



# CITY OF NORTH WILDWOOD

*901 Atlantic Avenue  
North Wildwood, NJ 08260-5778  
(609) 522-2030*

*Patrick T. Rosenello  
Mayor*

*Nicholas Long  
City Administrator*

February 7, 2024

Lieutenant Colonel Jeffrey Beeman and Commissioner Shawn Latourette  
via Email

[Jeffrey.M.Beeman2@usace.army.mil](mailto:Jeffrey.M.Beeman2@usace.army.mil)  
[commissioner@dep.nj.gov](mailto:commissioner@dep.nj.gov)

Dear Lieutenant Colonel Beeman and Commissioner LaTourette:

I would like to once again express my gratitude for meeting with myself and other City officials on February 1, 2024 in North Wildwood to discuss the progress and current status of the Hereford Inlet to Cape May project. The updates allowed us to get a better sense of what needs to be completed to remain on schedule for an early 2025 construction start.

From our meeting, and updates I received from another meeting that occurred earlier in the week, it is my understanding that final review of the 65% plan is ongoing. City officials sat down with members of the Army Corps of Engineers and the NJDEP Office of Coastal Engineering to provide final comments. The design team will take our considerations and draw up the 90% plan, anticipated to be completed by the end of August 2024. The updated plan will incorporate new survey data, which will be collected over the next few months. Once the plan is designed and reviewed, we look forward to our final review.

As stated in previous communications, one of the City's major concerns had to do with the real estate acquisitions that were needed for the project to move forward. After our meeting, we understand there is an ongoing process with the title search and surveys, in order to prepare for negotiations with the owners. However, we learned that if any property owner is unwilling to enter in or finalize "good faith" negotiations for their easements, the DEP has the ability to condemn the property and declare ownership of the easement while potential litigation takes place. Based on the timeline provided to us previously and comments during the meeting, the real estate acquisition process is on schedule to be completed by the end of 2024 or beginning of 2025.

I have attached a copy of notes the City took at the meeting to verify the remaining schedule and ensure we are making progress to start the project in 2025. As you are all well aware, the project is critical to North Wildwood to address the threats to life and property in my community.

I believe it is important that all parties and the public operate under the same understanding of the process and accompanying time frame. Therefore, if any of my above understandings are inaccurate, I would appreciate the courtesy of a reply to correct the City's grasp of the remaining timeline.



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If you need any additional information from any City official, including myself, to continue your progression on the schedule, please feel free to reach out.

Sincerely,

Patrick Rosenello  
Mayor, City of North Wildwood

CC:

General John P. Lloyd, Commander, NAD, U.S. Army Corps of Engineers  
Erik Rourke, Project Manager, U.S. Army Corps of Engineers  
Nathan Barcomb, Deputy District Engineer, U.S. Army Corps of Engineers  
Dennis Reinknecht, Director, Resilience, Engineering, & Construction, NJDEP  
Erick Doyle, Bureau Chief of Construction & Engineering, Division of Coastal Engineering, NJDEP  
Chris Constantino, Project Manager, Division of Coastal Engineering, NJDEP  
Peter Lomax, Managing Principal, The Lomax Consulting Group  
Jim Verna, PE, Van Note-Harvey Associates  
Salvatore Zampirri, City Council President, City of North Wildwood  
Nicholas Long, City Administrator, City of North Wildwood  
Kyle Rutherford, Confidential Assistant to the Mayor, City of North Wildwood



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## **Hereford Inlet to Cape May Inlet CSRM North Wildwood Coordination Meeting February 1, 2024 10:00am**

### Meeting Attendees:

- Army Corps of Engineers – LTC Jeffery Beeman, Nate Barcomb, Erik Rourke
- NJDEP – Commissioner Shawn LaTourette, Dennis Reinknect, Erik Doyle, Chris Constantino
- North Wildwood – Mayor Patrick Rosenello, Council President Sal Zampirri, Nic Long, Kyle Rutherford, Peter Lomax, Jim Verna, Dr. Stewart Farrell

### Design Status and Schedule

- 90% plan design completion date – August 29, 2024
  - o Concurrent schedules on line with technical design
  - o At 90%, plans goes through agency and technical reviews
- 95% plan design completion date – December 2024/January 2025
  - o State and local levels will have chance to review 95% design
- Design team is meeting with the Pier owners about their comments next week
  - o Have already met with 4 municipalities about their design comments
- New survey contract will be awarded next month to complete new survey
  - o Currently using survey data from 2016 in their plans
  - o New survey to be completed will be used in the final design
  - o New survey deliverables are due no later than April 15, 2024
- Design team does not expect significant change in dune alignment from 65% plan moving forward
- Any GRR earmark (if approved) would not impact initial construction
  - o A reevaluation would happen post-construction

### Real Estate Schedule

- Title search has been ongoing for several months
  - o 45% of title work is complete
- DEP has a list of properties ready to provide to the title company
- Also currently working with survey company for meets & bounds
- Surveys must be complete and have to first go through “good faith negotiations” prior to any legal action
- No set date(s) for when DEP can start to sue property owners
- If there are prolonged negotiations or property owners refuses, state has a right to “condemn” the property
  - o After “condemnation”, they have the right to do work as a public entity

- “Quiet title” – known entity to condemn
- Steps to be taken
  - Title search
  - Survey and appraisal to find Fair Market Value
  - Enter into “good faith negotiations” (estimated 2-3 months)
  - If necessary, condemnation
    - “Friendly condemnation” - Condemnation proceeding while attempting to settle on a number is possible
      - DEP has experienced in 2 towns in North Jersey
  - Plan to wrap up real estate portion end of this year or early next
- Multiple appraisers are being used at an attempt to speed up process

#### Budget

- Costs may be higher than estimates
  - May need to justify to the division if needed
  - Potential of negotiating on certain costs
- Army Corps does not expect that they will need to go back to Congress