

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

Wednesday, October 22, 2025
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

Jessica Stilley, DeBlasio & Associates Engineers

Lisa A. Brown, City Clerk

Sallyann Burke, Aide to 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.

APPROVAL OF MINUTES:

October 8, 2025 Regular Meeting

MOTION: McConnell SECOND: Mikulski

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

ORDINANCES:

1338-25 Ordinance Amending Chapter 6 of the General Ordinance of the City of Wildwood governing
Parking Permit Fees

(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. 1338-25 has passed Second Reading

EARLY PUBLIC COMMENT: None.

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

390-10-25 Accepting a grant from the Hazardous Discharge Site Remediation Fund Public Entity
Program through the New Jersey Economic Development Authority and the New Jersey
Department of Environmental Protection for Wildwood City Landfill property in the
amount of up to \$1,761,750.00

391-10-25 Authorizing the submission of an application to the New Jersey Urban Enterprise
Zone Authority for Enterprise Zone Assistance Funds for Administration of the Urban
Enterprise Zone Program for the period from January 1, 2026 to June 30, 2026,

- FY2026 UEZ Administrative Budget, in the amount not to exceed \$63,929.00
- 392-10-25 Authorizing the advertisement for bids for Information Technology Services Consultant for 2026 in the October 29, 2025 edition of the Cape May County Herald with bids to be received on Thursday, November 13, 2025 at 10:00am
- 393-10-25 Authorizing advertisement of RFP's for 2026 Professional Services Contracts to be published in the October 29, 2025 edition of the Cape May County Herald with RFP's to be received on Thursday, November 20, 2025 by 3:30pm
- 394-10-25 Appointing J. Byrne Agency as the Risk Management Consultant for the City of Wildwood for a period of one (1) year commencing January 1, 2026
- 395-10-25 Adopting the revised Employee Policies and Procedures Manual
- 396-10-25 Establishing a funding contract with the Greater Wildwood Tourism Improvement and Development Authority (GWTIDA) for the 2025 Winter Wonderland at Holly Beach Park in the amount of \$5,000
- 397-10-25 Authorizing the City Clerk to execute an Event Lease Agreement with the Greater Wildwood Tourism Improvement and Development Authority (GWTIDA) for 2026 Elections
- 398-10-25 Authorizing the City's Affordable Housing Attorney, Nancy L. Holm, Esq. to execute a Consent Order with the Objectors, Fair Share Housing Center and Mount Olive Community Development Corporation, to the City's Fourth Round Housing Element and Fair Share Plan
- 399-10-25 Authorizing return of Escrow Balance Deposits re: Application #15-24 125 E. Garfield, LLC, 125 E. Garfield Ave, in the amount of \$2,022.57
- 400-10-25 Authorizing contract with V.E. Ralph & Sons, Inc. for the purchase of four (4) Ferno Transcend Stair Chairs with Powertraxx and Accessories in the amount not to exceed \$42,256.00
- 401-10-25 Authorizing the payment of bills in the amount of \$3,766,142.92 dated October 22, 2025
- 402-10-25 Authorizing filing of all reports and other data contained in this agenda

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:

- Best Practice Inventory- The City Clerk said every year the City of Wildwood is tasked with completing the Best Practice Inventory consisting of 70 questions. Municipalities must obtain a score of at least 32 in order to receive 100% of its 2025 State Aid. The city received a score of 38.50 thus resulting with the city receiving 100% of said State Aid.

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.

Carl Schmoyer, 5301 Ocean Avenue: Mr. Schmoyer commented on the Bennett Avenue project, the old Winward Motel saying he was concerned about the pitched roof and noted it was going from 25 units down to 14. He said that he's not happy to see another motel go but he would never dispute anyone's plans. Mayor Troiano said the City is looking at other developers to come in and look at Splash Zone. He also said the City has been in contact with a number of large developers for large scale buildings. Mayor Troiano said he doesn't want to be another Avalon or Stone Harbor and that we need the turnover. Mr. Schmoyer asked how we made out with the storm. Mayor Troiano said we gained more beach. He also stated that people complained about the water. You're not going to stop a storm or water, you live on a barrier island and have to expect flooding. Commissioner Mikulski said the City of Wildwood was well prepared for it. Mayor Troiano said if the State really wants to help the Wildwood's they should build a 12ft bulkhead around the entire barrier. Mayor Troiano said the state is now going to look at the flooding occurring in the back bay area. Mr. Schmoyer asked the status

for the Leaming Avenue pump station. Mayor Troiano stated that the city will most likely be in litigation and in his opinion, it should be ripped out and redone. The city is estimating at least \$22,000.00 to cut the existing concrete just to reach the filters.

ADJOURNED: There being no further business to discuss, this meeting was adjourned at 5:16 pm. Remarks as typed highlighted not verbatim as to subject matter.

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

Krista McConnell, COMMISSIONER

Steve Mikulski, COMMISSIONER

Ernest Troiano, Jr., MAYOR

ATTEST: _____
 Lisa A. Brown, City Clerk

DATE MINUTES APPROVED: November 12, 2025