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

Wednesday, June 8, 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
Christopher Fox, Administrator
Ray Roberts, Remington, Vernick & Walberg Engineers
Dan Speigel, Fire Chief
Ron Harwood, Fire Prevention
Ed Cerrone, Water Utility
Hope Pinto, HR
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.

PRESENTATION OF HONORARY PROCLAMATIONS AND/OR COMMENDATIONS:
- Jim DiFalco and Mr. Duffy – Retirement
- Warrior Press Box Volunteers – Steve Thompson, Mark Rucci, Jerry Rosenburg, Dave Thompson

Mayor Troiano said the presentations will take place during the Regular Meeting.

APPROVAL OF MINUTES
May 25, 2016 Work Session
May 25, 2016 Regular Session

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

RESOLUTIONS
City Clerk read the resolutions listed on the agenda.

A. Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 19:44A-20.5 to Gentilini Ford of Woodbine for the purchase of a 2016 F-150 4x2 to the City of Wildwood Public Works Department for $22,137.45 with a trade in (2004 F150 4x2) of $3,500.00 deducted for a total amount not to exceed $18,637.45
B. Authorizing amendment to Resolution No. 70-2-16 with Perna Finnigan of Vineland for an Emergency Sanitary Sewer Line Repair on West Wildwood Avenue and Park Boulevard to increase the contract amount by $17,219.84 for a new total of $18,219.84
C. Authorizing the Mayor and City Clerk to execute a State Local Cooperative Housing Inspection Program for the period of July 1, 2016 to June 30, 2017
D. Authorizing addendum to the Chapter 48 Resolution to be amended as attached
E. Authorizing advertisement for the acceptance of bids re: Lease of Public Property located at 975 Route 47 South, Middle Township
F. Rejecting bid for Lease of Public Property located at 975 Route 47 South, Middle Township due to the amount being less than the minimum bid
G. Appointing Jud Moore as the Qualified Purchasing Agent (QPA) for the City of Wildwood
H. Authorizing payment of bills in the amount of $2,439,696.18 dated June 8, 2016
I. Authorizing filing of all reports and other data contained in this agenda

ORDINANCE:

1055-16 Ordinance of the City of Wildwood, County of Cape May, State of New Jersey, Vacating Public Rights to portions of Burk Avenue and Tacony Road, Maintaining an easement for water and sewer service, public utilities and cable television company **(SECOND READING/PUBLIC HEARING/ADOPTION)**

UNFINISHED BUSINESS

- None.

COMMUNICIATIONS:

- None.

APPLICANTS:

- Approving Taxi Cab License for Roberto Gonzalez (first on waiting list)

The City Clerk said two taxi cab licenses were not renewed by the deadline, and recommended to approve one license to the above applicant, who was first on the waiting list. Mayor Troiano said the neighboring municipalities spoke with regard to licensing taxi cabs on the island, and it is the consensus of all to turn the taxi cabs over to GWTIDA to regulate and license. The Police Department will still enforce the rules and regulations in reference to the taxis. The Mayor said this idea is being presented to GWTIDA for consideration, and probably won't go into effect until sometime next year. Commissioner Byron feels this is a great decision. This applicant will be moved to Regular Session for consideration.

NEW BUSINESS:

- None.

REPORTS:

- Engineer's Report – On file in the City Clerk's Office. Mayor Troiano asked Mr. Roberts where we were relative to the wetlands. Mr. Roberts said they might bring in a contractor to level that area. Mayor Troiano asked when the bulkhead repairs will begin. Mr. Roberts said it's currently in the review process, which usually takes about three months.

EXECUTIVE SESSION:

- Matter of Litigation – Point Break vs. City of Wildwood
- Matter of Litigation – 2701 Associates and the Morey Organization vs. City of Wildwood (Docket No. CPM-L-158-16)
- Contractual Matter – Boardwalk Entertainment contract for music event (July 2-4, 2016)
- Contractual Matter – BeachGlow contract for music event (July 8-9, 2016)
- Contractual Matter – Back Bay

A Contractual Matter regarding Marple Vending Contract (Zip Line) was also added to Executive Session.

ADJOURNED: There being no further business to be discussed, this meeting was adjourned at 3:41 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, 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 8, 2016
Commissioner's Meeting Room
Time: 3:41 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

OTHERS ATTENDING
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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.

PRESENTATION OF HONORARY PROCLAMATION AND/OR COMMENDATIONS:

- Jim DiFalco and Mr. Duffy – Retirement: The Board of Commissioners presented proclamations to Mr. DiFalco and Mr. Duffy, both of whom recently retired as dispatchers for the City of Wildwood. Commissioner Leonetti said Mr. Duffy was employed with the City for 14 years, and wished him the best of luck on his retirement. Commissioner Leonetti said Mr. DiFalco had 18 years of service with the City, and wished him the best of luck on his retirement as well. Mayor Troiano said it takes a very special individual to be a dispatcher, and these two individuals represented the City of Wildwood in a positive way and were two of the best. Mayor Troiano said he was very grateful to have them serve in that position.

APPROVAL OF MINUTES
May 25, 2016 Work Session
May 25, 2016 Regular Session

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

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

196-6-16	Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 19:44A-20.5 to Gentilini Ford of Woodbine for the purchase of a 2016 F-150 4x2 to the City of Wildwood Public Works Department for $22,137.45 with a trade in (2004 F150 4x2) of $3,500.00 deducted for a total amount not to exceed $18,637.45
197-6-16	Authorizing amendment to Resolution No. 70-2-16 with Perna Finnigan of Vineland for an Emergency Sanitary Sewer Line Repair on West Wildwood Avenue and Park Boulevard to increase the contract amount by $17,219.84 for a new total of $18,219.84
198-6-16	Authorizing the Mayor and City Clerk to execute a State Local Cooperative Housing Inspection Program for the period of July 1, 2016 to June 30, 2017
199-6-16	Authorizing addendum to the Chapter 48 Resolution to be amended as attached
200-6-16	Authorizing advertisement for the acceptance of bids re: Lease of Public Property located at 975 Route 47 South, Middle Township
201-6-16	Rejecting bid for Lease of Public Property located at 975 Route 47 South, Middle Township due to the amount being less than the minimum bid
202-6-16	Appointing Jud Moore as the Qualified Purchasing Agent (QPA) for the City of Wildwood
203-6-16	Authorizing payment of bills in the amount of $2,439,696.18 dated June 8, 2016
204-6-16	Authorizing filing of all reports and other data contained in this agenda

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

ORDINANCES:

1055-16 Ordinance of the City of Wildwood, County of Cape May, State of New Jersey, Vacating Public Rights to portions of Burk Avenue and Tacony Road, Maintaining an easement for water and sewer service, public utilities and cable television company **(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 1055-16 has passed Second Reading

APPLICANTS:

- Approving Tax Cab License for Roberto Gonzalez (first on waiting list)

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. Deputy 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.

Raj Patel, 3700 Atlantic Avenue: Mr. Patel recently purchased the old Castaway Motel. He said he's invested a lot of time and money improving the property and is disappointed with the negative activity happening next door, at 234 E. Lincoln Avenue. He has met with the police department in the past as well as the Commissioners. He said last August one of his customers was approached by someone next door and was sexually harassed, which is unacceptable. He said the property is not being maintained. There is trash everywhere. Mr. Patel knows the City was maintaining the grass, but hasn't seen any activity lately. Mr. Patel said he has spoken with Inspector John Davis, who said they are working on this property, and he is going to try to expedite the progress. Mayor Troiano said the property next door has to be either completely repaired, or be torn down, and told Mr. Patel that he shouldn't have to have that next to him. Mayor Troiano said he wanted to look into finding a way to expedite the foreclosure on this property. Mr. Patel said he's been told by contractors that there's no coming back for that property. Mayor Troiano asked for Mr. Patel's contact information, to stay in touch, and will do everything legally possible to get this taken care of.

Sandra Richardson, 2602 Lake Avenue: Ms. Richardson asked why business owners were receiving forms to fill out for commercial properties. Commissioner Byron said that information will be taken into consideration when determining the value of the property. Ms. Richardson said there have been a lot of properties sold recently, and the new property owners are fixing them up. However, she said nothing is being done with the boarded-up property at 2610 Lake Avenue, or the bulkheads. Mayor Troiano said he's had the owner in for a meeting. Zoning Officer Steve Booy said he submitted his plans, but is now waiting for revisions. The owner was told he has to raise the height of the bulkhead. Mayor Troiano asked Mr. Booy to give him a call tomorrow, and that he's had enough time to handle this. Mayor Troiano told Ms. Richardson that the City is looking into concreting all the bulkheads. Ms. Richardson said there was an incident at the Knolls, and commended Ernie Troiano, III for being very professional and doing an excellent job. Ms. Richardson said she is now headed to North Wildwood to express her concerns relative to the trucks unloading dirt from the old Coconut Cove.

Al Brannen, 217 E. Bennett Avenue: Mr. Brannen heard a certain property on Pacific Avenue may become Open Space property. He asked if the City could lease the property out for 10 years prior to moving forward with Open Space. He said the City has so many exempt properties already, including City owned properties and churches, that the City is losing out on the ratables. Mayor Troiano said they are in the process of tearing down

the convent, and feels if you're not using the land, you should still have to pay. He said it's the same situation with Commissioners Court. Mr. Brannen said once property is declared Open Space, it stays that way forever and the City will no longer get any ratables. Mayor Troiano said he'll look into it and see what he can do. Commissioner Byron said he agrees with what Mr. Brannen is saying, but they're trying to put life back into Pacific Avenue. Mr. Brannen said he's not against the idea, he just doesn't want to lose the ratables. Commissioner Byron said it'll be about $11,000.00 per year in taxes but the residual effect will be a lot more money.

EXECUTIVE SESSION:
The Regular Business Meeting was recessed at 4:17 p.m. by motion of Leonetti seconded by Byron. The City Clerk read the subject(s) to be discussed and Executive Resolution No. 8-6-16 convening this meeting.

- Matter of Litigation – Point Break vs. City of Wildwood
- Matter of Litigation – 2701 Associates and the Morey Organization vs. City of Wildwood (Docket No. CPM-L-158-16)
- Contractual Matter – Boardwalk Entertainment contract for music event (July 2-4, 2016)
- Contractual Matter – BeachGlow contract for music event (July 8-9, 2016)
- Contractual Matter – Back Bay
- Contractual Matter – Marple Vending Contract for Zip Line

RECONVENED: The Regular Meeting was reconvened at 5:52 pm.

205-6-16 Pro-Rating License Fee of Marple Vending, Inc. for 2015 Season
206-6-16 Adopting Addendum to Contract with Boardwalk Entertainment Co. regarding Sale of Ice Cream

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

ADJOURNED: There being no further business to discuss, this meeting was adjourned at 5:53 pm. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: Byron 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:_____