

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

Wednesday, June 4, 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, Chief of Police
Dave Bannon, Code Enforcement
Lisa Brown, Aide to City Clerk
Christopher 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. Hearing, Rental Housing Mercantile License Renewals;
4307 Arctic Ave
200 E. Glenwood Ave
151 E. Taylor Ave
108-112 W. Rio Grande Ave
233 E. Garfield Ave
235 E. Garfield Ave
110 E. Glenwood Ave
118 E. Glenwood Ave
105 & 107 E. Maple Ave
111 E. Roberts Ave

Ms. Bittner 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.

108-112 W. Rio Grande Avenue, J. Rufino, B. Tortona & K. Sandow: Ms. Bittner reviewed the application and stated it was referred by the Police Chief, and Code Enforcement. Chief Long said there were 24 calls for service made to this location. There were 5 arrests on 3 occasions for possession and distribution of heroin. A search warrant was conducted at this location in January wherein 114 bags of heroin were seized. Since January, there have been 7 calls wherein it was found there was a drive-by shooting which originated from this property. Dave Bannon said that since January, 2014 the property has been shut down and all units are empty. The building is now up to code and the owner will be living on the premises. The property is in the process of being sold. Mr. Bannon feels confident the new owner is going to do the right thing. Mr. Bannon said the Fire Department still has to inspect the property and advised the owner to go to the Fire Department after the meeting to schedule an inspection. Mayor Troiano said since the property is going to be sold he asked to approve a one year conditional license for this property.

321-6-14 Approving the issuance of a One Year Conditional Mercantile License for the property located at
108-12 E. Leaming Avenue

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

4307 Arctic Avenue, Michael McLean: Mr. McLean said since the last meeting he's gotten Beecher Kay to manage the property. Dave Bannon said he has no issues with the property. Chief Long said there was a juvenile complaint at the end of April. Mayor Troiano said he's done everything he was asked to do and asked to approve this property of a one year conditional license.

322-6-14 Approving the issuance of a One Year Conditional Mercantile License for the property located at 4307 Arctic Avenue

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

233 E. Garfield Avenue, Scott Chambers: Mr. Bittner reviewed the application. This property was referred by the Police Department. Chief Long said there were 85 calls made to this property, of those, there were 66 arrests from 52 incidents related to drugs, heroin and search warrants. However, Chief Long said, all of those arrests were based on Mr. Chambers cooperation with the police department. Mr. Chambers already has a video surveillance system, and if it wasn't for that, the police department wouldn't be able to make those arrests. Chief Long suggested Mr. Chambers stop renting to the same people. Mr. Chambers said he's only going to rent to the Romanian and Bulgarian students and has terminated his previous manager. He recognizes he was having terrible issues with his property, but is cleaning it up. He currently has only two vouchers left living in the property and will no longer be looking to accept vouchers. If this summer goes well Mr. Chambers intends to shut this property down for the winter. The Mayor suggested passing a resolution that would require Mr. Chambers to operate this property on a year round basis only, conditional for one year.

323-6-14 Approving the issuance of a One Year Conditional Mercantile License for the property located at 233 E. Garfield Avenue (year round operation only)

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

235 E. Garfield Avenue, Scott Chambers: Ms. Bittner reviewed this application. This application was referred by Police Department. Chief Long said there were 50 calls made to this property for drugs, heroin overdoses and search warrants, which resulted in 15 arrests. As of this year there were only 7 calls which consisted of medical assists, nothing of concern. Mayor Troiano asked to approve a resolution for a one year conditional license and that this property can only operate on a seasonal basis, which means the tenants have to be out by October 31st.

324-6-14 Approving the issuance of a One Year Conditional Mercantile for the property located at 235 E. Garfield Avenue (seasonal operation only)

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

200 E. Glenwood Avenue, Vincent Chiarella: Ms. Bittner reviewed this application. This application was referred by the Police Department as well as Code Enforcement. Chief Long said there were 20 calls made to this property for noise and underage drinking, which resulted in 6 arrests. Chief Long stated this year the calls for this property started on May 26th, where the police responded to a fight call, found over 50 people on the property and made 49 arrests for underage drinking. Chief Long said the police officers contacted Mr. Chiarella at 2:00 am to inform him of what was going on at this property and he never showed up, neither did his property manager. Chief Long said Mr. Chiarella's nephew came out and told a police officer that he was advised by his uncle to stay inside the property until the police left. Because of this call, the entire shift was tied up for the rest of the night processing prisoners. Dave Bannon said the Judge called City Hall after the juveniles appeared before her and stated they were the lewdest juveniles she has ever had to deal with. Mr. Chiarella said he rented the property to his nephew and eight of his friends and didn't know how the other kids got in there. Mayor Troiano said there are multiple problems concerning this property. Mayor Troiano told Mr. Chiarella that he's always respected him but he's very disappointed. He's not going to subject the police department to this kind of activity. Mr. Bannon suggested the Board deny this license until this property is cleaned up.

325-6-14 Denying the issuance of the 2014 Mercantile License Renewal for the property located at 200 E. Glenwood Avenue

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

The following applications were pulled from this meeting as they were approved by Dave Bannon:
151 E. Taylor Avenue, 110 E. Glenwood Avenue, 118 E. Glenwood Avenue and 105-107 E. Maple Avenue.

Dave Bannon said the property located at 111 E. Roberts Avenue never received his notifications. This property is in short sale and has requested their application be brought in front of the Board at the next Special Meeting. The Board agreed.

APPLICANTS:

Approving 2014 Beach Vendor Applicants

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

RESOLUTIONS:

A. Authorizing Contract with Remington, Vernick & Walberg Engineers re: Closure and Capping of the Back Bay Landfill (\$64,500.00)

The Mayor requested to table this resolution and discuss in Executive Session.

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

EXECUTIVE SESSION: The Special Meeting was recessed at 4:55 p.m. by motion of Troiano seconded by Leonetti. The City Clerk read the subject(s) to be discussed and Executive Resolution No. 12-6-14 convening this meeting.

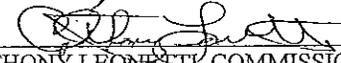
- Contractual Matter – Closure and Capping of Back Bay Landfill

RECONVENED AND ADJOURNED: There being no further business to be discussed, this meeting was adjourned at 6:00 p.m. Remarks as typed highlighted not verbatim as to subject-matter.

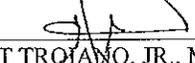
MOTION: Leonetti SECONDED: Byron
ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes.



PETER BYRON, COMMISSIONER



ANTHONY LEONETTI, COMMISSIONER



ERNEST TROIANO, JR., MAYOR

ATTEST: 

CHRISTOPHER H. WOOD, CLERK

DATE MINUTES APPROVED: July 9 2014
CHRISTOPHER H. WOOD, CITY CLERK