

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

Wednesday, November 12, 2014
Commissioners Meeting Room
Time: 5:30 p.m.

MEETING CALLED:

Meeting called to order by the Mayor.

PLEDGE OF ALLEGIANCE

Deputy City Clerk leads in the Pledge of Allegiance to the Flag.

ROLL CALL

Deputy 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
Chris Fox, Administrator
Marc DeBlasio, Remington, Vernick & Walberg Engineers
Steve Long, Police Chief
Ron Grookett, Water Utility
Jeanette Powers, CFO
Jason Hesley, Tax Assessor
Karen M. Gallagher, Deputy 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.

PRESENTATION OF HONORARY PROCLAMATIONS AND/OR COMMENDATIONS:

- The Mayor and Commissioners presented Harry Tweed with his retirement badge, as he retired as Communications Officer for the City of Wildwood

APPROVAL OF MINUTES

October 20, 2014, Special Meeting
October 22, 2014, Work Session
October 22, 2014, Regular Meeting

Pending questions from the Board these Minutes will be approved during the Regular meeting. There were none.

RESOLUTION

Deputy City Clerk read the resolutions listed on the agenda.

- A. Awarding Contract to A.C. Schultz, Inc. re: Installation of Observation Wells (\$50,610.00)
- B. Authorizing Contract with State Contract Vendor #A81319 Sig Sauer re: Purchase of Firearms (\$33,640.00)
- C. Authorizing Refund of 2014 Taxes due to overpayment re: Bl. 81, L. 4.03 (\$768.94)
- D. Authorizing Refund of Water Services Charge due to an administrative error (\$918.25)
- E. Authorizing Return of Cash Maintenance Bond re: Application #80-14, Dede, LLC, 4910 Ocean Avenue (\$4,139.40)
- F. Turning over surplus monies from Municipal Court – Fine Account (\$375.94)
- G. Expressing the importance to recognize the strength of local pension funding in regards to recommendations from Governor Christie's Pension & Health Benefit Study Commission
- H. Designating John Davis as Floodplain Coordinator for the City of Wildwood
- I. Authorizing Mayor to execute application with Chase Bank, Paymentech
- J. Authorizing Transfers between Budget Appropriations
- K. Authorizing Professional Services Contract with Consultant and Planners, Inc. re: Executive Director for Water Utility (\$65,000.00)
- L. Amending Resolution No. 505-10-14 to remove 220 E. Spencer Avenue from the Denial list
- M. Authorizing payment of bills in the amount of \$2,865,489.51 dated November 12, 2014
- N. Authorizing filing of all reports and other data contained in this agenda

ADDENDUM:

- I. Authorizing Return of Escrow Balance Deposits re: Application #14-13 Global Elite Realty, Inc., 5009 New Jersey Avenue (\$2,338.58)
- II. Authorizing City of Wildwood Volunteer Firefighters Incentive
- III. Authorizing the Mayor to waive the Municipal fee re: American Legion Post #184, Instant Raffle (\$750.00)

ORDINANCE:

1015-14 Ordinance providing for Sewer System Improvements in and for the City and Appropriating \$155,000 therefor and providing for the issuance of \$147,000 in Bonds or Notes to finance same
(SECOND READING/PUBLIC HEARING/ADOPTION)

UNFINISHED BUSINESS

- None.

COMMUNICATIONS:

- None.

APPLICANTS:

- Raffle Application – American Legion Post 184 for an event to be held on December 12, 2014
- Bingo Application – Byron Pennington Croker American Legion Post #184 for an event to be held on various dates from January, 2015 to June, 2015

NEW BUSINESS:

- None.

REPORTS:

- Engineer's Report – On File in City Clerk's Office
Mayor Troiano asked for a status update on Lake Avenue. Mr. DeBlasio said they were waiting on the second reading of Ordinance 1015-14, which is on tonight's agenda, and then they can move forward with the project. Mayor Troiano requested that Mr. DeBlasio, Mrs. Powers and Mr. Fox get together to discuss what needs to be done to get Park Boulevard repaved.
- Sale of \$2,236,000 City of Wildwood Sewer Utility Bond Anticipated Notes
Deputy City Clerk read the CFO's report into the record
- Sale of \$3,928,300 City of Wildwood General Obligation Notes
Deputy City Clerk read the CFO's report into the record

EXECUTIVE SESSION:

- Contractual Matter – Replacement of Cedar Avenue and Boardwalk
- Potential Litigation – Holly Beach Fire Company (Escrow Fees)
- Contractual Matter – Sale of Center City Parking Lot
- Contractual Matter – Ice Cream Sales on the Beach
- Potential Litigation – 3401 New Jersey Avenue, Bowling Alley
- Contractual Matter – Shared Services Agreement – Ocean City

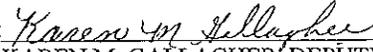
ADJOURNED: There being no further business to be discussed, this meeting was adjourned at 5:45 p.m.
Remarks as typed highlighted not verbatim as to subject matter.

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


PETER BYRON, COMMISSIONER


ANTHONY LEONETTI, COMMISSIONER


ERNEST TROIANO, JR., MAYOR

ATTEST: 
KAREN M. GALLAGHER, DEPUTY CITY CLERK

DATE MINUTES APPROVED: November 26, 2014

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

Wednesday, November 12, 2014
Commissioner's Meeting Room
Time: 5:46 p.m.

MEETING CALLED

Meeting called to order by the Mayor.

PLEDGE OF ALLEGIANCE

Deputy City Clerk leads in the Pledge of Allegiance to the Flag.

ROLL CALL

Deputy 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
Chris Fox, Administrator
Marc DeBlasio, Remington, Vernick & Walberg Engineers
Steve Long, Police Chief
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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

October 20, 2014, Special Meeting
October 22, 2014, Work Session
October 22, 2014, Regular Session

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

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

- 532-11-14 Awarding Contract to A.C. Schultz Inc. re: Installation of Observation Wells (\$50,610.00)
- 533-11-14 Authorizing Contract with State Contract Vendor #A81319 Sig Sauer re: Purchase of Firearms (\$33,640.00)
- 534-11-14 Authorizing Refund of 2014 Taxes due to overpayment re: Bl. 81, L. 4.03 (\$768.94)
- 535-11-14 Authorizing Refund of Water Services Charge due to an administrative error (\$918.25)
- 536-11-14 Authorizing Return of Cash Maintenance Bond re: Application #80-04, Dede, LLC, 4910 Ocean Avenue (\$4,139.40)
- 537-11-14 Turning over surplus monies from Municipal Court – Fine Account (\$375.94)
- 538-11-14 Expressing the importance to recognize the strength of local pension funding in regards to recommendations from Governor Christie's Pension & Health Benefit Study Commission
- 539-11-14 Designating John Davis as Floodplain Coordinator for the City of Wildwood
- 540-11-14 Authorizing Mayor to execute application with Chase Bank, Paymentech
- 541-11-14 Authorizing Transfer between Budget Appropriations
- 542-11-14 Authorizing Professional Services Contract with Consultant and Planners, Inc. re: Executive Director for Water Utility (\$65,000.00)
- 543-11-14 Amending Resolution No. 505-10-14 to remove 220 E. Spencer Avenue from the Denial List
- 544-11-14 Authorizing payment of bills in the amount of \$2,865,489.51 dated November 12, 2014
- 545-11-14 Authorizing filing of all reports and other data contained in this agenda
- 546-11-14 Authorizing return of Escrow Balance Deposits re: Application #14-13 Global Elite Realty, Inc., 5009 New Jersey Avenue (\$2,338.58)
- 547-11-14 Authorizing City of Wildwood Volunteer Firefighters Incentive
- 548-11-14 Authorizing the Mayor to waive the Municipal Fee re: American Legion Post #184, Instant Raffle (\$750.00)

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

ORDINANCES:

1015-14 Ordinance providing for Sewer System Improvements in and for the City and Appropriating \$155,000 therefor and providing for the issuance of \$147,000 in Bonds or Notes to finance same
 (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 1015-14 has been adopted.

APPLICANTS:

- Raffle Application – American Legion Post #184 for an event to be held on December 12, 2014
- Bingo Application – Byron Pennington Croker American Legion Post #184 for an event to be held on various dates from January, 2015 to June, 2015

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

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.

Jack Morey, 3501 Boardwalk: Mr. Morey asked for an update on the Beach Redevelopment Plan. Commissioner Byron said it's still being worked on and they are anticipating First Reading at the next regularly scheduled Commissioner's Meeting. Mr. Morey asked if the Board could give a little more information relative to Executive Session Matter regarding Cedar Avenue. Ms. Bittner said she should be aware of the other entities involved. Mr. Morey then asked for more information relative to Executive Session Matter regarding Sale of City Lot. Ms. Bittner said this matter is not for public discussion. Mr. Morey asked how to get copies of minutes. He was informed that he can either view them on our website or fill out an OPRA request.

Deputy City Clerk announced the next Commissioner's meeting will be held on November 26, 2014, at 9:00 am.

Commissioner Byron suggested the Board consider suspending certain zoning regulations for properties designated as "Hotel/Motel" during the summer season, to allow the property owners to rent their properties for longer than 20 days. Tom Marchetti of 220 E. Spencer Avenue thinks what Commissioner Byron suggested would be fantastic as it would greatly increase income for those property owners, however, it would then allow every property owner to accept a social services lease and allow those people to establish residency, which would make it hard to remove them after a certain period of time. Mayor Troiano believed a "Hotel/Motel" should only be used as such. Should a property owner wish to change the use of their property, there are proper channels for them to follow, to change the use of their property. Mayor Troiano understands where Commissioner Byron is going with his suggestion. However, he feels it would open up a lot of problems for the City.

EXECUTIVE SESSION:

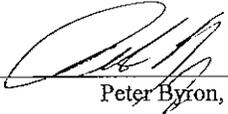
The Regular Business Meeting was recessed at 6:28 p.m. by motion of Byron seconded by Leonetti. The Deputy City Clerk read the subject(s) to be discussed and Executive Resolution No. 21-11-14 convening this meeting.

- Contractual Matter – Replacement of Cedar Avenue and Boardwalk
- Potential Litigation – Holly Beach Fire Company (Escrow Fees)
- Contractual Matter – Sale of Center City Parking Lot

- Contractual Matter – Ice Cream Sales on the Beach
- Potential Litigation – 3401 New Jersey Avenue, Bowling Alley
- Contractual Matter – Shared Services Agreement – Ocean City

RECONVENED AND ADJOURNED: There being no further business, this meeting was adjourned at 7:39 p.m. Remarks as typed highlighted not verbatim as to subject matter.

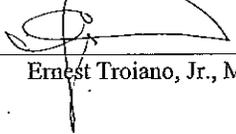
MOTION: Troiano SECOND: Leonetti
 ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes



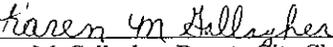
 Peter Byron, COMMISSIONER



 Anthony Leonetti, COMMISSIONER



 Ernest Troiano, Jr., MAYOR

ATTEST: 

 Karen M. Gallagher, Deputy City Clerk

DATE MINUTES APPROVED: November 26, 2014