

WORK SESSION MINUTES OF THE WILDWOOD COMMISSIONERS  
IN THE COUNTY OF CAPE MAY, NEW JERSEY

Wednesday, June 11, 2014  
Commissioners Meeting Room  
Time: 5:30 p.m.

**MEETING CALLED:**

Meeting called to order by the Mayor

**PLEDGE OF ALLEGIANCE**

ty 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  
Marc DeBlasio, Remington & Vernick Engineers  
Jason Hesley, Tax Assessor  
Gary Zeigler, Water Dept.  
Jeanette Powers, CFO  
Cyndi Garland, QPA  
Robert Regalbuto, Police Captain  
Steve Stocks, Beach Patrol Chief  
Lori Rosensteel, Tax Collector  
Christopher Wood, City Clerk  
Lisa Brown, Aide to the 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**

May 21, 2014, Special Meeting

Pending questions from the Board, the Minutes will be moved to Regular Session for approval. There were none.

**3A. Introduction and Approval of the 2014 Municipal Budget**

The Introduction and Approval of the 2014 Municipal Budget was moved to the Regular Session for approval.

**RESOLUTION**

City Clerk read the resolutions listed on the agenda.

- A. Authorizing Emergency Temporary Appropriations
- B. Authorizing Contract with Richard Gabriel Associates re: Valuation of Post-Retirement Benefits to GASB 45 Standards (\$4,400.00)
- C. Authorizing the Mayor to execute Settlement Agreement and General Release re: Paul Zielinski, et al v. City of Wildwood; Uncompensated Time on Duty
- D. Authorizing refund of 2014 Mercantile License to Vasilios Tsokas due to licensee no longer operating the business (\$719.80)
- E. Authorizing Professional Services Contract with Van Note-Harvey Associates re: Engineering Services in connection with the 2014 Street and Utility Reconstruction Project in North Wildwood (\$82,700.00)
- F. Authorizing Mayor to execute a Temporary Construction Easement re: New Jersey Avenue, Youngs to 26<sup>th</sup> Street
- G. Converting Conditional Mercantile License to Approval with No Conditions re: Fausto Ricart, 150 E. Spicer Avenue
- H. Approving Amusement Game License(s)
- I. Authorizing contract with Reliable Contracting, LLC re: Concrete Replacement to the City of Wildwood Water Department (\$17,306.00) and rescinding Resolution No. 308-5-14
- J. Authorizing payment of bills in the amount of \$882,231.39 dated June 11, 2014
- K. Authorizing filing of all reports and other data contained in this agenda

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ADDENDUM:

Authorizing Contract with Perna Finnigan, Inc. re: Emergency Situation with regard to Emergency Sewer Main Repair, Poplar & New Jersey Avenues (\$5,000.00)

The Board moved Resolutions "C" and "G" to Executive Session for discussion

ORDINANCE:

- 1005-14 Ordinance Amending Chapter 22 entitled "Rental Housing" and Chapter 13A Entitled "Uniform Fire Safety Code" of the Revised General Ordinance (Clarifying Authority to issue notices to condominium designated contract person as an alternative to owner of record) (SECOND READING/PUBLIC HEARING/ADOPTION)
- 1007-14 Clarifying the City Solicitor shall be a Full Time Employee (FIRST READING/INTRODUCTION)
- 1008-14 Calendar Year 2014 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (FIRST READING/INTRODUCTION)

UNFINISHED BUSINESS

- None.

COMMUNICATIONS:

- None.

APPLICANTS:

- None.

NEW BUSINESS:

- Summer Youth Work Experience Program  
Mayor Troiano received correspondence informing him that there is a program available that would give the City the ability to use a number of our local youth, approximately 20 to 30 participants, ranging from ages 15 to 22 years of age, to do work for the City at no cost. The participants will be used to clean the beach, parks and street ends. They are permitted to work 25 hours a week. The Board agreed this would be a beneficial program and added it to today's agenda as Addendum II.

REPORTS:

- Engineer's Report – On File in City Clerk's Office
- CFO's Report – To be read into the record during Regular Session

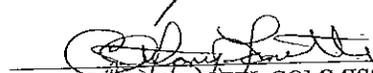
EXECUTIVE SESSION:

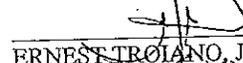
- Contractual Matter – Back Bay Closure and Capping
- Matter of Litigation – Mattera
- Contractual Matter – Conflict
- Matter of Litigation – Zielinski et al vs. City of Wildwood
- Potential Litigation – Mercantile License re: 150 E. Spicer Avenue, Fausto Ricart

ADJOURNED: There being no further business to be discussed, this meeting was adjourned at 5:39 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

  
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ATTEST:  
CHRISTOPHER WOOD, CITY CLERK

DATE MINUTES APPROVED: July 9 2014  
Christopher H. Wood, City Clerk

REGULAR COMMISSION MINUTES OF THE WILDWOOD  
COMMISSIONERS IN THE COUNTY OF CAPE MAY, NEW JERSEY

45

Wednesday, June 11, 2014  
Commissioner's Meeting Room  
Time: 5:40 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  
Marc DeBlasio, Remington & Vernick Engineers  
Jason Hesley, Tax Assessor  
Gary Zeigler, Water Dept.  
Jeanette Powers, CFO  
Cyndi Garland, QPA  
Robert Regalbutto, Police Captain  
Steve Stocks, Beach Patrol Chief  
Lori Rosensteel, Tax Collector  
Christopher Wood, City Clerk  
Lisa Brown, Aide to the 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

May 21, 2014, Special Meeting

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

RESOLUTIONS: City Clerk read the resolutions listed on the agenda.  
326-6-14      Introduction and Approval of the 2014 Municipal Budget

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

- 327-6-14      Authorizing Emergency Temporary Appropriations
- 328-6-14      Authorizing Contract with Richard Gabriel Associates re: Valuation of Post-Retirement Benefits to GASB 45 Standards (\$4,400.00)
- 329-6-14      Authorizing Refund of 2014 Mercantile License to Vasilios Tsokas due to licensee no longer operating the business (\$719.80)
- 330-6-14      Authorizing Professional Services Contract with Van Note-Harvey Associates re: Engineering Services in connection with the 2014 Street and Utility Reconstruction Project in North Wildwood (\$82,700.00)
- 331-6-14      Authorizing Mayor to execute a Temporary Construction Easement re: New Jersey Avenue, Youngs to 26<sup>th</sup> Street
- 332-6-14      Approving Amusement Game License(s)
- 333-6-14      Authorizing Contract with Reliable Contracting, LLC re: Concrete Replacement to the City of Wildwood Water Department (\$17,306.00) and rescinding Resolution No. 308-5-14
- 334-6-14      Authorizing payment of bills in the amount of \$882,231.39 dated June 11, 2014
- 335-6-14      Authorizing filing of all reports and other data contained in this agenda
- 336-6-14      Authorizing contract with Perna Finnigan, Inc. re: Emergency Situation with regard to Emergency Sewer Main Repair, Poplar & New Jersey Avenues (\$5,000.00)
- 337-6-14      Authorizing City of Wildwood to participate with Youth Works re: Summer Youth Work Experience Program

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

**ORDINANCES:**

1005-14      Ordinance Amending Chapter 22 entitled "Rental Housing" and Chapter 13A Entitled "Uniform Fire Safety Code" of the Revised General Ordinance (Clarifying Authority to issue notices to condominium designated contact person as an alternative to owner of record (SECOND READING/PUBLIC HEARING/ADOPTION)

**MOTION TO OPEN PUBLIC HEARING**

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

None.

**MOTION TO CLOSE PUBLIC HEARING**

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

**MOTION TO ADOPT**

MOTION: Troiano                      SECOND: Leonetti  
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes  
The Mayor announced Ordinance 1005-14 has been adopted.

1007-14      Clarifying the City Solicitor shall be a Full Time Employee (FIRST READING/INTRODUCTION)

MOTION: Troiano                      SECOND: Leonetti  
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes  
The Mayor announced Ordinance 1007-14 has passed First Reading

1008-14      Calendar Year 2014 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (FIRST READING/INTRODUCTION)

MOTION: Troiano                      SECOND: Byron  
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes  
The Mayor announced Ordinance 1008-14 has passed First Reading

**REPORTS:**

- CFO's Report – The City Clerk read this report into the record. A copy is on file in the City Clerk's Office.

**PUBLIC COMMENT:** During regularly scheduled Board of Commissioners Meeting. Remarks will limit to five (5) minutes per person. City Clerk will be keeper of time and advise speaker when time has expired. Each member of the public will be permitted to speak only once per meeting. Criticism of public employees will be directed to the Personnel Department during work hours only.

**Kathy McCullough, 450 W. Cresse Avenue:** Ms. McCullough asked what was going on with the budget and if it was going to be introduced. Mayor Troiano informed her we just introduced the budget. Ms. McCullough thought there would be a presentation. Mayor Troiano told her that would be done during the Public Hearing of the budget.

**EXECUTIVE SESSION:**

The Regular Business Meeting was recessed at 5:45 p.m. by motion of Byron seconded by Leonetti. The City Clerk read the subject(s) to be discussed and Executive Resolution No. 13-6-14 convening this meeting.

- Contractual Matter – Back Bay Closure and Capping
- Matter of Litigation – Mattera
- Contractual Matter – Conflict
- Matter of Litigation – Zielinski et al vs. City of Wildwood
- Potential Litigation – Mercantile License re: 150 E. Spicer Avenue, Fausto Ricart

**RECONVENED:** This meeting was reconvened 6:35 pm.

**RESOLUTIONS:**

338-6-14      Authorizing the renewal of Professional Services Contract with Remington, Vernick & Walberg Engineers to extend a 12 month term for un-expended portion of Redevelopment Project

- 339-6-14 Assigning Tom LSRP to be paid out of Remington, Vernick & Walberg Engineers General Services Contract regarding Wildwood Sewer Utility re: Back Bay
- 340-6-14 Authorizing a contract with Remington, Vernick & Walberg Engineers re: Closure and Capping of Back Bay Landfill (\$64,500.00)
- 341-6-14 Authorizing the advertisement for RFQP for Special Counsel

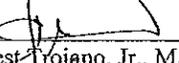
MOTION: Leonetti            SECOND: Troiano  
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

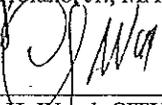
ADJOURNED: There being no further business, this meeting was adjourned at 7:42 p.m. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: Leonetti            SECOND: Troiano  
 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, CITY CLERK

DATE MINUTES APPROVED: July 9, 2014