X96IRR	0 C-1		11 CITY OF CAPE MAY	66500	0	66500	
1060	37	1 624.5 BROAD ST	1 4A	73X87 IRR	0 R-3	105 C-4	11 CURRAN, THOMAS J	85800	0	85800	
1061 1061	1.01 14	1 551 ELMIRA ST 1 541 ELMIRA ST	4A 15C	150X124 50X124	0.427 0.1423 C-5	100 U-4	ELMIRA 555 LLC 12 CITY OF CAPE MAY	683600 88200	0		Vacant lot Vacant-Partial Environmental Contained
1061	16.01	1 551 ELMIRA ST	2	150X124	0.427	105 C-4	ELMIRA 555 LLC	280300	0	280300	Vacant lot
1061	16.02	1 553 ELMIRA ST	4A	150X124	0.427	105 C-4	ELMIRA 555 LLC	280300	0		Vacant lot
1061 1061	17 18	1 557 ELMIRA ST 1 559 ELMIRA ST	1 15C	30X122 .1717AC	0.084 C-5 0.1717 C-5		12 ATLANTIC CITY ELECTRIC CO R/E DEPT 12 STATE OF NJ DOT COMMUTER OPER AGNCY	36500 62000	0	36500 62000	Utility and Environmentally Contained Cape Island Creek Rail Spur to Cape May Beach
1061	20	1 565 ELMIRA ST	15C	1.0400AC	1.04 C-5		12 CITY OF CAPE MAY	861400	0		Environmentally Constrained-Cape Island Creek
1061	21	1 619.5 BROAD ST	15C	.4300AC	0.43 C-5		12 STATE OF NJ DOT COMMUTER OPER AGNCY	900	0	900	Environmentally Constrained-Cape Island creek
1061 1061	22 23	1 565.25 ELMIRA ST 1 565.5 ELMIRA ST	15A 15C	1.15 AC 4.09 AC	1.15 C-5 4.09 C-5		12 CAPE MAY BOARD OF EDUCATION 12 CITY OF CAPE MAY	2300 8200	0		Environmentally Constrained-Cape Island creek Environmentall Constrained-Cape Island Creek
1061	30	1 619 BROAD ST	15C	3.890AC	3.89 C-5		12 STATE OF NJ DOT COMMUTER OPER AGNCY	635400	0		Cape May Seashore Lines
1061	31	1 621 BROAD ST	1	40X107 IRR	0 R-3		12 JOHNSON, MINGO TR CYNTHIA	66200	0	66200	Vacant
1061	37.02 38	1 641.5 BROAD ST	15C 15C	2.32 AC	2.32 R-3 3.31 R-3		13 CITY OF CAPE MAY	7000	0	7000 514600	Environmentally Constrained Cape Island creek
1061 1061	38 42	1 711.5 LAFAYETTE ST 1 825 ST JOHN ST	15C 15C	3.31 AC 25X50	3.31 R-3 0.0287 R-3		13 CAPE MAY BOARD OF EDUCATION 13 CITY OF CAPE MAY	514600 26100	0		Environmentally Constrained-Cape Island creek Laf. St. Park Vacant-Environmentally Constrained ICPL cleanup
1061	43	1 821 ST JOHN ST	1	78X50	0.0895 R-3		13 JERSEY CEN P&L @ FIRSTENERGY SVC CO	100	0	100	Vacant-Environmentally Constrained ICPL cleanup
1061	44	1 817 ST JOHN ST	15C	58X50	0.0666 R-3		13 CITY OF CAPE MAY	181100	0	181100	Public Property
1061 1061	47 48	1 811 ST JOHN ST 1 801 ST JOHN ST	15C 1	63X50 95X50	0.0723 R-3 0.109 R-3		13 CITY OF CAPE MAY 13 JERSEY CEN P&L @ FIRSTENERGY SVC CO	148800 100	0	148800	Public Property  Vacant-Environmentally Constrained ICPL cleanup
1061	50	1 705 LAFAYETTE ST	1	75X145	0.2497 R-3		13 JERSEY CEN P&L @ FIRSTENERGY SVC CO	100	0	100	
1061	51	1 711 LAFAYETTE ST	15C	1.0685AC	1.0685 R-3		13 CITY OF CAPE MAY	486700	0	486700	Vacant-Environmentally Constrained ICPL cleanup Laf. St. Pa
1061	52	1 541 LAFAYETTE ST	15C 15A	150X493	1.6977 R-3		13 CITY OF CAPE MAY 19 CAPE MAY CITY	2339600	0	2339600	Vacant-Environmentally Constrained ICPL cleanup Laf. St. pa
1061 1061	54.02 56	1 805 LAFAYETTE ST 1 937.5 LAFAYETTE ST	15A 15A	18.472 AC 4.82 AC	18.472 R-3 4.82 R-3		22 CAPE MAY BOARD OF EDUCATION	3601700 14500	0	3601700 14500	Vacant lot Laf. Street Park BOE Environmentally Constrained-Cape Island Creek
1061	66	1 1045-1047 LAFAYETTE ST	1	70X198	0.3182 R-2		32 CORLISS, EDWARD III & KAREN	116200	0		Vacant Land
1061	66	1 1045-1047 LAFAYETTE ST	1	70X198	0.3182 R-2		32 CORLISS, EDWARD III & KAREN	116200	0		Vacant Land
1061 1061	73 80	1 1169.5 LAFAYETTE ST 1 1203.5 LAFAYETTE ST	15C 15F	3.61 AC 1.61 AC	3.61 R-2 1.61 R-2		33 CITY OF CAPE MAY 33 STATE OF NJ DEP	10800 139200	0	10800	Environmentally Constrained-Cape Island Creek NJDEP Environmentally Constrained-Cape Island Creek
1061	82.02	1 1207.5 LAFAYETTE ST	1	1.01 ACRES	1.01 R-2		33 SWAINS PROPERTY MANAGEMENT, LLC	333400	0	333400	
1061	83.03	1 1209.5 LAFAYETTE ST	2	60X145	0.1997 R-2		33 BOETTCHER, MITCHELL G ETALS	295000	0		Environmentall Constrained-Cape Island Creek
1061 1061	84.02 101.06	1 1211.5 LAFAYETTE ST 1 3 PHARO LANE	1 2	0.920 AC 68X85	0.92 R-2 0.1327 C-6		33 SWAIN, TERRI L 49 MUSKETEER LAND DEVELOPERS LLC	319900 1090300	0		Environmentally Constrained-Cape Island Creek Vacant-SFD approved
1061	101.00	1 144 ROSEMANS LANE	1	40X75	0.0689 C-6		49 HILL, KATHLEEN & ROBERTS, JOSEPH V	449300	0		Vacant-SFD approved
1061.01	5	1 109 ROSEMANS LANE	1	40X75	0.0689 C-6		49 PETRICK, ALYSSA ROSE & MICHAEL RYAN	312000	0		Vacant-SFD approved
1061.01	109	1 1275.5 LAFAYETTE ST	1	15X40	0.0138 C-6		49 LEHMAN, HERBERT P	15000	0		Vacant-SFD approved
1064 1064	11 13	1 102 HOWARD ST 1 100 HOWARD ST	1	58X90 70X95	0.1198 C-2 0.1527 C-2		16 CMC OF CAPE MAY LLC 16 CRYS-DAPH INC	560700 606700	0		Parking for Lot 1C Parking for lot 15
1073	14	1 314.5 JEFFERSON ST	1	64X85IRR	0 R-S		17 GOLDBERG, J @ WEBER GALLAGHER, LLP	92900	0	92900	
1073	17	1 310 JEFFERSON ST	1	154X84IRR	0 R-S		17 GOLDBERG,J @ WEBER GALLAGHER,LLP	226700	0	226700	
1077	15	1 509 PEARL ST	1	40X87IRR	0 R-S		17 DE ROSA, SUSAN L	440800	0	440800	Vacant and undevelopable
1081 1090	22 20	1 913.5 BEACH AVE 1 5 LIBERTY ST	15C 1	.0062AC 112X199 IRR	0.0062 R-S 0 R-3		26 CITY OF CAPE MAY 24 LIBERTY STREET ASSOC, ETAL	13000 349100	0	13000 349100	Vacant and underdevelopable Vacant and unlibertyvelopable
1090	27	1 924.5 CORGIEST	1	112X1991RR 10X98	0.0225 R-3		24 HARDIN, CRYSTAL L	19400	0		Vacant and underdevelopable  Vacant and underdevelopable
1090	33	1 714 MADISON AVE	1	80X106	0.1947 R-3		24 HAMMER RENTALS LLC	390700	0		Vacant and underdevelopable
1090 1090	50 51	1 902 PAGE ST 1 904 PAGE ST	1	48X68 IRR 40X72 IRR	0 R-3 0 R-3		24 WHITE, ROBERT & WHITE, BRANDY 24 WHITE, BRANDY OWENS	80300	0		Parking for lot 49
1090 1090	51 52	1 904 PAGEST 1 908 PAGEST	1 2	40X72 IRR 80X80 IRR	0 R-3 0 R-3		24 WHITE, BRANDY OWENS 24 JOHNSON, WALTON R JR & SIOBHAN C	76600 443800	0		Parking for lot 49 Vacant and underdevelopable
1090	56	1 911 PAGEST	1	40X67	0.0615 R-3		24 705 JEFFERSON LLC	73000	0		Vacant and underdevelopable  Vacant and underdevelopable
1092	27	1 813 JEFFERSON ST	1	10X105 IRR	0 R-3		18 MCLEAN, HAWA J & HAWA C & ANNA M	19300	0		Vacant and underdevelopable
1092 1096	34 1	1 806 DALE PLACE 1 105 QUEEN ST	1 2	28X56 106X100	0.036 R-3 0.2433 R-S		18 ALOYSIUS HULL 26 WENZEL, WILLIAM JR & KAREN	35700 694000	0		Vacant and underdevelopable Vacant and underdevelopable
1096	7	1 116 MADISON AVE	1	63X106	0.1533 R-S		26 HUDSON, MABETH W TRUSTEE	601000	0		Vacant and underdevelopable  Vacant and underdevelopable
1097	8	1 1009 KEARNEY AVE	2	44X90	0.0909 R3A		26 MURAIKA, SCOTT & MCLAUGHLIN, MARYANNE	566200	0		Vacant lot
1102 1103	23 60	1 1040 NEW YORK AVE 1 201 MADISON AVE	1	107X125 125X75 IRR	0.307 R-2 0 R-2		27 CLEVELAND, ANN STRUSTEE 28 HARRISON, T.I. & P.S.	645500 714900	0		Vacant lot Vacant lot
1103	49	1 1015 MARYLAND AVE	15C	30X125	0.0861 R-2		28 CITY OF CAPE MAY	90000	0	90000	City owned-Vacant and undevelopable
1108	1	1 1006 MICHIGAN AVE	15C	.0642 AC	0.0642 R-1		30 CITY OF CAPE MAY	299200	0		City owned-Vacant and undevelopable
1108 1110	8	1 1016 MICHIGAN AVE 1 801-807 MADISON AVE	1 15C	25X85	0.0488 R-1 2.92 R-2		30 FERGUSON, JILL @ ANNASTINA FERGUSON 23. CITY OF CAPE MAY	32400 787200	0	32400 787200	Vacant and undevelopable City owned-open space park/pond
1110	22	1 1108 CAKE ST	15C 1	2.92AC 166X93 IRR	2.92 R-2 0 R-2		31 MCNALLY, GERALD P & MARGARET	787200 157400	0		Vacant-partially developed w/ lot 21
	30	1 1146.5 WASHINGTON ST	15C	.0910AC	0.091 R-2		31 CITY OF CAPE MAY	75400	0	75400	City owned-vacant and undevelopable
1110	34.03	1 1156C WASHINGTON ST	1	115X87 IRR	0 R-2		31 MUCHA, NICK & SANDRA	382300	0		Vacant and undevelopable
1110	130 132	1 1001 MICHIGAN AVE 1 1162 WASHINGTON ST	15C 15C	.2330AC 13X126	0.233 R-2 0.0376 R-2		23 CITY OF CAPE MAY 31 CITY OF CAPE MAY	367800 23400	0	367800 23400	City owned-open space park/pond city owned-open space park/pond
			1	44X63	0.0636 R-2		23 ROWELL, SHERRI	151100	0		Vacant and undevelopable
1110 1110	17	1 1019 WASHINGTON ST		66X117	0.1773 R-2		31 TUCKER, LEON W & PETRESE B	289100	0		Vacant and undevelopable
1110 1110 1110 1112 1113	17 4	1 1118 LAFAYETTE ST	1		0.3444 C-3		40 JERSEY DEVELOPMENT LLC 40 SCOTT R. COHEN AND LOIS G. COHEN	1062200 1062200	0		Vacant - APPROVED SUBDIV Vacant - APPROVED SUBDIV
1110 1110 1110 1112 1113 1115	17 4 17.01	1 1118 LAFAYETTE ST 1 18 READING AVE	1	100X150						1002200	VICCIII - AFFRUVED JUDDIV
1110 1110 1110 1112 1113	17 4	1 1118 LAFAYETTE ST		100X150 100X150 60X125	0.3444 C-3 0.1722 R-2		39 LAWRENCE A PRAY BUILDERS INC	446000	0	446000	Vacant
1110 1110 1110 1112 1113 1115 1115	17 4 17.01 17.02	1 1118 LAFAYETTE ST 1 18 READING AVE 1 16 READING AVE	1 2	100X150 60X125 .1759AC	0.3444 C-3 0.1722 R-2 0.1759 R-2		39 LAWRENCE A PRAY BUILDERS INC 47 CITY OF CAPE MAY	446000 144300	0	446000 144300	Vacant City owned-open space
1110 1110 1110 1112 1113 1115 1115 1118 1127 1131	17 4 17.01 17.02 17 1 8	1 1118 LAFAYETTE ST 1 18 READING AVE 1 16 READING AVE 1 1132 IDAHO AVE 1 1110 MASSACHUSETTS AVE 1 1214 NEW YORK AVE	1 2 2 15C 1	100X150 60X125 .1759AC 60X125	0.3444 C-3 0.1722 R-2 0.1759 R-2 0.1722 R-2		47 CITY OF CAPE MAY 40 STONITSCH,ALOYSIUS T & WITT, HELEN E	144300 642000	0	144300 642000	City owned-open space Vacant and undevelopable
1110 1110 1110 1112 1113 1115 1115 1118 1127 1131 1143	17 4 17.01 17.02 17 1 8 8	1 1118 LAFAYETTE ST 1 18 READING AVE 1 16 READING AVE 1 1132 IDAHO AVE 1 1110 MASSACHUSETTS AVE 1 2124 NEW YORK AVE 1 1304 TRENTON AVE	1 2 2 15C 1	100X150 60X125 .1759AC 60X125 75X100	0.3444 C-3 0.1722 R-2 0.1759 R-2 0.1722 R-2 0.1722 R-2		47 CITY OF CAPE MAY 40 STONITSCH,ALOYSIUS T & WITT, HELEN E 47 BEZAIRE, WILLIAM & PIERCE, CATHERIN	144300 642000 361500	0 0 0	144300 642000 361500	City owned-open space Vacant and undevelopable Vacant and undevelopable
1110 1110 1110 1112 1113 1115 1115 1118 1127 1131	17 4 17.01 17.02 17 1 8	1 1118 LAFAYETTE ST 1 18 READING AVE 1 16 READING AVE 1 1132 IDAHO AVE 1 1110 MASSACHUSETTS AVE 1 1214 NEW YORK AVE	1 2 2 15C 1	100X150 60X125 .1759AC 60X125	0.3444 C-3 0.1722 R-2 0.1759 R-2 0.1722 R-2		47 CITY OF CAPE MAY 40 STONITSCH,ALOYSIUS T & WITT, HELEN E	144300 642000	0	144300 642000 361500 23900	City owned-open space Vacant and undevelopable
1110 1110 1110 1112 1113 1115 1115 1118 1127 1131 1143 1145 1147 1159	17 4 17.01 17.02 17 1 8 8	1 1118 LAFAYETTE ST 1 18 READING AVE 1 16 READING AVE 1 1132 IDAHO AVE 1 1110 MASSACHUSETTS AVE 1 1214 NEW YORKAVE 1 1304 TRENTON AVE 1 1372 LAFAYETTE ST	1 2 2 15C 1 1 1	100X150 60X125 .1759AC 60X125 75X100 16X99 60X125 53X144 IRR	0.3444 C-3 0.1722 R-2 0.1759 R-2 0.1722 R-2 0.1722 R-2 0.0364 R-2 0.1722 R-2 0 R-2		47 CITY OF CAPE MAY 40 STONITSCH, ALOYSIUST & WITT, HELEN E 47 BEZAIRE, WILLIAM & PIERCE, CATHERIN 50 LEHMAN, HERBERT 41 FEISS, CA & HUBBARD, HA, P C ETAL 47 DRAKE, ANDREWF	144300 642000 361500 23900	0 0 0	144300 642000 361500 23900 738300 359800	City owned-open space Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable
1110 1110 1110 11110 11112 11113 11115 11118 1127 1131 1143 1145 1147 1159 1159	17 4 17.01 17.02 17 1 8 8 4 1 3.01	1 1118 LAFAYETTE ST 1 18 READING AVE 1 136 READING AVE 1 1132 IDAHO AVE 1 1132 IDAHO AVE 1 1131 DASSACHUSETTS AVE 1 1214 NEW YORK AVE 1 1304 TRENTON AVE 1 1372 LAFAYETTE ST 1 1300 NEW YORK AVE 1 1330 MASSACHUSETTS AVE 1 1320 TEXAS AVE	1 2 2 15C 1 1 1 1 1 1 15C	100X150 60X125 .1759AC 60X125 75X100 16X99 60X125 53X144 IRR .0497AC	0.3444 C-3 0.1722 R-2 0.1759 R-2 0.1722 R-2 0.0364 R-2 0.1722 R-2 0.7722 R-2 0.6 R-2 0.0497 R-2		47 CITY OF CAPE MAY 40 STONITSCH,ALOYSIUS T & WITT,HELEN E 47 BEZAIRE, WILLIAM A PIERCE, CATHERIN 50 LEHMAN, HERBERT 41 FEISS, C A & HUBBARD,H A,P C ETAL 47 DRAKE, ANDREW F 47 CITY OF CAPE MAY	144300 642000 361500 23900 738300 359800 51000	0 0 0 0 0	144300 642000 361500 23900 738300 359800 51000	City owned-open space Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable Vacant toot City owned-open space
1110 1110 1110 11110 1112 1113 1115 1118 1127 1131 1143 1145 1147 1159 1159	17 4 17.01 17.02 17 1 8 8 4 1 3.01 18	1 1118 LAFAYETTE ST 1 18 READING AVE 1 118 READING AVE 1 1132 IDAHO AVE 1 1110 MASSACHUSETTS AVE 1 1214 NEW YORK AVE 1 1304 TRENTON AVE 1 1372 LAFAYETTE ST 1 1300 NEW YORK AVE 1 1330 MASSACHUSETTS AVE 1 1320 TEXAS AVE 1 1452 WASHINGTON ST	1 2 2 15C 1 1 1 1 1 15C 15C	100X150 60X125 .1759AC 60X125 75X100 16X99 60X125 53X144 IRR .0497AC	0.3444 C-3 0.1722 R-2 0.1759 R-2 0.1722 R-2 0.0364 R-2 0.1722 R-2 0 R-2 0.0497 R-2 0.0203 NC		A7 CITY OF CAPE MAY  47 STONITSCH, ALOYSIUST & WITT, HELEN E  47 BEZAIRE, WILLIAM & PIERCE, CATHERIN  50 LEHMAN, HERBERT  14 FERS, CA & HUBBARD, HA, P C ETAL  47 DRAKE, ANDREW F  47 CITY OF CAPE MAY  50 COUNTY OF CAPE MAY	144300 642000 361500 23900 738300 359800 51000 136200	0 0 0 0 0 0	144300 642000 361500 23900 738300 359800 51000 136200	City owned open space Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable Vacant lot City owned-open space County owned-oundevelopable
1110 1110 1110 11110 11112 11113 11115 11118 1127 1131 1143 1145 1147 1159 1159	17 4 17.01 17.02 17 1 8 8 4 1 3.01	1 1118 LAFAYETTE ST 1 18 READING AVE 1 136 READING AVE 1 1132 IDAHO AVE 1 1132 IDAHO AVE 1 1131 DASSACHUSETTS AVE 1 1214 NEW YORK AVE 1 1304 TRENTON AVE 1 1372 LAFAYETTE ST 1 1300 NEW YORK AVE 1 1330 MASSACHUSETTS AVE 1 1320 TEXAS AVE	1 2 2 15C 1 1 1 1 1 1 15C	100X150 60X125 .1759AC 60X125 75X100 16X99 60X125 53X144 IRR .0497AC	0.3444 C-3 0.1722 R-2 0.1759 R-2 0.1722 R-2 0.0364 R-2 0.1722 R-2 0.7722 R-2 0.6 R-2 0.0497 R-2		47 CITY OF CAPE MAY 40 STONITSCH,ALOYSIUS T & WITT,HELEN E 47 BEZAIRE, WILLIAM A PIERCE, CATHERIN 50 LEHMAN, HERBERT 41 FEISS, C A & HUBBARD,H A,P C ETAL 47 DRAKE, ANDREW F 47 CITY OF CAPE MAY	144300 642000 361500 23900 738300 359800 51000	0 0 0 0 0	144300 642000 361500 23900 738300 359800 51000 136200 515100	City owned-open space Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable Vacant tot City owned-open space
1110 1110 1110 11110 11113 11115 11115 11118 1127 1131 1143 1145 1147 1159 1160 1160	17 4 17.01 17.02 17 1 8 8 4 1 3.01 18 1 38	1 1118 LAFAVETTE ST 1 18 READING AVE 1 18 READING AVE 1 1132 IDAHO AVE 1 1132 IDAHO AVE 1 11310 MASSACHUSETTS AVE 1 1214 NEW YORKAVE 1 1304 TRENTON AVE 1 1372 LAFAVETTE ST 1 1300 NEW YORKAVE 1 1330 TEXASACHUSETTS AVE 1 1329 TEXAS AVE 1 1492 WASHINGTON ST 1 1522 YACHT AVE	1 2 2 15C 1 1 1 1 1 15C 15C	100X150 60X125 .1759AC 60X125 75X100 16X99 60X125 53X144 IRR .0497AC .0203AC .1282AC	0.3444 C-3 0.1722 R-2 0.1759 R-2 0.1722 R-2 0.0364 R-2 0.1722 R-2 0 R-2 0.0497 R-2 0.0203 NC 0.1282 R-5		47 CITY OF CAPE MAY 40 STONITSCH, ALOYSIUS T & WITT, HELEN E 47 BEZAIRE, WILLIAM & PIERCE, CATHERIN 50 LEHMAN, HERBERT 41 FEISS, CA & HUBBARD, H.A, P. CETAL 47 DRAKE, ANDREWF 47 CITY OF CAPE MAY 50 COUNTY OF CAPE MAY 51 USCG AUXILIARY @ CAROL HAGGAS	144300 642000 361500 23900 738300 359800 51000 136200 515100	0 0 0 0 0 0 0	144300 642000 361500 23900 738300 359800 51000 136200 515100 48000 39100	City owned-open space Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable Vacant and undevelopable Vacant in County owned-open space City owned-open space County owned-undevelopable Parking for auxiliary Bix 1160 Lot 16

# **APPENDIX B**

### VACANT LAND ANALYSIS MAP

1160	69	1 1444 TEXAS AVE	15C	15X45	0.0155 R-3		5	1 CITY OF CAPE MAY	60700	0	60700	Environmentall Constrained-Devil's Beach
1160	90	1 CAPE MAY HARBOR	15C	227 AC	227 HDPW	00		CITY OF CAPE MAY	68100	0	68100	Environmentally Constrained-Devil's Beach
1161	1.04	1 1412 NEW JERSEY AVE	1	75X150	0.2583 R1PW		4	1 NAGLE, CHRISTOPHER N & STEPHANIE S	1137500	0	1137500	Vacant and undevelopable
1162	1.04	1 1405 NEW JERSEY AVE	1	75X125	0.2152 R1PW		4	1 KANE, DAVID D & BARBARA J	1120600	0	1120600	Vacant and undevelopable
1162	1.07	1 1417 NEW JERSEY AVE	1	75X250	0.4304 R1PW		4	1 PHILLIPS, ELLEN A	1188100	0	1188100	Vacant and undevelopable
1163	7	1 1421 NEW YORK & MARYLAND	15C	175X250	1.0044 R1PW		4	2 CITY OF CAPE MAY	1058800	0	1058800	Vacant and undevelopable (Diversion Comp.)
1163	8	1 1431 NEW YORK & MARYLAND	15C	300X250	1.7218 R1PW			2 NEW JERSEY STATE DEPARTMENT OF ENV	5200	0	5200	Vacant and Environmentally Constrained ECM
1164	6	1 1421 MARYLAND & IDAHO	15C	175X250	1.0044 R-3			2 CITY OF CAPE MAY	881900	0	881900	Vacant and Environmentally Constrained ECM (Diversion Comp.)
1164	7	1 1431 MARYLAND & IDAHO	15C	300X250	1.7218 R-3			2 NEW JERSEY STATE DEPARTMENT OF ENV	5200	0		Vacant and Environmentally Constrained ECM
1165	1	1 409 PITTSBURGH AVE	15C	50X125	0.1435 R-3			3 CITY OF CAPE MAY	495000	0		Vacant and Environmentally Constrained ECM (Diversion Comp.)
1165	4.02	1 401 PITTSBURGH AVE	1	50X125	0.1435 R-3			3 SPRING, BRIAN & SHANNON	495000	0		Vacant lot
1165	6	1 1421 IDAHO & CAPE MAY	15C	175X250	1.0044 R-3			3 CITY OF CAPE MAY	634400	0		Vacant and Environmentally Constrained ECM (Diversion Comp.)
1165	7	1 1431 IDAHO & CAPE MAY	15C	300X250	1.7218 R-3			3 NEW JERSEY STATE DEPARTMENT OF ENV	5200	0	5200	Vacant and Environmentally Constrained ECM
1166	3	1 1431 CAPE MAY & OHIO	15C	300X250	1.7218 R-3			3 NEW JERSEY STATE DEPARTMENT OF ENV	5200	0	5200	Vacant and Environmentally Constrained ECM
1167	1.01	1 601 PITTSBURGH AVE	1	125X125	0.3587 R-3			4 EAST CAPE MAY ASSOCIATES	52500	0		Vacant-Environmentally Constrained
1167	1.02	1 609 PITTSBURGH AVE 1 1421 OHIO & VIRGINIA	1 15C	125X125 175X250	0.3587 R-3			4 EAST CAPE MAY ASSOCIATES 4 CITY OF CAPE MAY	52500 164100	0		Vacant-Environmentally Constrained
1167 1167	2	1 1421 OHIO & VIRGINIA 1 1431 OHIO & VIRGINIA	15C	300X250	1.0044 R-3 1.7218 R-3			4 CITY OF CAPE MAY  4 NEW JERSEY STATE DEPARTMENT OF ENV	5200	0		Vacant-Environmentally Constrained (Diversion Comp.) VacantEnvironmentally Constrained
1167	2	1 1431 OFFIC & VIRGINIA 1 1425 VIRGINIA & ILLINOIS	15C	125X250	0.7174 R-3			4 CITY OF CAPE MAY	262500	0	262500	Vacant and Environmentally Constrained ECM (Diversion Comp.)
1168	3	1 1431 VIRGINIA & ILLINOIS	15C	300X250	1.7218 R-3			4 NEW JERSEY STATE DEPARTMENT OF ENV	5200	0	5200	Vacant and Environmentally Constrained ECM  Vacant and Environmentally Constrained ECM
1169	4	1 1431 ILLINOIS & PENNA	15C	300X250	1.7218 R-3			5 NEW JERSEY STATE DEPARTMENT OF ENV	5200	0		Vacant and Environmentally Constrained ECM
1172	3.26	1 1 HARBOR COVE	1	7.545 AC	7.545 R1PW			2 CM HARBOR VILLAGE & YACHT ASSOC	767300	0	767300	Vacant and undevelopable approved open space
1172	4.02	1 34 HARBOR COVE	2	132X100	0.303 G1PW			2 TIBURZIO, PETERA JR	1084000	0		Vacant land - APPROVED LOT - CAPE MAY COVE SUB (DIDONATO TRA
1172	4.03	1 36 HARBOR COVE	1	67X100	0.1538 G1PW			2 CAPE MAY COVE, LLC	954000	0		Vacant land - APPROVED LOT - CAPE MAY COVE SUB (DIDONATO TRA
1172	4.04	1 38 HARBOR COVE	1	67X100	0.1538 G1PW			2 CAPE MAY COVE, LLC	954000	0		Vacant land - APPROVED LOT - CAPE MAY COVE SUB (DIDONATO TRA
1172	4.05	1 40 HARBOR COVE	1	135X100	0.3099 G1PW			2 CAPE MAY COVE, LLC	880600	0		Vacant land - APPROVED LOT - CAPE MAY COVE SUB (DIDONATO TRA
1173	1	1 1410 HARBOR LANE	15C	295X424 IRR	0 R1PW			2 CITY OF CAPE MAY	2259400	0	2259400	
1176.01	1.01	1 1501 VELVENTO AVE	1	106X102	0.2482 R1PW		5	6 PELLA, LLC	900800	0	900800	Vacant land - APPROVED LOT PELLA SUBDIV.
1176.01	1.02	1 1503 VELVENTO AVE	1	102X102	0.2388 R1PW		5	6 PELLA, LLC	893600	0	893600	Vacant land - APPROVED LOT PELLA SUBDIV.
1176.01	1.03	1 1505 VELVENTO AVE	1	96X102	0.2248 R1PW		5	6 PELLA, LLC	882800	0	882800	Vacant land - APPROVED LOT PELLA SUBDIV.
1176.01	1.04	1 1507 VELVENTO AVE	1	102X102	0.2388 R1PW		5	6 PELLA, LLC	893600	0	893600	Vacant land - APPROVED LOT PELLA SUBDIV.
1176.01	1.05	1 1509 VELVENTO AVE	1	102X102	0.2388 R1PW		5	6 PELLA, LLC	893600	0	893600	Vacant land - APPROVED LOT PELLA SUBDIV.
1176.01	1.06	1 1511 VELVENTO AVE	1	102X100	0.2342 R1PW		5	6 DENZEL, ANDREW & MEGAN	893600	0	893600	Vacant land - APPROVED LOT PELLA SUBDIV.
1176.01	1.07	1 1513 VELVENTO AVE	1	105X97	0.2338 R1PW		5	6 PELLA, LLC	891800	0	891800	Vacant land - APPROVED LOT PELLA SUBDIV.
1176.02	1.03	1 1504 VELVENTO AVE	2	89X107	0.2186 R1PW			6 PACE, NICHOLAS D & TARA J	876800	0		Vacant land - APPROVED LOT PELLA SUBDIV.
1176.02	1.08	1 1514 VELVENTO AVE	1	89X113	0.2309 R1PW			6 PELLA, LLC	883300	0		Vacant land - APPROVED LOT PELLA SUBDIV.
1177	1	1 1501 MARYLAND & IDAHO	1	752X250 IRR	0 R1PW			6 RAJ REALTY AND INVESTMENTS LLC	13000	0		Vacant-Environmentally Constrained
1178	1	1 1501 IDAHO & CAPE MAY	1	792X250 IRR	0 RCPW			5 RAJ REALTY AND INVESTMENTS LLC	13600	0	13600	
1179	1	1 1501 CAPE MAY & OHIO	15C	850X250	4.8783 RCPW			5 NEW JERSEY STATE DEPARTMENT OF ENV	14600	0		Vacant-Environmentally Constrained
1180	1	1 1501 OHIO & VIRGINIA	15C	890X250	5.1079 RCPW			4 NEW JERSEY STATE DEPARTMENT OF ENV	15300	0		Vacant-Environmentally Constrained
1181	1	1 1501 VIRGINIA & ILLINOIS	15C	930X250	5.3375 RCPW			4 NEW JERSEY STATE DEPARTMENT OF ENV	16000	0		Vacant-Environmentally Constrained
1182	1	1 1501 ILLINOIS & PENNA	15C	972X250	5.5785 RCPW			4 NEW JERSEY STATE DEPARTMENT OF ENV	16700	0	16700	Vacant-Environmentally Constrained
1184	1	1 1551 DELAWARE AVE	15C	4.41 AC	4.41 R3PW			3 CITY OF CAPE MAY 3 CITY OF CAPE MAY	1106600	0	1106600	City Open Space Environmentally Constrained CM Harbor
1184	3	1 1021 BALTIMORE AVE	15C	.4076AC	0.4076 R3PW		_		542600	0	542600	City Open Space Environmentally Constrained CM Harbor
1185 1188	21.01	1 1611 BEACH AVE 1 1601 MARYLAND AVE	1	75X150 600X250	0.2583 R-S 3.4435 RCPW			7 O'DONNELL, LAWRENCE & SUSAN 6 RAJ REALTY AND INVESTMENTS LLC	2075000 10300	0		Vacant and undevelopable Vacant-Environmentally Constrained
1188	1	1 1601 MARYLAND AVE 1 1601 IDAHO & CAPE MAY	1	600X250	3.4435 RCPW			5 RAJ REALTY AND INVESTMENTS LLC	10300	0		Vacant-Environmentally Constrained Vacant-Environmentally Constrained
1190	1	1 1601 CAPE MAY & OHIO	15C	600X250	3.4435 RCPW			5 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0		Vacant-Environmentally Constrained
1191	1	1 1601 OHIO & VIRGINIA	15C	600X250	3.4435 RCPW			1 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0	10300	Vacant-Environmentally Constrained
1192	1	1 1601 VIRGINIA & ILLINOIS	15C	600X250	3.4435 RCPW			1 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0		Vacant-Environmentally Constrained
1193	1	1 1601 ILLINOIS & PENNA	15C	600X250	3.4435 RCPW		_	2 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0	10300	Vacant-Environmentally Constrained
1194	2	1 1604 DELAWARE AVE	15C	65X125	0.1865 R3PW			2 CITY OF CAPE MAY	975000	0	975000	City Open Space Environmentally Sonstrained Nature Center
1194	5	1 1616-1624 DELAWARE AVE	15C	150X125	0.4304 R3PW			2 CITY OF CAPE MAY	1162000	0	1162000	City Open Space Environmentally Sonstrained Nature Center
1194	8	1 1628 DELAWARE AVE	15C	100X125	0.287 R3PW		6	2 CITY OF CAPE MAY	1052000	0	1052000	City Open Space Environmentally Sonstrained Nature Center
1195	1	1 1601 DELAWARE AVE	15C	3.99 AC	3.99 R3PW			3 CITY OF CAPE MAY	1199500	0	1199500	City Open Space Environmentally Constrained CM Harbor
1197	1	1 1700 NEW YORK AVE	1	75X250	0.4304 R1PW		5	B SCHELLENGER, JAMES P III & MARIE TE	1836000	0	1836000	Vacant and undevelopable
1197	3	1 1716 NEW YORK AVE	1	75X250	0.4304 R1PW		5	B TRUCKSESS, ANDREW & JANICE C/O YOH	2295000	0	2295000	Vacant and undevelopable
1198	3	1 1717 NEW YORK AVE	1	75X125	0.2152 R1PW		5	9 TRUCKSESS, ANDREW & JANICE C/O YOH	860000	0	860000	Vacant and undevelopable
1198	4	1 1725 NEW YORK AVE	1	75X125	0.2152 R1PW		5	9 TRUCKSESS, ANDREW & JANICE C/O YOH	860000	0	860000	Vacant and undevelopable
1199	1	1 1701 MARYLAND & IDAHO	15C	600X250	3.4435 R1PW		5	9 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0	10300	City Open Space Environmentally Constrained CM Harbor
1200	1	1 1701 IDAHO & CAPE MAY	15C	600X250	3.4435 RCPW			NEW JERSEY STATE DEPARTMENT OF ENV	10300	0	10300	City Open Space Environmentally Constrained CM Harbor
1201	1	1 1701 CAPE MAY & OHIO	15C	600X250	3.4435 RCPW			NEW JERSEY STATE DEPARTMENT OF ENV	10300	0		Vacant-Environmentally Constrained
1202	1	1 1701 OHIO & VIRGINIA	15C	600X250	3.4435 RCPW		6	1 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0	10300	Vacant-Environmentally Constrained
1203	1	1 1701 VIRGINIA & ILLINOIS	15C	600X250	3.4435 RCPW			1 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0	10300	Public Property
1206	1	1 1701 DELAWARE AVE	15C	3.99 AC	3.99 R3PW			3 CITY OF CAPE MAY	1406700	0	1406700	City Open Space Environmentally Constrained CM Harbor
1207	11	1 1861 BEACH & NEW JERSEY	1	200X300	1.3774 S-2			B BEACH CLUB OF CAPE MAY, INC	2100	0	2100	Vacant-Environmentally Constrained Beach ad Dunes
1208	2	1 1861 NEW JERSEY &NEW YORK	1	200X250	1.1478 R1PW			B BEACH CLUB OF CAPE MAY, INC	73100	0		Vacant-Environmentally Constrained Beach ad Dunes
1210	1	1 1800 IDAHO AVE	15C	600X125	1.7218 R1PW			9 NEW JERSEY STATE DEPARTMENT OF ENV	5200	0		Vacant-Environmentally Constrained ECM
1211	1	1 1801 IDAHO & CAPE MAY	15C	600X250	3.4435 RCPW			0 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0		Vacant-Environmentally Constrained ECM
1212	1	1 1801 CAPE MAY & OHIO	15C	600X250	3.4435 RCRW			0 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0		Vacant-Environmentally Constrained ECM
1213	1	1 1801 OHIO & VIRGINIA	15C	600X250	3.4435 RCPW			5 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0		Vacant-Environmentally Constrained ECM
1214	1	1 1801 VIRGINIA & ILLINOIS	15C	600X250	3.4435 RCPW			5 NEW JERSEY STATE DEPARTMENT OF ENV	10300	0	10300	Vacant-Environmentally Constrained ECM
1217	1.01	1 CHICAGO & DELAWARE AVES	15C	29X50	0.0333 R3PW			4 CITY OF CAPE MAY	39000	0	39000	City Open Space Environmentally Constrained CM Harbor
1217	1.02	1 1801 DELAWARE AVE	1	2.33	2.33 RSPW		_	4 CORINTHIAN YACHT CLUB	93600	0	93600	City Open Space Environmentally Constrained CM Harbor
1219	1	1 1960 NEW JERSEY AVE	15C	80X150	0.2755 S-2			6 CITY OF CAPE MAY	1400	0	1400	City Open Space-Environmentally Constrained
1219	3	1 1901 BEACH AVE	15C	600X150	2.0661 S-2			6 CITY OF CAPE MAY	10100	0	10100	City Open Space-Environmentally Constrained
1220	1	1 2000 NEW JERSEY AVE	15C	4.13 AC	4.13 S-2		_	6 CITY OF CAPE MAY	20200	-	20200	City Open Space-Environmentally Constrained
1221	1	1 1731 BEACH AVE	15C	6.54AC	6.54 S-2			B CITY OF CAPE MAY	819600	0	819600	City Open Space-Environmentally Constrained
1221 1225	9.01	1 1801 NEW YORK AVE	1 15C	.56 AC	0.56 R1PW 1.79 G1PW			9 O'NEILL, MICHAEL G & JEANNIE M 6 CITY OF CAPE MAY	768400 5400	0	768400 5400	Vacant and undevelopable
1225 9998	1	1 BUFFALO & NEW JERSEY AVES 1 CAPE MAY CITY	15C 6A				6		5400	0	5400	City Open Space-Environmentally Constrained
9998	1	1 CAPEMATUIT	bА	UTILITY	0 G-1			VERIZON-NEW JERSEY @ DUFFS & PHELPS	U	U	0	Outry

UTILITY 0 G-1

TOTAL= 1172.395 ACRES

DENOTES AREA<36,285 SF (0.833 AC.) DENOTES AREA>36,285 SF (0.833 AC.) ENVIRONMENTALLY CONSTRAINED/UNDEVELOPABLE

PARK, OPEN SPACE, PUBLIC PROPERTY

UTILITY, ROW & RAIL LINES

OTHER LANDLOCKED OR UNDEVELOPABLE LAND

KEY:

