

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

Wednesday, August 28, 2024  
Commissioner's Meeting Room  
Time: 5:00 p.m.

**MEETING CALLED**

Meeting called to order by the Mayor.

**PLEDGE OF ALLEGIANCE**

Commissioner Mikulski leads in the Pledge of Allegiance to the Flag.

**ROLL CALL**

City Clerk called the roll and the following Commissioners answered to their names:

McConnell – here, Mikulski – here, Troiano - here

**OTHERS ATTENDING**

Steven Morris, Solicitor

Ed Grant, Administrator

Marc DeBlasio, DeBlasio & Associates Engineers

Peter Lomax, The Lomax Consulting Group

Ronald C. Simone, Assistant County Administrator

Lisa A. Brown, City Clerk

**OPEN PUBLIC MEETING ANNOUNCEMENT**

As per N.J.S.A. 10:4-12, the City Clerk read the Open Public Meetings Act Announcement.

**PRESENTATIONS**

• Proposed NJPACT/REAL Rules, presented by Peter Lomax – This presentation is on file in the City Clerk's Office for review. Provided these proposed rules are adopted, Mr. Lomax reported 99.89% of the City of Wildwood will be in a flood hazard area. As a result, the City would have to elevate its streets and residents would have to raise their homes an additional 5ft to meet flood elevation requirements. Mr. Lomax said the Public Comment period will run until November 3<sup>rd</sup> and urged everyone to use this platform to voice their opinions. Flyers with QR codes were made available to the public. The QR code provided important State email addresses and a link to the public comment section. Mr. Lomax said if this is approved the negative impact would be tremendous. How will the street elevations effect ADA regulations? What about homes that are registered as historic and cannot be renovated? How will this effect assessments? An impact analysis has not been performed by the DEP. Mr. Lomax stated these proposed regulations were strictly pertaining to residential properties, not commercial properties.

Mayor Troiano said to put things into perspective, the City would have to elevate the roads 1ft. higher than the current height of the Boardwalk. He believes the ocean has been moving out instead of moving towards the shore, which makes him question whether this is science or politics. Commissioner McConnell stressed that this is not a businessperson's problem; this greatly affects residents wishing to renovate their homes. Commissioner McConnell asked when this could potentially be adopted. Mr. Lomax said the DEP has 1 year from the date of Public Comment to adopt. If minor modification are made during the review period, the process will continue to move forward. If a larger modification were made, removing the 5ft requirement to be 4ft, for example, the entire process would start over again.

**APPROVAL OF MINUTES:**

August 14, 2024 Regular Meeting

MOTION: McConnell

SECOND: Mikulski

ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes

**ORDINANCES:**

1299-24 Ordinance Amending Chapter 6, Section 14 as to Designated Parking Spaces for Persons with Disabilities

**(SECOND READING/PUBLIC HEARING/ADOPTION)**

MOTION TO OPEN PUBLIC HEARING

MOTION: Troiano

SECOND: Mikulski

ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes

There being no comment, Public Hearing was closed.

MOTION: Troiano                      SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes

MOTION TO ADOPT

MOTION: Troiano                      SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes  
The Mayor announced Ordinance No. 1299-24 has passed Second Reading

1300-24            Ordinance Amending Ordinance No. 1247-23, “Providing for the Employment of Off-Duty Police Officers, and providing for Salaries, Method of Payment for Officers and Insurance Coverage for the same”  
**(SECOND READING/PUBLIC HEARING/ADOPTION)**

MOTION TO OPEN PUBLIC HEARING

MOTION: Troiano                      SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes

There being no comment, Public Hearing was closed.

MOTION: Troiano                      SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes

MOTION TO ADOPT

MOTION: Troiano                      SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes  
The Mayor announced Ordinance No. 1300-24 has passed Second Reading

1301-24            Bond Ordinance Amending Bond Ordinance No. 1287-24 adopted by the Board of Commissioners of the City of Wildwood on April 10, 2024 in connection with Lead Service Replacement Project – Phase 1  
**(INTRODUCTION/FIRST READING)**

MOTION: Troiano                      SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes  
The Mayor announced Ordinance No. 1301-24 has passed First Reading

1302-24            Bond Ordinance providing an appropriation of \$3,500,000 for Water Main Replacement for the Water Utility and Authorizing for the issuance of \$3,500,000 bonds or notes of the City of Wildwood for financing part of the appropriation  
**(INTRODUCTION/FIRST READING)**

MOTION: Troiano                      SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes  
The Mayor announced Ordinance No. 1302-24 has passed First Reading

1303-24            Bond Ordinance providing an appropriation of \$13,200,000 for Sanitary Sewer System Improvements for the Sewer Utility and Authorizing the issuance of \$13,200,000 bonds or notes of the City of Wildwood for financing part of the appropriation  
**(INTRODUCTION/FIRST READING)**

MOTION: Troiano                      SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes  
The Mayor announced Ordinance No. 1303-24 has passed First Reading

1304-24            Ordinance Amending Ordinance No. 939-12 regarding the City of Wildwood Pension Plan for Lifeguards in accordance with N.J.S.A. 43:13-23 et seq.  
**(INTRODUCTION/FIRST READING)**

MOTION: Troiano                      SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes

The Mayor announced Ordinance No. 1304-24 has passed First Reading

1305-24 Ordinance Amending Chapter 6, Section 14 as to Designated Parking Spaces for Persons with Disabilities  
**(INTRODUCTION/FIRST READING)**

MOTION: Troiano

SECOND: Mikulski

ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes

The Mayor announced Ordinance No. 1305-24 has passed First Reading

**EARLY PUBLIC COMMENT:** A question was raised in regards to Resolution “B” and asked if there was a rendering of the project. Marc DeBlasio said it would mirror the street ends at Spicer and Maple Avenues.

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

- 331-8-24 Resolution Requesting Approval of Items of Revenue and Appropriation (FY2023 Assistance to Firefighters Grant, \$51,182.85)
- 332-8-24 Resolution Requesting Approval of Items of Revenue and Appropriation (Small Cities CDBG – ADA Improvements at Bennett Avenue and the Boardwalk, \$400,000.00)
- 333-8-24 Resolution Requesting Approval of Items of Revenue and Appropriation (2024 Labor Day Drive Sober or Get Pulled Over, \$5,250.00)
- 334-8-24 Resolution urging the State of New Jersey to take an incremental and targeted approach to adopting the proposed “Protecting Against Climate Threat (PACT) / Resilient Environments and Landscape (REAL)” Rules
- 335-8-24 Authorizing a Memorandum of Understanding between the City of Wildwood Police Department and Acenda, Inc. in connection with the Arrive Together Program focused on enhancing and supporting law enforcement responses to certain behavioral health crisis calls
- 336-8-24 Authorizing an award of contract (BID A-12/2024) to Constellation NewEnergy, Inc. for Electricity Generation Supply Service under the South Jersey Power Cooperative E8802-SJPC (Commencing on July 1, 2024 through June 30, 2026, for a term of 24 months)
- 337-8-24 Rescinding Resolution No. 223-5-24 and authorizing a refund to Tyler M. Kiszewski in the amount of \$475.00 for the cost of the Psychological Exam
- 338-8-24 Authorizing the refund of taxes for overpayment for 2024 2<sup>nd</sup> ¼ taxes due to 100% exempt status for Bl. 10.01, L. 23 C000D (\$741.67)
- 339-8-24 Authorizing the sale of certain items and certain vehicles on an online auction site (GovDeals)
- 340-8-24 Accepting proposal as submitted by Anzelone Electric Company for the replacement of meter sockets at the DPW storage building and carpentry shop on Oak Avenue (\$25,800.00)
- 341-8-24 Authorizing Triad Associates to proceed with preparing and processing a SFY2025 Small Cities Public Facilities (SCPF) grant application for ADA Beach Access at Baker Avenue as an authorized project under the existing 2024 Professional Services Agreement (\$14,200.00)
- 342-8-24 Approving Professional Services Agreement with Triad Associates to provide Grant Administration and Project Implementation Services for the recently awarding NJDCA Boardwalk Preservation Grant for the Wildwood Boardwalk Reconstruction project (\$75,000.00)
- 343-8-24 Approving Professional Services Agreement with Triad Associates to provide Grant Writing, Project Administrative and Implementation and Consulting Services for the Wildwood Water Utility, Utility Projects for the term June 1, 2024 through December 31, 2024, in the amount not to exceed \$15,000.00
- 344-8-24 Approving various contracts for the 18<sup>th</sup> Annual Block Party Entertainment (\$45,625.00)
- 345-8-24 Approving Change Order No. 4 as submitted by Colliers Engineering & Design on behalf of Fred M. Schiavone Construction Inc., re Boardwalk Rehabilitation Phase II (decrease of \$297,823.65 for a new total of \$6,369,478.08)
- 346-8-24 Authorizing payment of bills in the amount of \$4,422,131.56 dated August 28, 2024
- 347-8-24 Authorizing filing of all reports and other data contained in this agenda
- 348-8-24 Authorizing the award of the 2024 Boardwalk Rehabilitation Project, Phase VI & VII Contract to Fred M. Schiavone Construction, Inc. in the amount of \$4,173,387.01, for Base Bid

MOTION: McConnell

SECOND: Mikulski

ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes

**REPORTS:**

•Engineers Report – On file in the City Clerk’s Office.

**ANNOUNCEMENTS:** None.

**COMMUNICATIONS:** None.

**NEW BUSINESS:** None.

**OLD BUSINESS:** None.

**PUBLIC COMMENT:** During regularly scheduled Board of Commissioners Meeting. Remarks will limit to five (5) minutes per person. The 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 Human Resources Department during work hours only.

Elizabeth Rhuberg, 410 W. Taylor Avenue: Ms. Rhuberg is concerned about the amount of electric bikes and scooters in town. She noted, someone she knows personally lost his driver's license for a DUI and asked how he's still permitted to operate an electric vehicle. Mr. Rhuberg suggested the City require the drivers purchase permits from the City. Steve Morris said legislative discussions are being held regarding electric bikes and scooters to classify them as motor vehicles. It is on the radar of many municipalities however, it could take some time to pass.

Miles, Ocean Towers: Miles requested information pertaining to what the next phase of the Boardwalk Rehabilitation would look like. Mayor Troiano said the next phase would extend to Convention Hall. As construction continues to move north beyond Convention Hall the support structures would have to be completely replaced due to their deteriorating condition. Mayor Troiano also mentioned the City has applied to the State for a CAFRA permit to extend the Boardwalk an additional 14ft east, in some locations. The City is looking into how to incorporate the extension of the Boardwalk along with the required dune placement.

Lorraine Buck, 122 E. Pine Ave, Unit B1: Ms. Buck feels she gets nothing in return for paying taxes such a bike lanes or foot rinse stations on the beach. Ms. Buck feels taxes should be coming down due to the overdevelopment happening in Wildwood. She also mentioned her concerns about the vehicles blocking sidewalks where the newer condos were built. Mayor Troiano said members of the Planning/Zoning Board has been changed so she will not see this again moving forward. Ms. Buck used the condo's on Magnolia and Glenwood Avenues as an example. Mayor Troiano said that project was the stimulus to create a new board. Commissioner McConnell said those properties allow enough room for 2 vehicles to fit in those parking spaces and that the parking issues have improved since tickets have been issued. As far as Ms. Buck's comment of not receiving anything for the taxes she pays, Commissioner McConnell told her there are a lot of improvements happening within the City limits such as the parks being upgraded, streets being replaced and rehabilitation of the Boardwalk. Commissioner McConnell reminder Ms. Buck that these projects takes time, money, engineering, grants, etc. Commissioner McConnell is asking for grace and patience as these projects form into progress. Commissioner Mikulski added the streets on the entire west side of town are being repaired and repaved and Pacific Avenue has also been redone. Ms. Buck asked why Wildwood doesn't have certain amenities the other municipalities have. Commissioner McConnell said Wildwood will never have that. North Wildwood and Wildwood Crest have waterfront property and billions of dollars in ratables. The City of Wildwood has the Boardwalk. Mayor Troiano said the City of Wildwood does more in a day than the other two municipalities do in a week. He said there is not one street in Wildwood where it would be deemed safe to place bike lanes. Commissioner McConnell said Wildwood is trying to do so much with so little. Wildwood is the entertainment area for the entire county. We have more commercial properties than we do residential and commercial property values are worth less than residential values.

**ADJOURNED:** There being no further business to discuss, this meeting was adjourned at 6:22 pm. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: McConnell           SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes

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Krista McConnell, COMMISSIONER

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Steve Mikulski, COMMISSIONER

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Ernest Troiano, Jr., MAYOR

ATTEST: \_\_\_\_\_  
Lisa A. Brown, City Clerk

DATE MINUTES APPROVED: September 11, 2024