

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

Wednesday, June 9, 2021  
Commissioner's Meeting Room  
Time: 5:00 p.m.

**MEETING CALLED**

Meeting called to order by the Mayor.

*NOTE: This meeting was conducted under the restrictions of the COVID-19 virus, as dictated by the Governor's Office. Members of the public were also invited to participate by utilizing the internet application ZOOM as well as "Go to Meeting". There were 15 members of the public were present via Zoom.*

**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:

Fitzsimons – here, Mikulski – here, Byron - here

**OTHERS ATTENDING**

Louis DeLollis, Solicitor (via Zoom)  
Carl Groon, Municipal Administrator  
Steve O'Connor, Administrative Assistant (via Zoom)  
Robert Regalbuto – Police Chief (via Zoom)  
Doug Rohmeyer, CME  
Christopher H. Wood, City Clerk  
Lisa Brown, Aide to the City Clerk

**OPEN PUBLIC MEETING ANNOUNCEMENT**

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

**APPROVAL OF MINUTES:**

May 26, 2021 Regular Meeting

MOTION: Fitzsimons           SECOND: Mikulski  
ROLL CALL: Fitzsimons – Yes, Mikulski – Yes, Byron – Yes

**ORDINANCES:** None.

**EARLY PUBLIC COMMENT:** The Municipal Clerk stated the Board would be considering Resolution "B", "Authorizing final disposition of Mercantile License Hearing of May 14, 2021 re: 3007 Pacific Ave., Owner: Chris Lambert" separately from the rest of the Resolutions. He asked if there was any early public comment for Resolutions A-P, excluding B. There was none.

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

- 223-6-21      Authorizing Advertisement for proposals/qualifications for "Coffee Concession on the Beach" in the June 16, 2021 edition of the CMC Herald, with proposals being received on June 30, 2021 at 10 a.m.
- 224-6-21      Authorizing the Mayor to sign and Triad Associates to submit a Firefighters Grant Application for the purchase of radios and related equipment (\$3,850.00)
- 225-6-21      Authorizing the Mayor to sign a Consent Form re: T-Mobile
- 226-6-21      Authorizing upgrade to existing "Block Parking Permit" to "Class A" to Virginia Nichols (\$150.00 increase to Class A)
- 227-6-21      Authorizing refund of 2021 Mercantile License to 245 E. Baker Ave, #100 due to property being sold (\$348.00)
- 228-6-21      Authorizing release of an Irrevocable Letter of Credit to Crest Savings re: 233-235 E. Cresse Ave (\$27,168.00)
- 229-6-21      Authorizing adoption of the 2021 Hazard Mitigation update
- 230-6-21      Authorizing agreement for Professional Services with Colliers Engineering & Design (\$327,451.00)
- 231-6-21      Authorizing execution of right-of-way re: Cellco Partnership

- 232-6-21 Authorizing advertising for RFP's for Solar Power Purchase Agreement  
233-6-21 Approving purchase of two 2021 Ford F150 4x2 Crew Cabs (\$32,318.00)  
234-6-21 Authorizing Capital Budget Amendment  
235-6-21 Authorizing Emergency Resolution as per NJSA 40A:4-48 (\$650,000.00)  
236-6-21 Authorizing payment of bills in the amount of \$2,360,983.99 dated June 9, 2021  
237-6-21 Authorizing filing of all reports and other data contained in this agenda

MOTION: Fitzsimons                      SECOND: Mikulski  
ROLL CALL: Fitzsimons – Yes, Mikulski – Yes, Byron – Yes

**EARLY PUBLIC COMMENT:** The Municipal Clerk asked if there was any public comment concerning Resolution “B”.

Chris Lambert, owner of 3007 Pacific Avenue: Mr. Lambert hopes the Board considers approving his mercantile license. He said he spoke with Chief Regalbuto about 18-20 months ago, wherein the Chief urged him to call the Police Department to show that he is policing his own property. He did as directed, but when the police were called, no tickets were issued to the tenants. After following the direction of the Chief he is now facing the denial his license due to the number of calls of service. Mr. Lambert said this property is currently vacant and only has one apartment rented that's located on top of the gym. The second apartment was rented, however he found out those tenants were planning a party, so he made them leave. Mr. Lambert said he is trying to do everything in his power to comply.

Jared Martz, 213 E. Maple Ave: Mr. Martz said one of the units were rented, but was informed by Mr. Lambert that he wasn't speaking about the property in question, Mr. Martz was referring to the apartments above the gym. Mr. Martz said the kids tend to go back and forth between the two properties. He understands the tenants are kids, but he consistently rents to the same kids from the same high school, and suggested he seek different tenants. Mr. Martz said Mr. Lambert has a very good reputation by the way he runs his gym, but the tenants he rents to does not reflect a positive image.

Robert Regalbuto, Police Chief: Chief Regalbuto said some of the things Mr. Lambert said are correct. He did ask Mr. Lambert to come in, in 2019 to discuss numerous problems regarding his properties. He asked Mr. Lambert to increase security and to call the police department. Unfortunately, the on-site security was not always there. The Chief said he does have a delineation of both properties including a breakdown of calls for each property for the last 5 years, and they are exorbitant. He said 3007 Pacific Avenue is a nuisance property and ties his officers up constantly. His tenants are young teens who want to have a good time, but his officers should not have to continuously be called to the same property. Chief Regalbuto said if Mr. Lambert decided to rent to families or responsible tenants he would reduce his objection to deny the license.

Rich Cray, 212 E. Maple Ave: Mr. Cray said he saw kids occupying this unit over the weekend. Mr. Lambert assured him the property is vacant, and if he saw anyone it was the cleaning people.

Mayor Byron said the folks who spoke tonight are the same folks who spoke a couple of weeks ago, and their comments seem to be less aggressive today. Mayor Byron asked Chief Regalbuto if he still feels the license should be denied. Chief Regalbuto said unless something else is done his recommendation is to follow the Rowdy House Ordinance. The Hearing Officer also recommended denying the license. However, it is the responsibility of the Governing Body to make the final determination.

**RECESSED:**

Mayor Byron asked for a Motion to recess this meeting at 5:30pm.

MOTION: Fitzsimons                      SECOND: Mikulski  
ROLL CALL: Fitzsimons – Yes, Mikulski – Yes, Byron – Yes

**RECONVENED:**

This meeting was reconvened by the Mayor at 5:47pm

**Resolution:**

- 238-6-21 Approving MOU re: Conditional License to Chis Lambert, 3007 Pacific Avenue, pending execution of the MOU within 7 days

MOTION: Fitzsimons                      SECOND: Mikulski

Chief Regalbuto was now physically present at the meeting, and read a report for 3007 Pacific which indicated

26 calls for services resulting in 67 arrests.

Commissioner Mikulski said he has gone back and forth with the Chief and informed Mr. Lambert that this is his last chance for 3007 Pacific Avenue. He requested Mr. Lambert screen his tenants and said his neighbors have the right to enjoy their space as well. Mayor Byron said there would be no next year if this continues.

ROLL CALL: Fitzsimons – Yes, Mikulski – Yes, Byron – Abstain

**REPORTS:**

•Engineers Report – Doug Rohmeyer – CME: Mr. Rohmeyer provided the Board with updates relative to the Police Department ADA Renovations and the Byrne Community Center HVAC system.

Jim Oris - Remington & Vernick: Report on file with the engineer. Mayor Byron thanked Mr. Oris for handling the Taylor Avenue issue so quickly. Mayor Byron asked if the outfall pipelines will be filled in as it's creating a lot of ponding. Mr. Oris said he is having a meeting tomorrow with the contractor to discuss this issue and a couple of others. He said the contractor has to provide him with a plan to see how it is going to pump prior to the pump station being activated.

**ANNOUNCEMENTS:** None.

**COMMUNICATIONS:** None.

**NEW BUSINESS:** Mayor Byron announced tonight's meeting will be the last meeting held via Zoom for the foreseeable future, unless directed differently by the DLGS

**OLD BUSINESS:** None.

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

Dan Karvounis, 7209 New Jersey Ave: Mr. Karvounis is the own/operator of DK Rentals and gave a history of his business. Mr. Karvounis said when he was approved to operate his beach taxi business he was approved for a lifetime beach vehicle permit. The City Clerk said his office did research and did not find any ordinances indicating that the City allows lifetime beach vehicle permits. The Administrator said the City would take more time to do more research and discuss this matter further.

**EXECUTIVE SESSION:** None.

**ADJOURNED:** There being no further business to discuss, this meeting was adjourned at 6:09 pm. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: Fitzsimons           SECOND: Mikulski

ROLL CALL: Fitzsimons – Yes, Mikulski – Yes, Byron – Yes

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Krista Fitzsimons, COMMISSIONER

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Steve Mikulski, COMMISSIONER

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Peter Byron, MAYOR

ATTEST: \_\_\_\_\_  
Christopher H. Wood, City Clerk