

**The City of Sea Isle City, County of Cape May**  
**Notice of Midpoint Realistic Opportunity Review**  
**Docket Number: CPM-L-304-15**

**PLEASE TAKE NOTICE** that the City of Sea Isle City, County of Cape May, has posted its Mid-Point Realistic Review Report, regarding compliance with Mount Laurel Housing Doctrines, on its website at <http://new.sea-isle-city.nj.us/> as well as providing a copy of the report to the Fair Share Housing Center (“FSHC”).

The requirement for a midpoint realistic opportunity review derives from the Fair Housing Act at N.J.S.A. 52:27D-313 and the purpose and process is set forth in the Borough’s Court-approved Settlement Agreement with the FSHC. The purpose of the midpoint realistic opportunity review is for The City of Sea Isle City to provide a status report as to the City’s implementation of its Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”) and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity for affordable housing in the Borough.

Any interested party may submit comments to the City as well as a copy to FSHC, regarding whether any sites no longer present a realistic opportunity and should be replaced. Comments shall be submitted in writing no later than August 21, 2020. Any interested party may, by motion, request a hearing before the Court regarding these issues. In the event that the Court determines that a site or mechanism no longer presents a realistic opportunity and should be replaced, then the City of Sea Isle City shall have the opportunity to supplement or revise its plan to correct any deficiency.

To facilitate this process, the City of Sea Isle City has placed on file with the City Clerk, a copy of the Mid-Point Realistic Review Report, in addition to posting the Report on the City website. This Report will be available for public inspection on July 21, 2020 at the office of the City Clerk (located at 233 John F. Kennedy Blvd., Sea Isle City, New Jersey 08243) during normal business hours, or by appointment, except that if the municipal building is closed due to the pandemic, it will be mailed upon request.

The City of Sea Isle City requests that all comments provide: (1) A clear and complete statement as to each aspect of the municipality’s housing element and fair share plan contested as no longer presenting a realistic opportunity and should be replaced; (2) An explanation of the basis for each comment; (3) Copies of all such expert reports, studies, or other data relied upon by the commenter; (4) Proposed modifications, changes, or other measures which the commenter contends would resolve the comment; and, (5) An explanation of how the commenter’s proposals are consistent with applicable law.

Such comments, together with copies of any supporting affidavits or other documents, must be filed in writing, on or before August 21, 2020 and either mailed to Paul J. Baldini, Esquire, 4413 New Jersey Ave, Wildwood, NJ 08260 or emailed to [paul@paulbaldinilaw.com](mailto:paul@paulbaldinilaw.com) with copies of all papers being forwarded by mail or email to:

Adam Gordon, FSHC Attorney  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, NJ 08002  
[adamgordon@fairsharehousing.org](mailto:adamgordon@fairsharehousing.org)

Shannon Romano, Municipal Clerk  
City Hall  
233 John F. Kennedy Blvd.  
Sea Isle City, NJ 08243  
[sromano@seaislecitynj.us](mailto:sromano@seaislecitynj.us)