

MINUTES OF A SPECIAL MEETING OF THE WILDWOOD COMMISSIONERS  
IN THE COUNTY OF CAPE MAY, NEW JERSEY

Friday, April 11, 2014  
Commissioners Meeting Room  
Time: 3:30 p.m.

**MEETING CALLED:**

Meeting called to order by the Mayor.

**PLEDGE OF ALLEGIANCE**

City Clerk leads in the Pledge of Allegiance to the Flag.

**ROLL CALL**

City Clerk called the roll and the following Commissioners answered to their names:

Byron – here, Leonetti – here, Troiano – here

**OTHERS ATTENDING**

Mary D'Arcy Bittner, Solicitor  
Steve Long, Police Chief  
Dave Bannon, Code Enforcement  
Steven Booy, Zoning Official  
Karen M. Gallagher, Deputy City Clerk  
Christopher H. Wood, City Clerk

**OPEN PUBLIC MEETING ANNOUNCEMENT**

As per N.J.S.A. 10:4-12, City Clerk read the Open Public Meetings Act Announcement.

**APPROVAL OF MINUTES:**

None.

**RESOLUTION:**

202-4-14 Approving Contract for Beach Buddy LLC for Beach Bar.

MOTION: Byron SECOND: Leonetti

ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

**NEW BUSINESS:**

A. Rental Housing Mercantile License Renewals: 144 E. Roberts Ave; 129 E. Pine Ave;  
3200 Atlantic Ave; 4200 Ocean Ave; 220 E. Roberts; 125 E. Taylor Ave; and 150 E. Spicer Ave.

Mayor Troiano said the purpose of this Special Meeting is to review the above Rental Housing Mercantile License Applications which have been marked for concern by either the Chief of Police, Fire Prevention or Code Enforcement. The properties will be discussed one at a time and the property owner, or representative, will have an opportunity to speak. Ms. Bittner told the Board of Commissioners that they had the option to approve the issuance of a license, deny the issuance of a license, or issue a "Conditional" license for the above properties. Chief Long's recommendation was based on how many calls were received for these properties over the past year. If the Police Department received six or more calls, the applications were marked for "Referral" and given to the Commissioners for consideration. All persons representing the above properties were sworn in by the City Clerk.

**220 E. Spencer Avenue, Jerry Dublewski:** This application was considered during the April 2, 2014 Special Meeting wherein it referred to the Zoning Board for review and rescheduled for today's meeting. Mr. Tom Marciaade Jr., Property Manager spoke on behalf of the property owner, advising they are complying with the zoning requirements. Mayor advised that he had a problem that the property owner was not here, and this is a serious situation and requested to have this application deferred and re-scheduled for the April 30, 2014 Special Meeting.

203-4-14A Referring the Rental Housing Mercantile License Application filed for 220 E. Spencer Avenue be considered at the April 30, 2014 Special Meeting.

MOTION: Leonetti Second: Byron

ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

2129 E. Pine Avenue, Rita Thom: Ms. Bitter reviewed the application submitted for this property, stating it was referred to the Board by the Police Department. Chief Long said 44 calls were made for this property, including drug related incidents and one for lewdness and stated that the property was such a problem that Ms. Thom had been charged with maintaining a nuisance. Ms. Thom addressed the Board and advised the problems stemmed from one tenant, who has since been evicted. The Board of Commissioners advised that the incidents at the property were such that the property should be granted a conditional license, advising Ms. Thom that one more problem which is substantiated as disturbing the health, welfare of safety of residents will result in revocation of the license.

203-4-14 Approving the issuance of a Conditional Mercantile License for the property located at 129 E. Pine Avenue.

MOTION: Troiano SECOND: Byron

ROLL CALL: Byron – Yes, Leonetti- Yes, Troiano – Yes

4200 Ocean Avenue, Tonko and Christine Cebo: Ms. Bitter reviewed the application submitted for this property, stating it was referred to the Board by the Police Department. Chief Long said 27 calls were made and 8 calls of concern and 12 arrest for noise and underage drinking in the Months of May and June, 2013. Chief Long advised Mr. Cebo generally runs a good motel and does use off-duty police officers to patrol his properties, and most arrests are made by those off-duty officers. The Board of Commissioners requested Mr. Cebo meet with the Chief of Police to attempt to develop a plan to better manage the property. The Board of Commissioners requested to have this application deferred and re-scheduled for April 16, 2014 Special Meeting.

204-4-14 Referring the Rental Housing Mercantile License Application filed for 4200 Ocean Avenue be considered at the April 16, 2014 Special Meeting.

MOTION: Leonetti SECOND: Byron

ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

3200 Atlantic Avenue, Tonko and Christine Cebo: Ms. Bittner reviewed the application submitted for this property, stating it was referred to the Board by the Police Department. Chief Long said, stating it was referred to the Board by the Police Department. Chief Long said numerous calls made and arrests for underage drinking during the months of May and June, 2013. The Board of commissioners requested Mr. Cebo met with the Chief of Police to attempt to develop a plan to better manage the property. The Board of Commissioners requested to have this application deferred and re-scheduled for April 16, 2014 Special Meeting.

205-4-14 Referring the Rental Housing Mercantile License Application filed for 3200 Atlantic Avenue be considered at the April 16, 2014 Special Meeting.

MOTION: Leonetti SECOND: Byron

ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

220 E. Roberts Avenue, Christine and Ken Bassion: Ms. Bittner reviewed the application submitted for this property, stating it was referred to the Board by the Police Department. Chief Long said 19 calls were made, 3 were for police responses for landlord-tenant disputes and calls for assault, trespassing and harassment. Ms. Bassion advised the Board of Commissioners the police responses for landlord-tenant disputes were simply her calling to request a police escort to serve a problem tenant with notices, and the other incidents were due to that tenant. Chief Long confirmed that, but for that problem tenant - who has since been evicted - he would have approved the application. The Board agreed to approve the license for this property.

206-4-14 Approving the Rental Housing Mercantile License Application filed for 220 E. Roberts Avenue, Unit 8.

MOTION: Troiano SECOND: Leonetti

ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

125 E. Taylor Avenue, Ms. Patricia Smith: Ms. Bittner reviewed the application submitted for this property, stating it was referred to the Board by the Police Department. Chief Long said 17 calls were made and after review advised the Board this property was considered by one police squad as presenting significant problems. Ms. Smith presented all the steps she has taken to remove problem tenants. The Board agreed to approve the license for this property.

207-4-14 Approving the Rental Housing Mercantile License Application filed for 125 E. Taylor Avenue.

MOTION: Troiano SECOND: Byron

ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes.

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150 E. Spicer Avenue, Mr. Fausto Ricart: Ms. Bittner reviewed the application submitted for this property, stating it was referred to the Board by the Police Department. Chief Long said 17 calls were made, 5 were drug related with 3 arrests made for cocaine and heroin. He also advised that apparently a person who sold drugs was living in Unit 3. Mr. Ricart advised the Board the tenant in Unit 3 has been evicted, he acknowledged that in the past years this property was one of the worst in the City and advised the board he will clean up the property. The Board agreed to issue a Conditional Mercantile License until June 14, 2014, converted to an approved without conditions; if there are no significant problems at the property prior to that time.

208-4-14 Approving the issuance of a Conditional Mercantile License for the property located at 150 E. Spicer Avenue.

MOTION: Leonetti           SECOND: Byron

ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano - Yes

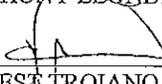
ADJOURNED: There being no further business to be discussed, this meeting was adjourned at 5:00 p.m. Remarks as typed highlighted not verbatim as to subject matter.

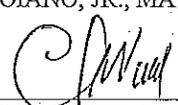
MOTION: Byron           SECONDED: Leonetti

ROLL CALL: Byron – Yes, Leonetti – Yes. Troiano – Yes.

  
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PETER BYRON, COMMISSIONER

  
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ANTHONY LEONETTI, COMMISSIONER

  
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ERNEST TROIANO, JR., MAYOR

ATTEST:   
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CHRISTOPHER H. WOOD, CLERK

DATE MINUTES APPROVED: May 14 2014  
CHRISTOPHER H. WOOD, CITY CLERK