

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

Wednesday, April 16, 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.

**NEW BUSINESS:**

- A. Rental Housing Mercantile License Renewals: 4200 Ocean Ave; 3200 Atlantic Ave; 3900 Atlantic Ave; 236 E. Spicer Ave; 4001 Atlantic Ave; 153-155 E. Garfield Ave; 106 W. Glenwood Ave; 103-105 W. Poplar Ave and 106 W. Glenwood Ave.

Mayor Troiano said the purpose of this Special Meeting is to review the above Rental Housing Mercantile License Application 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.

**3200 Atlantic Avenue, Tonko and Christine Cebo:** This application was considered during the April 11, 2014 Special Meeting wherein it referred to the Chief of Police to attempt to develop a plan to better manage the property and rescheduled for today's meeting. Ms. Bitter advised the Chief of Police reported he is satisfied with the property owner's plan to reduce and contain problems at the property for the upcoming season. The Board agreed to approve the license for this property.

209-4-14 Approving the Rental Housing Mercantile License Application filed for 3200 Atlantic Avenue.

MOTION: Leonetti Second: Byron

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

**4200 Ocean Avenue, Tonko and Christine Cebo:** This application was considered during the April 11, 2104 Special Meeting wherein it referred to the Chief of Police to attempt to develop a plan to better manage the property and rescheduled for today's meeting. Ms. Bitter advised the Chief of Police reported he is satisfied with property owner's plan to reduce and contain problems at the property for the upcoming season. The Board agreed to approve the license for this property.

210-4-14 Approving the Rental Housing Mercantile License Application filed for 4200 Ocean Avenue.

MOTION: Leonetti SECOND: Byron

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

**3900 Atlantic Avenue, Lawrence Howard:** Ms. Bittner reviewed the application submitted for this property, stating it was referred to the Board by the Police Department. Chief Long said 54 calls were made, 20 were nuisances with 11 arrests. On 8 separate occasions we had sent out certified letters to Mr. Howard and they were refused and returned. Ms. Bittner advised the notice for Mr. Howard to appear for a hearing on his application was sent out late, and suggested to the Board to refer the Rental Housing Mercantile License Application filed for 3900 Atlantic Avenue to the April 30, 2014 Special Meeting.

11-4-14 Referring the Rental Housing Mercantile License Applications filed for 3900 Atlantic Avenue be considered at the April 30, 2014 Special Meeting.

MOTION: Byron

SECOND: Leonetti

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

**236 E. Spicer Avenue, Lawrence Howard:** Ms. Bittner reviewed the application submitted for this property, stating it was referred to the Board by the Police Department. Chief Long said 5 calls were made for underage drinking and nuisances, and arrests were made. Ms. Bittner said that the notice for Mr. Howard to appear for a hearing on his application was sent out late, and suggested to the Board to Refer the Rental Housing Mercantile License Application filed for 236 E. Spicer Avenue to the April 30, 2014 Special Meeting.

211A-4-14 Referring the Rental Housing Mercantile License Applications filed for 236 E. Spicer Avenue be considered at the April 30, 2014 Special Meeting.

MOTION: Byron

SECOND: Leonetti

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

**153-155 E. Garfield Avenue, James Goodroe:** Ms. Bittner reviewed the application submitted for this property, stating it was referred to the Board by the Police Department. She advised the Owner is not here, the notice for the hearing on the application was sent out late, and suggested to the Board to Refer the Rental Housing Mercantile License Application filed for 153-155 E. Garfield Avenue to the April 30, 2014 Special Meeting.

212-5-14 Referring the Rental Housing Mercantile License Applications filed for 153-155 E. Garfield Avenue be considered at the April 30, 2014 Special Meeting.

MOTION: Leonetti

SECOND: Byron

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

**103-105 W. Poplar Avenue, J. Bartha:** Ms. Bittner reviewed the application submitted for this property, stating it was referred to the Board by the Code Enforcement. Mr. Bannon advised the Board that there were outstanding maintenance violations that were submitted to Mr. Bartha by 3 different inspectors, and he never corrected his violations and there is still debris. The Mayor asked Mr. Bartha why he neglects to correct the problems. Mr. Bartha stated he never seen the violation(s), and would like to meet with the inspector and go over them. The Mayor requested that a Rental Housing Mercantile License Application be denied until all violations have been resolved. Mr. Bannon stated he will meet with Mr. Bartha tomorrow and go over the violations with him. Ms. Bitter advised the Board if the application is denied, Mr. Bartha will have to complete a new application. The Board agreed to deny the Rental Housing Mercantile License Application for 103-105 W. Poplar Avenue.

213-4-14 Denying the Rental Housing Mercantile License Application filed for 103-105 W. Poplar Avenue.

MOTION: Troiano

SECOND: Leonetti

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

At this time Ms. Bittner asked the Board to approve a Resolution Awarding Lease of Parking Meter Mechanisms re: IPS Group, Inc.

214-4-14 Awarding Lease of Parking Meter Mechanisms re: IPS Group, Inc.

MOTION: Leonetti

SECOND: Byron

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

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106 W. Glenwood Avenue, Fred Petruzzi: Ms. Bittner reviewed the application submitted for this property, stating it was referred to the Board by Code Enforcement and noted that there were multiple "clean and lien's" placed on his property. She advised the Board the property owner is not present. The Mayor requested that the Rental Housing Mercantile License Application for 106 W. Glenwood Avenue be denied.

215-4-14 Denying the Rental Housing Mercantile License Application filed for 106 W. Glenwood Avenue.

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

**EXECUTIVE SESSION:**

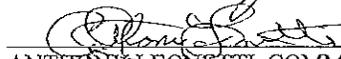
The Special Meeting was recessed at 4:10 p.m. by motion of Byron, seconded by Leonetti. The City Clerk read the subject(s) to be discussed and Executive Resolution No. 7-4-14 convening this meeting.

- Potential Litigation – Zoning Board Objection (mini-golf)
- Potential Litigation – Beach Event Fees

**ADJOURNED:** There being no further business to be discussed, this meeting was adjourned at 5:21 p.m. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: Leonetti           SECONDED: Byron  
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