

Wednesday, March 19, 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
Lisa A. Brown, Aide to the City Clerk
Steve Long, Police Chief
James Grauel, Fire Prevention
Dave Bannon, Code Enforcement
Steven Booy, Zoning Official
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: 4110 Atlantic Ave; 320 E. Glenwood Ave; 220-230 E. Garfield Ave; 125 W. Roberts Ave; 4110 Pacific Ave; 146 E. Spicer Ave; 103 W. Magnolia Ave; 217 E. Baker Ave; 144 E. Roberts Ave; 220 E. Spencer 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.

320 E. Glenwood Avenue, Ernesto Salvatico: Ms. Bittner summarized the application submitted for this property and noted this property doesn't yet have an occupancy limit set by Code Enforcement. This application was approved by Code Enforcement and Fire Prevention, but referred by the Police Department. Chief Long reported there were 16 calls for this property over the past year and read the reasons for the calls. Chief Long said the property owner was often the "caller" and didn't see a problem with issuing the Mercantile License for this property. Mr. Salvatico explained the reasoning for some of the phone calls. Mayor Troiano said anyone who has a list of calls will be questioned, and that he's not saying Mr. Salvatico owns a "problem property". Mayor Troiano told Mr. Salvatico there were a number of calls for landlord/tenant disputes and the City doesn't have the manpower to "babysit" properties. Ms. Bittner offered a Resolution for approval that would grant the 2014 Mercantile License for this property, subject to Code Enforcement verifying the occupancy limit.

- 133-3-14 Approving the 2014 Mercantile License for 320 E. Glenwood Avenue, subject to Code Enforcement verifying occupancy limits

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

4110 Pacific Avenue, Anthony Piro: Ms. Bittner summarized the application submitted for this property. This application was referred by the Police Department. Chief Long reported there were 33 calls in reference to this property. Several calls were for drug arrests at or from this location. There was a call for an overdose outside the location, 4 drug arrests, and numerous disturbances. The other calls were for disputes, medical

assists and attempts to serve warrants. Chief Long's main concern is the drug arrests. There have been some incidents in the alley, which was determined not to be Mr. Piro's property. Mr. Bannon informed Mr. Piro of the improvements that have to be made to the property prior to this meeting and noted there were no outstanding violations on this property. Ms. Bittner and Chief Long suggested Mr. Piro link to a security camera feed to the Police Department, which Mr. Piro said he would do. Chief Long said the calls were made due to tenants doing drug transactions in the motel. Mayor Troiano asked Chief Long if the tenants are part of the problem. Chief Long said some tenants are buyers and some tenants are sellers. Ms. Bittner asked if this property violated the Zoning Ordinance. Steve Booy believes it's a pre-existing non-conforming property. Mayor Troiano said the Bala is an eyesore but knows Mr. Piro will do his best to fix it. This application was deferred to the April 2, 2014 Special Meeting for consideration. In the meantime, Mr. Piro will meet with Chief Long to discuss the security camera feed.

134-3-14 Referring the Rental Housing Mercantile License Application filed for 4110 Pacific Avenue be considered at the April 2, 2014 Special Meeting

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

4110 Atlantic Avenue, Mohmoud Mohmoud: Ms. Bittner summarized the application for this property and noted the application hasn't been fully completed. She also noted that Mr. Bannon has to certify the occupancy limit. This application was referred by the Police Department. Chief Long reported there were 44 calls in reference to this property. Most calls were made during the months of May and June. A letter was sent to this property for excessive noise. There have been numerous convictions made which include underage drinking and excessive noise. Ms. Bittner said this property has been declared a "Rowdy House" property. A hearing for the "Rowdy House" was scheduled to take place in March or April, however it was decided to use this venue instead. Mr. Mohmoud said some of those calls were not his fault and that no one enters his rooms with alcohol. Mr. Mohmoud said he hires security to monitor the property from 8pm to 4am and pays for off-duty police officers. Mr. Mohmoud said the June 7th incident wherein 15 arrests were made for underage drinking, had nothing to do with his property. Those arrested were not staying at his hotel. Chief Long said on June 3rd a call was made where motel guests were throwing water balloons off of the deck of the motel, as well as noise and underage drinking. Ms. Bittner read all the list of noise complaints relevant to this property. Mayor Troiano said most calls seem to have been made during "Senior Week". Mayor Troiano assured Mr. Mohmoud that he is not the only one to have problems during this time. Mr. Mohmoud said he would hire more off-duty police officers. Mayor Troiano said that would be a good start and suggested that Mr. Mohmoud meet with Chief Long and Commissioner Leonetti to come up with an action plan.

135-3-14 Referring the Rental Housing Mercantile License Application filed for 4110 Atlantic Avenue be considered at the April 2, 2014 Special Meeting

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

220 E. Spencer Avenue, Kathy and Jerry Dublewski: Tom Marchetti, property manager, was present for the hearing. Ms. Bittner summarized the application for this property and noted this application still needed action by the Fire Official and was referred to the Governing Body by the Police Department. Chief Long said his only concern was the number of calls for service, however, none were substantial. Mr. Grauel said he is prepared to sign off on the application. Mayor Troiano said this property used to be seasonal, but now it's year-round and he has some concerns. Mayor Troiano said it's been the City's experience when someone rents weekly or rents to Social Service placements, problems arise. Members of the Board indicated concern with the use of this property and asked to have it reviewed by the Zoning Officer. The Board will reconsider this application during the April 2, 2014 Special Meeting.

136-3-14 Referring the Rental Housing Mercantile License Application filed for 220 E. Spencer Avenue be considered at the April 2, 2014 Special Meeting

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

217 E. Baker Avenue, Kathy and Jerry Dublewski: Tom Marchetti, property manager, was present for the hearing. Ms. Bittner summarized the application for this property. This application was referred to the Governing Body by Code Enforcement as well as the Police Department. Chief Long said there were a significant amount of calls for service made to this property. There were 97 calls made in the last year consisting of 3 narcotic search warrants, and 2 drug arrests. Chief Long said since the new owner took the property over six months ago there have only been four arrests. Ms. Bittner said there is a concern regarding Zoning. The new property owner installed heat and did not get a CCO. The manager of the property said they are operating it the same way it has been operated in the past. Mr. Marchetti said he is going to turn the

property into Veteran housing and since he's taken over the property he has evicted 33 people, and is only left with five tenants. He fired all of the live-in managers and is in the process of getting a video camera system installed and linked with the Wildwood Police Department. He's been in contact with Detective Gallagher, and they've also hired security. Mr. Marchetti said they are trying to make changes but cannot justify what has happened at this property in the past. Ms. Bittner said the property owner needs a Use Variance. If a Use Variance is not obtained, the owner is in violation. Mr. Marchetti asked why the previous owner was allowed to operate. Ms. Bittner said they weren't and they were put on notice a month before they sold the property and the current owner failed to obtain a CCO. No action was taken on this application and it was referred to the Zoning Board for review.

137-3-14 Referring the Rental Housing Mercantile License application filed for 217 E. Baker Avenue to the Zoning Board for review.

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

103 W. Magnolia Avenue, Michael Maiorano: Ms. Bittner reviewed the application submitted for this property. This application was referred by the Police Department. Chief Long said there were 10 calls for service made to this property, wherein nine out of 10 were noise related complaints. The property owner was notified and pleaded guilty for maintaining a nuisance. This is a seasonal, two family dwelling property. Chief Long believes the owner just got a bad bunch of renters. Commissioner Leonetti asked Mr. Maiorano if he had a property manager. Mr. Maiorano uses Wildwood Realty and he also has a "handy man" in the area. Mayor Troiano said Mr. Maiorano seems to be a respectable individual who got caught with a bad tenant. Mr. Maiorano said he intends to rent year-round. Mayor Troiano said year-round tenants can sometimes be worse. The Board agreed to issue Mr. Maiorano's Mercantile License conditioned upon Code Enforcement setting an occupancy limit.

138-3-14 Approving the Rental Housing Mercantile License application submitted for 103 W. Magnolia Avenue subject to an occupancy limit being set

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

146 E. Spicer Avenue, James Georginis: Ms. Bittner spoke with Mr. Georginis prior to this meeting in reference to placing this application on the agenda for discussion. Because Mr. Georginis was late with the submission of this application, he agreed to waive the formal notice on this property so that all of his properties could be heard at the same time. However, he requested the hearing for this property be heard at a later date. The Board agreed to refrain from taking any action on this application and removed it from the agenda.

138-3-14 (b) Removing the Rental Housing Mercantile License application filed for 146 E. Spicer Avenue from the agenda

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

125 W. Roberts Avenue, James Georginis: Ms. Bittner summarized the application submitted for this property, said proper notice was given for the hearing on this property and noted it was referred to the Board by Code Enforcement, Fire Prevention and the Police Department. This property is currently closed and is unfit for occupancy. Chief Long said 14 calls for service were made to the property in the past year, consisting mostly of noise complaints and underage drinking. Convictions were handed down for excessive noise as well. Ms. Bittner stated this property was deemed a "Rowdy House" and was scheduled for a hearing in March. However it was decided to be heard in this venue instead. Dave Bannon said this property was ordered by the court to close in August. Mr. Bannon was recently able to gain access to the building and said the property currently has over 30 code violations which must be abated by May 1st. Mr. Georginis requested Mr. Bannon extend the deadline. Mr. Bannon denied his request for the extension and recommended the Board deny the issuance of his mercantile license. James Grauel said there are still outstanding violations on this property relative to Fire Prevention. Mr. Georginis was scheduled for a re-inspection in June, which he failed to show up for. Mayor Troiano recommended supporting the inspectors decision and denying the renewal of this license. Dave Bannon suggested to Mr. Georginis that he speak with the Construction Office relative to obtaining the necessary permits.

139-3-14 Denying the Rental Housing Mercantile License application and renewal of the 2014 Mercantile License for 125 W. Roberts Avenue

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

228-30 E. Garfield Avenue, James Georginis: Ms. Bittner gave a summary of the application submitted for this property stating it was referred by Code Enforcement, Fire Prevention and the Police Department. She also said there was no occupancy limit certified for this property. Chief Long said 15 calls for service were made to this property, mostly consisting of drug possession, purchasing and distribution. Mr. Georginis said he has installed a camera system and is willing to give access to the Police Department. Mr. Georginis doesn't believe there is a problem with drugs at his property. Mayor Troiano said there is definitely drug activity there. Mr. Grauel said the Fire inspection for this property has been postponed. Mayor Troiano said he was not comfortable with making a decision on this property without an inspection being done. Commissioner Leonetti said awarding a license for this property would go against everything he's trying to accomplish and is not in favor of awarding a license at this point. The Board agreed to move this property to the Special Meeting held on April 2nd for decision.

140-3-14 Referring the Rental Housing Mercantile License Application filed for 228-30 E. Garfield Avenue be considered at the April 2, 2014 Special Meeting

MOTION: Troiano SECOND: Byron
ROLL CALL: Byron – Yes, Leonetti – No, Troiano – Yes

B. Firefighter Insurance Policy.
This policy has to be renewed, no changes have been made. The Board agreed to approve this by Resolution.

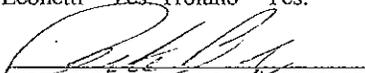
RESOLUTIONS:

- 141-3-14 Renewing Firefighter Insurance Policy
- 142-3-14 Rejecting proposals for digital signs/cameras
- 143-3-14 Rejecting proposals for Fox Park music concert(s)

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

ADJOURNED: There being no further business to be discussed, this meeting was adjourned at 5:52 p.m. Remarks as typed highlighted not verbatim as to subject matter.

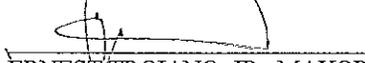
MOTION: Leonetti SECONDED: Byron
ROLL CALL: Byron – Yes, Leonetti – Yes Troiano – Yes.



PETER BYRON, COMMISSIONER



ANTHONY LEONETTI, COMMISSIONER



ERNEST TROIANO, JR., MAYOR

ATTEST: 

CHRISTOPHER H. WOOD, CLERK

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