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

Wednesday, June 22, 2016
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 Bittner, Solicitor
Chris Fox, Administrator
Mark DeBlasio, Remington, Vernick & Walberg Engineers
Dan Speigel, Fire Chief
Robert Regalbuto, Police Chief
Jason Hesley, Tax Assessor
Ron Harwood, Fire Prevention
John Davis, Code Enforcement
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
June 8, 2016 Work Session
June 8, 2016 Regular Session
June 8, 2016 Executive Session
Pending questions from the Board, these Minutes will be moved to Regular Session for approval. There were none.

RESOLUTIONS
City Clerk read the resolutions listed on the agenda.

A. Requesting Approval of Items of Revenue and Appropriation (NJSA40A:4-87) re: Cops in Shops Summer Shore Initiative – 2016 ($6,200.00)
B. Requesting Approval of Items of Revenue and Appropriation (NJSA40A:4-87) re: Small Cities CDBG 2016 – Susquehanna Avenue Bulkhead Replacement Project ($410,000.00)
C. Authorizing Tax Collector to charge accounts for grass cutting and removal of debris
D. Authorizing return of Escrow Balance Deposits for Application #05-16Z, Island Seagull, LLC, Application #20-15Z, 209 E. Schellenger Ave, LLC, and Application #22-08, 2701 Associates, LLC
E. Authorizing Addendum to contract with BeachGlow Concerts for Charity Inc. regarding Sale of Ice Cream
F. Authorizing the Wildwood Police Department to conduct an online auction with GovDeals for Abandoned/Unclaimed automobiles
G. Authorizing Chief Robert Regalbuto to apply for the 2016 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown
H. Authorizing addendum to contract with Boardwalk Entertainment Co. regarding RV Parking
I. Authorizing correspondence to NJDEP re: Encroachments in Otten's Harbor
J. Awarding a Fair and Open Contract with Sightseer Enterprises, Inc. for Concession License at 4500 Park Boulevard Wharf for a term of one year for a license fee of $14,500.00
K. Authorizing Sewer Billing Adjustment to Account No. 2090730-1
L. Authorizing Cancellation of Grant Receivables and Appropriations
M. Authorizing payment of bills in the amount of $2,849,531.36 dated June 22, 2016
N. Authorizing filing of all reports and other data contained in this agenda

The City Clerk said he received two Resolutions for possible inclusion to today's agenda, including a Resolution authorizing a Fair and Open Contract with GSA Administration for the purchase of a 2010 Dodge Caravan Cargo Van in the amount of $6,700.00, as well as a Resolution Authorizing a Shared

Services Agreement with Wildwood Crest regarding Law Enforcement Event Support. The Board agreed to add these items to the agenda for consideration.

ORDINANCE:

1056-16 Ordinance providing for the acquisition of property located at 116 W. Montgomery Ave, Bl. 94, L. 22, in the City of Wildwood **(SECOND READING/PUBLIC HEARING/ADOPTION)**

1057-16 Ordinance of the City of Wildwood, in the County of Cape May, New Jersey, providing for General Capital Improvements for the City of Wildwood and appropriating $502,100.00 therefor, and providing for the issuance of $459,500.00 in General Improvement Bonds or Notes of the City of Wildwood to finance same **(SECOND READING/PUBLIC HEARING/ADOPTION)**

There were no questions or concerns from the Board, so these Ordinances were moved to the Regular Meeting for consideration.

UNFINISHED BUSINESS

- None.

COMMUNICIATIONS:

- None.

APPLICANTS:

- Raffle Application – Notre Dame de la Mer Parish, for an event to be held on December 18, 2016
- Raffle Application – Beth Judah Temple, for an event to be held on August 28, 2016

The Board agrred to move these applications to the Regular Meeting for consideration.

NEW BUSINESS:

- Hearing on Mercantile License for property located at 222 E. Burk Avenue, Robert Grimley
- Hearing on Mercantile License for properties located at 205 E. Cresse Avenue and 135-137 E. Roberts Avenue, Jerry & Kathy Dubleski

The City Clerk informed the Board that these hearings will take place during the Regular Meeting.

REPORTS:

- Engineers Report – This report is on file in the City Clerk's Office for review.

Mayor Troiano asked what the length of time was to hear back on the permits. Mr. DeBlasio said approximately 60-90 days.

EXECUTIVE SESSION:

- None.

ADJOURNED: There being no further business to be discussed, this meeting was adjourned at 3:35 p.m. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: Byron SECONDED: Leonetti
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:_____
CHRISTOPHER H. WOOD, CITY CLERK

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

Wednesday, June 22, 2016
Commissioner's Meeting Room
Time: 3:35 p.m.

MEETING CALLED
Meeting called to order by the Mayor.

PLEDGE OF ALLEGIANCE
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ROLL CALL
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Byron – here, Leonetti – here, Troiano – here

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Robert Regalbuto, Police Chief
Jason Hesley, Tax Assessor
Ron Harwood, Fire Prevention
John Davis, Code Enforcement
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.

EARLY PUBLIC COMMENT:
None.

APPROVAL OF MINUTES
June 8, 2016 Work Session
June 8, 2016 Regular Session
June 8, 2016 Executive Session

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

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

207-6-16	Requesting Approval of Items of Revenue and Appropriation (NJSA40A:4-87) re: Cops in Shops Summer Shore Initiative – 2016 ($6,200.00)
208-6-16	Requesting Approval of Items of Revenue and Appropriation (NJSA40A:4-87) re: Small Cities CDBG 2016 – Susquehanna Avenue Bulkhead Replacement Project ($410,000.00)
209-6-16	Authorizing Tax Collector to charge accounts for grass cutting and removal of debris
210-6-16	Authorizing return of Escrow Balance Deposits for Application #05-16Z, Island Seagull, LLC, Application #20-15Z, 209 E. Schellenger Ave, LLC, and Application #22-08, 2701 Associates, LLC
211-6-16	Authorizing Addendum to Contract with BeachGlow Concerts for Charity, Inc. regarding Sale of Ice Cream
212-6-16	Authorizing the Wildwood Police Department to conduct an online auction with GovDeals for Abandoned/Unclaimed Automobiles
213-6-16	Authorizing Chief Robert Regalbuto to apply for the 2016 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown
214-6-16	Authorizing Addendum to Contract with Boardwalk Entertainment Co. regarding RV Parking
215-6-16	Authorizing Correspondence to NJDEP re: Encroachments in Otten's Harbor
216-6-16	Awarding a Fair and Open Contract with Sightseer Enterprises, Inc. for Concession License at 4500 Park Boulevard Wharf for a term of one year for a license fee of $14,500.00
217-6-16	Authorizing Sewer Billing Adjustment to Account No. 2090730-1
218-6-16	Authorizing Cancellation of Grant Receivables and Appropriations
219-6-16	Authorizing payment of bills in the amount of $2,849,531.36 dated June 22, 2016
220-6-16	Authorizing filing of all reports and other data contained in this agenda
221-6-16	Authorizing a Fair and Open Contract with General Services Administration, GSA FAS Property

Management for the purchase of a used 2010 Dodge Caravan Cargo Van ($6,700.00)

222-6-16 Authorizing Shared Services Agreement with Wildwood Crest regarding Law Enforcement Event Support

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

ORDINANCES:

1056-16 Ordinance providing for the acquisition of property located at 116 W. Montgomery Ave, Bl. 94, L. 22 in 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 - No

Mayor Troiano announced Ordinance 1056-16 has passed Second Reading.

1057-16 Ordinance of the City of Wildwood, in the County of Cape May, New Jersey, providing for General Capital Improvements for the City of Wildwood and appropriating $502,100.00 therefor, and providing for the issuance of $459,500.00 in General Improvement Bonds or Notes of the City of Wildwood 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 - No

Mayor Troiano announced Ordinance 1057-16 has passed Second Reading.

APPLICANTS:

- Raffle Application – Notre Dame de la Mer Parish for an event to be held on December 18, 2016
- Raffle Application – Beth Judah Temple for an event to be held on August 28, 2016

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

NEW BUSINESS:

- Hearing on Mercantile License for property located at 222 E. Burk Avenue, Robert Grimley – Mr. Grimley was sworn in by the City Clerk. Mr. Davis informed the Board that this building is under construction and currently does not have a Certificate of Occupancy (C.O.), therefore it is not ready to be rented. Mr. Harwood said the fines were waived, and that this property falls under the State Housing program and has to be inspected. Chief Regalbuto said there have been no incidents at this property this year. Mr. Grimley said he bought four new kitchens, applied new paint, etc. Mr. Harwood said he's not getting a mercantile license until the property is fully inspected and all requirements are met such as repairing the roof, etc. Mr. Grimley said he has a couple of units that will be ready to rent out in the next couple of days. Mr. Harwood said he will not get a mercantile license until everything is 100% completed. Mayor Troiano told Mr. Grimley to meet with Mr. Harwood to get a schedule of everything required to be completed, and if necessary the Board will hold a

Special Meeting to approve his license once everything is done. Mr. Davis said a mercantile license won't be issued until everything is complete and at that point, the license can simply be issued rather than having a meeting.

- Hearing on Mercantile License for property located at 135-137 E. Roberts Avenue, Jerry & Kathy Dubleski. Kathy Dubleski and William Compton were sworn in by the City Clerk. Chief Regalbuto informed the Board that since June of last year, the Police Department has responded to this property 22 times for calls, including, but not limited to, noise, criminal mischief and distribution of narcotics. On January 28, 2016 there was a shooting involving the tenants of this property, which was captured on video. Chief Regalbuto said this is one of the Police Department's nuisance properties. Mayor Troiano asked if the individuals involved in the shooting are still residing at the property. Mr. Compton said they're no longer there. Commissioner Leonetti asked if they do background checks on the tenants prior to letting them move in. Mr. Compton said they do check to see if they've been incarcerated. Mr. Harwood said this property is up to code. Mr. Compton said he no longer accepts Social Services tenants. Mayor Troiano said anytime there's a shooting at a property, it raises huge concerns. Chief Regalbuto said the property has quieted down since the shooting. Mayor Troiano offered a 60-day Conditional License, which the Police Chief was agreeable to. Commissioner Leonetti said he's not ok with it. He said the City has to become sterner with enforcement. This is property is taxing the Police Department. Ms. Dubleski said the parents are wonderful tenants. It's the children that bring the problems, and the girl affiliated with the last incident and been asked to leave and no longer resides at the property. The Board agreed to now offer a 120-day Conditional Mercantile License.

223-6-16 Approving 120 Day Conditional Mercantile License to Jerry & Kathy Dubleski for their property located at 135-137 E. Roberts Avenue

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

- Hearing on Mercantile License for property located at 205 E. Cresse Avenue, Jerry & Kathy Dubleski. Ms. Dubleski and William Compton were previously sworn in by the City Clerk. Mr. Davis said this property is a work in progress. The owners have been diligently working on cleaning up the property, and it has been treated for bedbugs. Mr. Davis said in the past this property was registered as a motel and is now operating as apartments. However, he said they never filed for a Use Variance to change the property to apartments. Mr. Harwood said the property does fall under a hotel, but the property is up to code. Chief Regalbuto said since May, 2015 there has been 38 calls of service to this property. Two calls entailed heroin overdoses resulting in numerous arrests. Chief Regalbuto said on Friday(6/17), multiple agencies took part in "Operation Cold Front", which targeted specific properties. Three apartments at this address, including the manager's quarters, were involved. During this operation, $54,000.00 in drugs and guns were seized from the property. The gun found at this property is believed to be the gun used in the shooting at the Dubleski's other property (135-137 E. Roberts Ave.). Chief Regalbuto said Detective Gallagher was present to serve the Dubleski's with a nuisance charge. Chief Regalbuto recommended suspending this mercantile license. He said the police department is overworked dealing with this property. Although the owners are very nice people, he's tired of it. Mayor Troiano said as far as he's concerned they will not be issued a license. He said he refuses to have Wildwood shot up by people staying at this property. Mr. Compton said the person involved was not the manager, it was the manager's husband. Mayor Troiano said he doesn't care if it was God. It's vile against the City of Wildwood, and as far as he's concerned the building should be shut down. Mr. Compton said he's trying to get the people out the residence, but he's not getting any help from the Police Department. Mayor Troiano said it's not the City's job to maintain his tenants. Mayor Troiano said this building draws bad clientele, and is synonymous with problems and bad people. He said he lives here - they do not - and he wouldn't want to live next to a property like this. Mayor Troiano said the City will do anything legal to help. Mr. Davis reminded the Board that the property is still registered as a Motel, which means, no one can stay longer than 30 days. He said the Dubleski's can advise their current tenants that they're in violation of the Zoning Laws, thus having them leave the property. Mayor Troiano told Ms. Dubleski and Mr. Compton that they either have to operate as a motel, or come in for a Use Variance to operate as apartments. Mayor Troiano said 30 days from today, that building is to be completely empty, and then they can start again.

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.

Maryanne Getsinger, 400 E. Maple Avenue: Ms. Getsinger said the back of the boardwalk stores between Maple and Glenwood Aves. look awful. She knows there used to be a bowling alley there, which was recently demolished. Now that the boardwalk stores are exposed, she would like to see them painted. Mr. Davis said he's aware of the problem and is working on it. There are various violations on the aforementioned properties, and one of them is painting the buildings. Commissioner Byron said he has a noon meeting tomorrow (6/23) with the owners, and requested that Mr. Davis attend. Mayor Troiano informed Ms. Getsinger that the owner of

the bowling alley requested to operate the vacant lot as a parking lot, but was denied due to the lack of proper drainage, lighting, landscaping, etc. Ms. Getsinger's daughter suggested painting murals on the back of the buildings. Commissioner Leonetti said someone's painting all of the electrical boxes in the area, and this wouldn't be a bad idea.

Jack Morey, 3501 Boardwalk: Mr. Morey asked where the proposed location is for parking the RV's. He was told parking would be located at Rio Grande Avenue and the Beach during that weekend (July 1-4). Mr. Morey said they spoke before regarding proactive movement about parking, and asked where the City stands. Commissioner Byron said there will be parking on the beach, entering through Cresse Avenue, and Gary McGhee is reaching out to the Rio Grande Fire Department as well as Ft. Apache to provide a transportation service. Mr. Morey said $50-$100 parking is not an indication of success. Commissioner Leonetti said that was already looked into, and, unfortunately, the fees cannot be regulated.

ADJOURNED: There being no further business to discuss, this meeting was adjourned at 4:38 pm. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: Troiano SECOND: 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:_____
Christopher Wood, City Clerk

DATE MINUTES APPROVED:_____