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

Wednesday, May 11, 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
Marc DeBlasio, Remington, Vernick & Walberg Engineers
Mike Garcia, Auditor
Christopher D'Amico, Fire Chief
Robert Regalbuto, Police Chief
Lori Rosensteel, Tax Collector
Ron Grookett, Water Utility
Jason Hesley, Tax Assessor
Cyndi Garland, QPA
Hope Pinto, HR
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 27, 2016 Work Session
April 27, 2016 Regular Session
April 27, 2016 Executive Session

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

2A. Public Hearing and Adoption of the 2016 Municipal Budget

The Public Hearing and Adoption of the Budget will be done during the Regular meeting.

RESOLUTIONS
City Clerk read the resolutions listed on the agenda.

A. Authorizing Emergency Temporary Appropriations
B. Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 19:44A-20.5 to General Services Administration, GSA FAS Property Management Division for the purchase of 2002 Ford Ranger 4x4 ($3,787.00), 2002 Ford Ranger 4x4 ($3,787.00), 2004 Ford Ranger Pickup ($3,800.00), 2006 Ford Ranger ($7,000.00), 2004 Ford Ranger ($5,000.00), 2004 Ford Ranger Pickup ($5,000.00) for the City of Wildwood Beach Patrol
C. Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 40A:11-12a and NJAC 5:34-7.29 (c) with Municipal Emergency Services, Inc. for the purchase of "The Jaws of Life" in the amount not to exceed ($21,768.00) for the City of Wildwood Fire Department
D. Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 40A:11-12a and NJAC 5:34-729 (c) with State Contract Vendor Chas S. Winner, Inc. for the purchase of a 2016 Ford F350 Chassis Cab ($41,965.00) and a 2016 Ford F350 4WD Pickup ($39,249.00) for a total amount not to exceed $81,214.00 for the Public Works Department
E. Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 40A:11-12a and NJAC 5:34-7.29 (c) with State Contract Vendor Chas S. Winner, Inc. for the purchase of a 2016 Ford F350 4WD Pickup in the amount not to exceed $39,249.00 for the Traffic Department

F. Authorizing an Alternate to a Fair and Open Professional Services Contract pursuant to NJSA 19:44A-20.4 and NJSA 40A:11-5 to Joseph Baumann of the law firm McManimon, Scotland and Baumann, LLC for legal services pertaining to specialized legal matters involving a legal challenge to the City's Beach Redevelopment Plan in the amount not to exceed $35,000.00

G. Authorizing the City Clerk to advertise for RFQP for Music Concerts on the Wildwood Beach for 2016, 2017 & 2018

H. Authorizing and Directing the Mayor to execute Application for Member Entity Full Time Employed Attorney Professional Liability Coverage and authorizing the City Clerk to take all actions necessary to submit such application for coverage

I. Requesting that Grandfathering Provisions be included in National Flood Insurance Laws to protect homeowners whose homes are built to elevations acceptable at the time of construction or reconstruction and directing the City Clerk to forward a certified copy of said resolution to State, County and Municipal representatives

J. Authorizing refund of Fire Prevention Fees to John Costello for property located at 5300 Boardwalk, Unit H in the amount of $600.00

K. Declaring the month of May as Lupus Awareness Month in the City of Wildwood

L. Waiving Special Event Permit Fees for Outdoor Singspiration, Yankee Rally, Cabs at the Beach and Ride to Defeat ALS Bike Ride

M. Waiving Beach Special Event Permit Fees for Finding Dory Beach Cleanup Day Wildwood

N. Reappointing/Appointing members to the Wildwood Lifeguard Pension Board

O. Authorizing and Directing the Mayor to execute DEP permit application form in regards to the Wharf Restaurant at 717 and 720 W. Burk Avenues, specifically withholding permission to use the City owned portions of Ottens Harbor for boat slips until such time as an agreement has been reached between Lavelle Investments, Inc. and the City of Wildwood

P. Confirming approval of Vacation of Streets pertaining to Wharf Restaurant

Q. Authorizing Triad Associates to proceed with Grant Administration Services in connection with FY2016 Street Reconstruction along Susquehanna avenue and along Spicer Avenue for an amount not to exceed $20,000.00

R. Authorizing Refund of 2016 2nd ¼ Taxes due to overpayment to the Title Company of Jersey for property located at 222 W. Pine Avenue in the amount of $1,234.98

S. Authorizing refund of 2nd quarter taxes for 2016 due to exempt status for James Crowley and Elaine Brunkel of 436 W. Baker Avenue in the amount of $537.86

T. Authorizing Refund to South Jersey Gas for Street Opening Permit #1424 for purposes of a gas main renewal on New Jersey Avenue, as the street is under moratorium and denied by the County, in the amount of $5,100.00

U. Authorizing Change Order No. 1 as submitted by Remington, Vernick & Walberg Engineers on behalf of Lexa Concrete in connection with Reconstruction of Leaming and Montgomery Avenues (increase of $80,170.94 for a new total of $1,312,911.94)

V. Authorizing payment of bills in the amount of $2,303,785.24 dated May 11, 2016

W. Authorizing filing of all reports and other data contained in this agenda

The City Clerk noted that if the 2016 Municipal Budget is approved, Resolution "A" will not be needed.

ADDENDUM:

None.

ORDINANCE:

1054-16 Ordinance Amending Ordinance No. 808-10; Chapter 4-1.4, "Beach & Resort Regulations" of the Revised General Ordinances **(SECOND READING/PUBLIC HEARING/ADOPTION)**

UNFINISHED BUSINESS

- None.

COMMUNICIATIONS:

- None.

APPLICANTS:

- Raffle Application – American Legion Post 184 for an event to be held on September 5, 2016

This application will be considered for approval during the Regular meeting.

NEW BUSINESS:

- Hearing on Mercantile License for properties located at 3007 Pacific Avenue and 3015 Pacific Avenue, Christian Lambert

This hearing will be held during the Regular Meeting.

- Surf Beach for North Wildwood and City of Wildwood

Commissioner Byron said the City of Wildwood received correspondence from N. Wildwood Mayor Rosenello to see if the City of Wildwood would like to create a surfing beach at Juniper Avenue and 26th Street. The City feels it's a good idea to have a surf beach, but the location suggested is between two outfall pipes, which isn't a safe area - and is also part of the Dog Beach. The City of Wildwood and North Wildwood are currently discussing the possibility of having a Surf Beach at another location.

REPORTS:

- Engineer's Report – On file in the City Clerk's Office. Mayor Troiano said the piping on Leaming Avenue has to be changed. Mr. DeBlasio agreed and explained the situation.

EXECUTIVE SESSION:

- Contractual Matter – Special Council, Redevelopment Plan
- Contractual Matter – Purchase of Property, 80x100ft lot on Montgomery Avenue

ADJOURNED: There being no further business to be discussed, this meeting was adjourned at 3:36 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, May 11, 2016
Commissioner's Meeting Room
Time: 3:41 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
Marc DeBlasio, Remington, Vernick & Walberg Engineers
Mike Garcia, Auditor
Christopher D'Amico, Fire Chief
Robert Regalbuto, Police Chief
Lori Rosensteel, Tax Collector
Ron Grookett, Water Utility
Jason Hesley, Tax Assessor
Cyndi Garland, QPA
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Christopher Wood, City Clerk
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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
April 27, 2016 Work Session
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MOTION: Leonetti SECOND: Byron
ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

2A: Public Hearing and Adoption of 2016 Municipal Budget.
Commissioner Byron turned the meeting over to Mike Garcia, Auditor. Mr. Garcia gave a presentation on the 2016 Municipal Budget, and thanked everyone involved for their hard work.

161-5-16 Public Hearing and Adoption of the 2016 Municipal Budget

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

Geraldine Polillo, 322 W. Wildwood Ave: Ms. Polillo wanted to know why her sister's house in North Wildwood is worth more, however, her taxes are $300.00 less than hers. Mayor Troiano explained to her that it's based on ratables, and North Wildwood has more ratables than Wildwood. North Wildwood has beachfront hotels and Wildwood has parking lots and the Boardwalk. The City of Wildwood is declared as "urban", not so much residential. Mr. Garcia said North Wildwood has double the ratables than the City of Wildwood has. Jason Hesley said the City of Wildwood is valued at $1.4 billion while North Wildwood is valued at $2.8 billion, so their (N. Wildwood) tax rate will always be half of ours (Wildwood). Mayor Troiano said the City of Wildwood is trying extremely hard to bring more ratables to the City.
Mayor Troiano thanked all those responsible in coming to a difficult, but fair, budget.

There being no further comment, the hearing was closed.

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

MOTION TO ADOPT THE 2016 MUNICIPAL BUDGET
MOTION: Byron SECOND: Leonetti
ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

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

162-5-16 Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 19:44A-20.5 to General Services Administration, GSA FAS Property Management Division for the purchase of 2002 Ford Ranger 4x4 (3,787.00), 2002 Ford Ranger 4x4 ($3,787.700), 2004 Ford Ranger Pickup ($3,800.00), 2006 Ford Ranger ($7,000.00), 2004 Ford Ranger ($5,000.00), 2004 Ford Ranger Pickup ($5,000.00) for the City of Wildwood Beach Patrol

163-5-16 Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 40A:11-12a and NJAC 5:34-7.29 (c) with Municipal Emergency Services, Inc. for the purchase of "The Jaws of Life" in the amount not to exceed ($21,768.00) for the City of Wildwood Fire Department

164-5-16 Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 40A:11-12a and NJAC 5:34-7.29 (c) with State Contract Vendor Chas S. Winner, Inc. for the purchase of a 2016 Ford F350 Chassis Cab ($41,965.00) and a 2016 Ford F350 4WD Pickup ($29, 249.00) for a total amount not to exceed $81,214.00 for the Public Works Department

165-5-16 Authorizing an Alternate to a Fair and Open Contract pursuant to NJSA 40A:11-12a and NJAC 5:34-7.29 (c) with State Contract Vendor Chas S. Winner Inc. for the purchase of a 2016 Ford F350 4WD Pickup in the amount not to exceed $39,249.00 for the Traffic Department

166-5-16 Authorizing the City Clerk to advertise for RFQP for Music Concerts on the Wildwood Beach for 2016, 2017 & 2018

167-5-16 Authorizing and Directing the Mayor to execute Application for Member Entity Full Time Employed Attorney Professional Liability Coverage and authorizing the City Clerk to take all actions necessary to submit such application for coverage

168-5-16 Requesting that Grandfathering Provisions be included in National Flood Insurance Laws to protect homeowners whose homes are built to elevations acceptable at the time of construction or reconstruction and directing the City Clerk to forward a certified copy of said resolution to State, County and Municipal representatives

169-5-16 Authorizing refund of Fire Prevention Fees to John Costello for property located at 5300 Boardwalk, Unit H in the amount of $600.00

170-5-16 Declaring the month of May as Lupus Awareness Month in the City of Wildwood

171-5-16 Waiving Special Event Permit Fees for Outdoor Singspiration, Yankee Rally, Cabs at the beach and Ride to Defeat ALS Bike Ride

172-5-16 Waiving Beach Special Event Permit Fees for Finding Dory Beach Cleanup Day Wildwood

173-5-16 Reappointing/Appointing Members to the Wildwood Lifeguard Pension Board

174-5-16 Authorizing and Directing the Mayor to execute DEP Permit Application form in regards to the Wharf Restaurant at 717 and 720 W. Burk Avenues, specifically withholding permission to use the City owned portions of Ottens Harbor for boat slips until such time as an agreement has been reached between Lavelle Investments, Inc. and the City of Wildwood

175-5-16 Confirming approval and Vacation of Streets pertaining to Wharf Restaurant

176-5-16 Authorizing Triad Associates to proceed with Grant Administration Services in connection with FY2016 Street Reconstruction along Susquehanna Avenue and along Spicer Avenue for an amount not to exceed $20,000.00

177-5-16 Authorizing refund of 2016 2nd ¼ taxes due to overpayment to the Title Company of Jersey for property located at 222 W. Pine Avenue in the amount of $1,234.98

178-5-16 Authorizing refund of 2nd ¼ Taxes for 2016 due to Exempt Status for James Crowley and Elaine Brunkel of 436 W. Baker Avenue in the amount of $537.86

179-5-16 Authorizing refund to South Jersey Gas for Street Opening Permit #1424 for purposes of a gas main renewal on New Jersey Avenue, as the street is under moratorium and denied by the County, in the amount of $5,100.00

180-5-16 Authorizing Change Order No. 1 as submitted by Remington, Vernick & Walberg Engineers on behalf of Lexa Concrete in connection with Reconstruction of Leaming and Montgomery Avenues (increase of $80,170.94 for a new total of $1,312,911.94)

181-5-16 Authorizing payment of bills in the amount of $2,303,785.24 dated May 11, 2016

182-5-16 Authorizing filing of all reports and other data contained in this agenda

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

ORDINANCES:

1054-16 Ordinance Amending Ordinance No. 808-10; Chapter 4-1.4, "Beach & Resort Regulations" of the Revised General Ordinances **(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 1054-16 has passed Second Reading.

APPLICANTS:

- Raffle Application – American Legion Post #184 for an event to be held on September 5, 2016

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

NEW BUSINESS:

- Hearing on Mercantile License for properties located at 3007 Pacific Avenue and 3015 Pacific Avenue, Christian Lambert

Mr. Lambert was present for this hearing, and the City Clerk swore him in. This property was referred to the Governing Body for review by the Chief of Police, due to his concerns on the amount and nature of calls for service made last season to this property. Chief Regalbuto said in 2014 the Police Department received 9 calls which resulted in 18 arrests. In 2015, the Police Department received 16 calls which resulted in 88 arrests, and these calls were strictly for this property. Chief Regalbuto said the calls ranged from underage drinking, fights, robbery, disorderly conduct, and an alleged sexual assault. Chief Regalbuto said he had spoken with Mr. Lambert prior regarding his concerns, and Mr. Lambert complied immediately. However, his attempts to fix the problem went unresolved. Chief Regalbuto said he wanted to bring this to everyone's attention, so that everyone can try to find a resolution to this problem before the season begins. Deputy Fire Chief Speigel said Mr. Lambert did have violations on his property including a room being illegally converted, but Mr. Lambert complied and abated all violations, and is in good standing with the Fire Department. Mr. Lambert said he met with the Chief as well as the Captain with regard to this issue. He said he's been told to call the police when a problem arises, which he did - and now he's being held accountable for those calls. Mr. Lambert said he's hired security and installed cameras to try to resolve the problems. Mr. Lambert said this year he still has two apartments open because he doesn't want the problems that come along with renting to kids. Mayor Troiano suggested Mr. Lambert meet and discuss these issues with the Chief of Police, Code Enforcement, and Commissioner Leonetti to try to come to a resolution. In the meantime, the Board agreed to recess this meeting until Monday, May 16, 2016 at 4:05 p.m., to decide the outcome of Mr. Lambert's mercantile license.

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.

Al Brannen, 217 E. Bennett Avenue: Mr. Brannen said Pacific Avenue seems to be flooding more than ever down by the Historic Museum. Mayor Troiano said he's noticed that and asked the Engineer for his input. Mr. DeBlasio said there could be a block or a collapse in the outfall pipe, and that he would look into it. Mr. Brannen asked if the City could get the property cleaned up at Schellenger and Park Boulevard. He said the City started to clean up the area and stopped. Mayor Troiano said he would get Public Works back on it. Mr. Brannen asked where the street sweeper has been. Mayor Troiano said it was being repaired, but now it seems to be running steady and they just put a new operator on the sweeper, so now it will be back out on the streets. Mr. Brannen is concerned about our beach. Mayor Troiano said the beach has been flattened and the sand has been pushed into the ocean from the Great White roller coaster to Cresse Avenue, which was done by North Wildwood. Mayor Troiano said North Wildwood dug out 50 truckloads of sand from the outfall lines and was repeated for the next two days, which goes to show the kinds of problems we have with our outfall lines. Mayor Troiano feels our beach is in the best shape it's been in for years, and told the Mayor of North Wildwood that they can keep harvesting the sand in this manner every year as long as this progress continues. Mayor Troiano said the Army Corp of Engineers is still interested in putting dunes on our beach, which the Mayor assured would never happen as long as he's in charge. Mayor Troiano announced the beach walks would all be out by Memorial Day weekend.

EXECUTIVE SESSION:

The Regular Business Meeting was recessed at 4:24 p.m. by motion of Byron seconded by Leonetti. The City Clerk read the subject(s) to be discussed and Executive Resolution No. 7-5-16 convening this meeting.

- Contractual Matter – Special Council, Redevelopment Plan
- Contractual Matter – Purchase of Property, 80x100ft lot on Montgomery Avenue

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

RECONVENED: The Regular Meeting was reconvened at 5:01 pm.

183-5-16 Authorizing an Alternate to a Fair and Open Professional Services Contract pursuant to NJSA 19:44A-20.4 and NJSA 40A:11-5 to Joseph Baumann of the law firm McManimon, Scotland and Baumann, LLC for legal services pertaining to specialized legal matters involving a legal challenge to the City's Beach Redevelopment Plan in the amount not to exceed $35,000.00

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

RECESSED: There being no further business to discuss, this meeting was recessed at 5:04 pm, and the Mayor announced that it will reconvene on Monday, June 16, 2016 at 4:05 pm. Remarks as typed highlighted not verbatim as to subject matter.

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

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Peter Byron, COMMISSIONER

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Anthony Leonetti, COMMISSIONER

_____
Ernest Troiano, Jr., MAYOR

ATTEST:_____
Christopher Wood, City Clerk

DATE MINUTES APPROVED:_____