

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

Wednesday, May 14, 2014  
Commissioners Meeting Room  
Time: 5:30 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  
Marc DeBlasio, Remington & Vernick Engineers  
Christopher D'Amico, Fire Chief  
Steve Stocks, Beach Patrol Chief  
Jason Hesley, Tax Assessor  
Gary Zeigler, Water Dept.  
Jeanette Powers, CFO  
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**

April 9, 2014, Work Session  
April 9, 2014, Regular Meeting  
April 9, 2014, Executive Session  
April 11, 2014, Special Meeting  
April 16, 2014, Special Meeting  
April 16, 2014, Executive Session  
April 23, 2014, Work Session  
April 23, 2014, Regular Meeting  
April 23, 2014, Executive Session

Pending questions or comments from the Board, the minutes were moved to the Regular Business meeting for approval. There were none.

**RESOLUTION**

City Clerk read the resolutions listed on the agenda.

- A. Authorizing Emergency Temporary Appropriations
- B. Authorizing Triad Associates to proceed with USDA Water and Waste Disposal Grant/Loan Application re: Pre-Application and Full Application (\$1,800.00 and \$7,700.00)
- C. Authorizing Triad Associates to proceed with Small Cities Public Facilities Application re: Construction of a Handicapped Accessible Boardwalk Ramp at Cedar Avenue (\$9,850.00)
- D. Determining the form and other details of its "Note Relating to the Interim Financing Trust Loan Program of the New Jersey Environmental Infrastructure Trust" to be issued in the principal amount of up to \$2,575,000 and providing for the issuance of sale of such note to the New Jersey Environmental Infrastructure Trust and Authorizing the execution and delivery of such note, pursuant to the New Jersey Environmental Infrastructure Trust Interim Financing SFY 2015 Trust Loan Program
- E. Authorizing the Award of an Alternate to Fair and Open Contract with Remington, Vernick & Walberg Engineers re: Engineering Services in connection with Wildwood Water Utility Improvements for the City of Wildwood, Lake Avenue (\$98,000.00)
- F. Authorizing Mayor to execute a contract with Concord Energy Services to include the City of Wildwood in the Cape May County Co-Operative Bid for Retail Purchase of Natural Gas
- G. Authorizing Refund of Taxes due to overpayment re: Bl. 107 and L. 19 (\$1,286.08)
- H. Authorizing Return of Cash Performance Bond re: Application #37-04P, M.A.A.S.H., LLC, 311 W. Cresse Avenue (\$32,373.00)

- I. Authorizing Return of Cash Performance Bond re: Application #18-10, Alex Morgovsky, 305 E. Pine Avenue (\$20,971.80)
- J. Authorizing Return of Escrow Balance Deposits re: Application #18-10, Alex Morgovsky
- K. Authorizing Refund of Ambulance Billing Fee to Stephen Pansolni due to duplicate billing (\$25.00)
- L. Authorizing Mayor to execute Settlement Agreement re: Rouleau v. Elwell, et. al
- M. Re-appointing members to the Wildwood Housing Authority
- N. Approving Amusement Game License(s)
- O. Supporting Increase in Funds for New Jersey Dedicated Shore Protection Fund
- P. Authorizing the filing of an application for USDA Rural Development Funding under the Community Facilities Loans and Grants Programs re: Purchase of Two (2) Sport Utility Vehicles (SUV's) for use by the City of Wildwood Police Department
- Q. Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Beach Terrace (\$9,600.00)
- R. Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Boardwalk Bar (\$2,400.00)
- S. Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Bolero Motel (\$11,250.00)
- T. Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Red Oak Restaurant (\$3,750.00)
- U. Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Crest Savings Bank (\$5,500.00)
- V. Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Schellenger's Restaurant (\$1,500.00)
- W. Authorizing Refund to Michael Maiorano for 2014 TDF Fee due to Year Round Rental (\$149.00)
- X. Authorizing payment of bills in the amount of \$3,120,196.43 dated May 14, 2014
- Y. Authorizing filing of all reports and other data contained in this agenda

#### ADDENDUM:

- I. Authorizing the Sale of Surplus Property on an Online Auction Site (GovDeals)
- II. Authorizing Return of a Cash Performance Bond re: Application #58-04P, 604 Sewell Baker, LLC
- III. Approving and Authorizing the Use of State Approved Vendor for use of Procurement Card
- IV. Authorizing Mayor to Execute contract with Captain Marriner's Seafood re: Food Vending Services on the City Beach
- V. Accepting Proposal and Awarding Contract to Billy's Beach Service t/a Sunbrellas re: Beach Chair/Umbrella Rental
- VI. Accepting Proposal and Awarding Contract to McGroarty Slides, LLC re: Beach Ride/Slide

The City Clerk noted there were two additional addendum resolutions to be added if the Board chose to do so regarding Authorizing Return of Escrow Balance Deposits re: Application #15-13Z, Brendan Sciarra and Authorizing Return of Cash Performance Bond re: Application #15-13Z Brendan Sciarra. The Board agreed to add these two items. Mayor Troiano added an addendum resolution to Reject Bids for Photography on the Beach. The Board agreed to pull Resolutions Q through V, Resolution F and Addendum IV for discussion in Executive Session.

#### ORDINANCE:

- 1004-14 Ordinance Amending Ordinance No. 1014 Entitled "An Ordinance to Create the City of Wildwood Tourism Commission" (INTRODUCTION/FIRST READING)
- 1005-14 Amending Procedures for Issuing Bills for Fire Inspection (INTRODUCTION/FIRST READING)
- 1006-14 Ordinance Amending Chapter 3-7 Entitled "Removal of Grass, Weeds, Brush and Other Debris"; Amending Chapter 1A-8.3 Entitled "Division of Public Works" and Chapter 14-1 Entitled "Housing Code" of the Revised General Ordinances (INTRODUCTION/FIRST READING)
- 1002-14 Ordinance Establishing Titles and Salary Ranges for Officers and Employees of the City of Wildwood (SECOND READING/PUBLIC HEARING/ADOPTION)
- 1003-14 Ordinance Amending Chapter 4 entitled "Beach and Resort Regulations Section 1.7 Animals" of the Revised General Ordinances re: Regulations to Permit Dogs in Certain Areas at Certain Times (SECOND READING/PUBLIC HEARING/ADOPTION)

#### FINISHED BUSINESS

- None.

#### COMMUNICATIONS:

- None.

#### APPLICANTS:

- Raffle Application; United Way of Greater Philadelphia and Southern New Jersey for an event to be held on August 17, 2014
- Raffle Application; Wildwood Civic Club for an event to be held on October 13, 2014

Pending questions or comments from the Board, these applicants were moved to the Regular Business meeting for approval. There were none.

NEW BUSINESS:

- Teen Challenge Drug Awareness

Mayor Troiano reviewed their proposals and stated what their intent was. Commissioner Leonetti said he would bring it to the attention of the Police Department.

- Receipt of Mail Procedures

Mayor Troiano requested Ms. Bittner to sit with the department heads and come up with a policy

REPORTS:

- Engineer's Report – On File in City Clerk's Office

EXECUTIVE SESSION:

- Contractual Matter – Sale of Parking Lot
- City of Wildwood Logo
- Contractual Matter – Assignment of Food Vendor Contract
- Contractual Matter – Beach Shuttle Services

The following items were requested to be added for discussion:

- Contractual Matter – Back Bay Closure
- Contractual Matter – Housing
- Contractual Matter - Sightseer

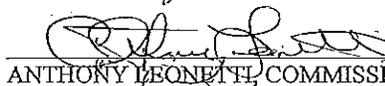
ADJOURNED: There being no further business to be discussed, this meeting was adjourned at 5:47 p.m. Remarks as typed highlighted not verbatim as to subject matter.

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 WOOD, CITY CLERK

DATE MINUTES APPROVED: May 28 2014  
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 CHRISTOPHER WOOD, CITY CLERK

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

25

Wednesday, May 14, 2014  
Commissioner's Meeting Room  
Time: 5:47 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

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Byron – here, Leonetti – here, Troiano - here

OTHERS ATTENDING

Mary D'Arcy Bittner, Solicitor  
Marc DeBlasio, Remington & Vernick Engineers  
Christopher D'Amico, Fire Chief  
Steve Stocks, Beach Patrol Chief  
Jason Hesley, Tax Assessor  
Gary Zeigler, Water Dept.  
Jeanette Powers, CFO  
Christopher Wood, City Clerk  
Lisa Brown, Aide to the City Clerk

OPEN PUBLIC MEETING ANNOUNCEMENT

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APPROVAL OF MINUTES

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April 23, 2014, Work Session  
April 23, 2014, Regular Meeting  
April 23, 2014, Executive Session

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

RESOLUTIONS: City Clerk read the resolutions listed on the agenda.

264-5-14     Authorizing Emergency Temporary Appropriations  
265-5-14     Authorizing Triad Associates to proceed with USDA Water and Waste Disposal Grant/Loan  
Application re: Pre-Application and Full Application (\$1,800.00 and \$7,700.00)  
266-5-14     Authorizing Triad Associates to proceed with Small Cities Public Facilities Application re:  
Construction of a Handicapped Accessible Boardwalk Ramp at Cedar Avenue (\$9,850.00)  
267-5-14     Determining the form and other details of its "Note Relating to the Interim Financing Trust Loan  
Program of the New Jersey Environmental Infrastructure Trust" to be issued in the principal  
amount of up to \$2,575,000 and providing for the issuance and sale of such note to the New  
Jersey Environmental Infrastructure Trust and Authorizing the execution and delivery of such  
note, pursuant to the New Jersey Environmental Infrastructure Trust Interim Financing SFY 2015  
Trust Loan Program  
268-5-14     Authorizing the Award of an Alternate to Fair and Open Contract with Remington, Vernick &  
Walberg Engineers re: Engineering Services in connection with Wildwood Water Utility  
Improvements for the City of Wildwood Lake Avenue (\$98,000.00)  
269-5-14     Authorizing refund of taxes due to overpayment re: Bl. 107 and L. 19 (\$1,286.08)  
270-5-14     Authorizing return of Cash Performance Bond re: Application #37-04P, M.A.A.S.H., LLC, 311  
W. Cresse Avenue (\$32,373.00)  
271-5-14     Authorizing return of Cash Performance Bond re: Application #18-10, Alex Morgovsky, 306 E.  
Pine Avenue (\$20,971.80)

- 272-5-14 Authorizing return of Escrow Balance Deposits re: Application #18-10, Alex Morgovsky  
 273-5-14 Authorizing Refund of Ambulance Billing Fee to Stephen Pansolmi due to duplicate billing (\$25.00)  
 274-5-14 Authorizing Mayor to execute Settlement Agreement re: Rouleau v. Elwell, et. al  
 275-5-14 Re-appointing members to the Wildwood Housing Authority  
 276-5-14 Approving Amusement Game License(s)  
 278-5-14 Supporting Increase if Fund for New Jersey Dedicated Shore Protection Fund  
 279-5-14 Authorizing the filing of an application for USDA Rural Development Funding under the Community Facilities Loans and Grants Programs re: Purchase of Two (2) Sport Utility Vehicles (SUV's) for use by the City of Wildwood Police Department  
 280-5-14 Authorizing refund to Michael Maiorano for 2014 TDF Fee due to Year Round Rental (\$149.00)  
 281-5-14 Authorizing payment of bills in the amount of \$3,120,196.43 dated May 14, 2014  
 282-5-14 Authorizing filing of all reports and other data contained in this agenda  
 283-5-14 Authorizing the Sale of Surplus Property on an online Auction Site (GovDeals)  
 284-5-14 Authorizing Return of a Cash Performance Bond re: Application #58-04P, 601 Sewell Baker, LLC  
 285-5-14 Approving and Authorizing the Use of State Approved Vendor for use of Procurement Card  
 286-5-14 Accepting Proposal and Awarding Contract to Billy's Beach Service t/a Sunbrellas re: Beach Chair/Umbrella Rental  
 287-5-14 Accepting Proposal and Awarding Contract to McGroarty Slides, LLC re: Beach Ride/Slide  
 288-5-14 Authorizing Return of Escrow Balance Deposits re: Application #15-13Z Brendan Sciarra  
 289-5-14 Authorizing Return of Cash Performance Bond re: Application #15-13Z Brendan Sciarra  
 290-5-14 Rejecting Bids for Photography on the Beach

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

**ORDINANCES:**

- 1004-14 Ordinance Amending Ordinance No. 1014 Entitled "An Ordinance to Create the City of Wildwood Tourism Commission" (INTRODUCTION/FIRST READING)

MOTION: Troiano                      SECOND: Leonetti  
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes  
The Mayor announced Ordinance 1004-14 has passed First Reading

- 1005-14 Amending Procedures for Issuing Bills for Fire Inspection (INTRODUCTION/FIRST READING)

MOTION: Troiano                      SECOND: Byron  
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes  
The Mayor announced Ordinance 1005-14 has passed First Reading

- 1006-14 Ordinance Amending Chapter 3-7 Entitled "Removal of Grass, Weeds, Brush and other Debris"; Amending Chapter 1A-8.3 Entitled "Division of Public Works" and Chapter 14-1 entitled "Housing Code" of the Revised General Ordinance (INTRODUCTION/FIRST READING)

MOTION: Troiano                      SECOND: Leonetti  
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes  
The Mayor announced Ordinance 1006-14 has passed First Reading

- 1002-14 Ordinance Establishing Titles and Salary Ranges for Officers and Employees of the City of Wildwood (SECOND READING/PUBLIC HEARING/ADOPTION)

MOTION TO OPEN PUBLIC HEARING  
 MOTION: Troiano                      SECOND: Byron  
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

None.

MOTION TO CLOSE PUBLIC HEARING  
 MOTION: Troiano                      SECOND: Leonetti  
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

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

1003-14 Ordinance Amending Chapter 4 entitled "Beach and Resort Regulations Section 1.7 Animals" of the Revised General Ordinances re: Regulations to Permit Dogs in Certain Areas at Certain Times (SECOND READING/PUBLIC HEARING/ADOPTION)

MOTION TO OPEN PUBLIC HEARING

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

Lana Kupo, 204 E. Juniper Avenue: Ms. Kupo is not opposed to the Ordinance but is opposed to the location. Her family and friends go to the portion of the beach that is being designated for dogs. She asked a number of questions, such as who's responsible for clean-up, leashing, etc. Mayor Troiano addressed most of her questions and directed her to speak with Ryan Troiano for more details.

Pat, 117 E. Poplar Avenue: Pat had similar concerns as Ms. Kupo. She asked who would be liable for dog bites, who's going to enforce the rules, etc. She feels this isn't going to attract the little old ladies with dogs in a basket; instead, it's going to attract pit bulls and teenagers.

Lisa, 121 E. Bennett Avenue: Lisa is happy about this ordinance. She does own a pit bull who does surf competitions. She said the East Coast Surfing Association would like to come to Wildwood and host an event, which would bring money into this City. She feels dogs on the beach can be handled in this City if done properly, and that it's the owner's responsibility to clean up after their dogs. She said most dog owners are very responsible.

Jack Morey, 3501 Boardwalk: Mr. Morey is in favor of this Ordinance. He sees this as a great opportunity for the City. He said it's amazing how responsible people are with their own pets and believes this to be a good "test year" for this. He recognizes the concern for enforcement issues but he's positive they will be handled correctly. He thanked the Board for moving forward with this.

Chuck Schumann, 117 W. Toledo Ave: Mr. Schumann finds the beach to be a safe place for dogs and feels this ordinance will bring other opportunities for dog organizations.

Ryan Troiano said the City has done a lot of work with regard to the proposed dog beach. He doesn't want the public to believe this was a reckless thought thrown together at the last minute. Troiano said he, the Board and the Beach Patrol Chief have had numerous conversations discussing the pros and cons of having dogs on the beach. He said the dogs will be monitored and cleared, and will have watering stations and shelters. Ryan said no decisions were made without advice from the City's insurance company.

Commissioner Byron said a lot of research has been done for this and believes this will set Wildwood apart from other beaches. He understands everyone's concerns and feels positive that this will be a success.

Steve Stocks said enforcement will be the responsibility of the Beach Patrol. There will also be more police and lifeguards on the beach this year.

Ms. Bittner said this ordinance is amended to require leashing at all times. She said this amendment does not require the Board to re-introduce this ordinance.

There being no further comments, this hearing was closed.

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 1003-14 has been adopted.

**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.

Dara Baltuskonis, 431 W. Taylor Avenue: Ms. Baltuskonis asked where the City was with the budget. Mayor Troiano said they are still working on it as there are a number of issues still pending. He said the City lost a considerable amount of money due to the re-val. Ms. Baltuskonis said the school tax is going up eight cents and she can't afford that. Mayor Troiano advised her to voice her concerns during the School Board meeting, as the City does not have a say in their budget. Ms. Baltuskonis is not happy about the progress of street repairs. Mr.

DeBlasio informed her of what has been done and what the City is preparing for. Ms. Baltuskonis asked when the budget is going to be introduced. Mayor Troiano said at the next regularly scheduled commissioners meeting, May 28.

**EXECUTIVE SESSION:**

The Regular Business Meeting was recessed at 6:50 p.m. by motion of Mayor Troiano seconded by Leonetti. The City Clerk read the subject(s) to be discussed and Executive Resolution No. 10-5-14 convening this meeting.

- Contractual Matter – Sale of Parking Lot
- City of Wildwood Logo
- Contractual Matter – Assignment of Food Vendor Contract
- Contractual Matter – Beach Shuttle Services
- Contractual Matter – Back Bay Closure
- Contractual Matter – Housing
- Contractual Matter - Sightseer

**RECONVENED:** This meeting was reconvened 8:32 pm.

**RESOLUTIONS:**

- 291-5-14 Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Beach Terrace (\$9,600.00)
- 292-5-14 Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Boardwalk Bar (\$2,400.00)
- 293-5-14 Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Bolero Motel (\$11,250.00)
- 294-5-14 Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Red Oak Restaurant (\$3,750.00)
- 295-5-14 Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Crest Savings (\$5,500.00)
- 296-5-14 Authorizing the Lease of Parking Spaces at the Center City Parking Lot; Schellenger's Restaurant (\$1,500.00)
- 297-5-14 Authorizing Mayor to execute contract with Captain Marriner's Seafood re: Food Vending Services on the City Beach
- 298-5-14 Rejecting Bids for Beach Shuttle Services

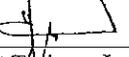
MOTION: Troiano                      SECOND: Leonetti  
ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

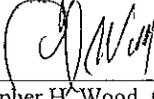
**ADJOURNED:** There being no further business, this meeting was adjourned at 8:34 p.m. Remarks as typed highlighted not verbatim as to subject matter.

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

  
\_\_\_\_\_  
Peter Byron, COMMISSIONER

  
\_\_\_\_\_  
Anthony Leonetti, COMMISSIONER

  
\_\_\_\_\_  
Ernest Troiano, Jr., MAYOR

ATTEST:   
\_\_\_\_\_  
Christopher H. Wood, CITY CLERK

DATE MINUTES APPROVED: May 28, 2014