

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

Wednesday, November 13, 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

Lisa A. Brown, City Clerk

Sallyann Burke, Aide to the 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 23, 2024 Regular Meeting

MOTION: Troiano                      SECOND: Mikulski

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

**ORDINANCES:**

1309-24            Ordinance vacating a portion of Dock Street in the City of Wildwood, County of Cape May,  
State of New Jersey

**(INTRODUCTION/FIRST READING)**

MOTION: Troiano                      SECOND: Mikulski

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

The Mayor announced Ordinance No. 1309-24 has passed First Reading

**EARLY PUBLIC COMMENT:** None.

**RESOLUTIONS:** City Clerk read the resolutions listed on the agenda and announced Resolutions “K” and “IV” have been stricken from the agenda.

- 421-11-24        Awarding contract to Fred M. Schiavone Construction, Inc. re: FY2023 NJDOT Municipal Aid Program Improvements to J Avenue in the Borough of Wildwood Crest in the amount not to exceed \$12,512.00
- 422-11-24        Designating Vision Service Plan (VSP) as the Vision Insurance Provider for the City of Wildwood for a 24 month term (January 1, 2025 – December 31, 2026)
- 423-11-24        Authorizing cancellation of Grant Receivables and Appropriations (various)
- 424-11-24        Authorizing the City of Wildwood to join and purchase under Somerset County Cooperative Pricing System #2SOCCP
- 425-11-24        Authorizing Christina Stackhouse, QPA of the City of Wildwood to award contracts over \$17,500.00 and under the bid threshold of \$44,000.00
- 426-11-24        Approving Change Order No. 2 for the contract with Geoscape Solar regarding the Solar Generated Electricity for the City of Wildwood Buildings and Grounds, Wildwood Water Utility (increase of \$23,950.00)

- 427-11-24 Authorizing an award of contract to furnish and deliver Deicing Materials to the County of Cape May and participating Cooperative Agencies, commencing on November 11, 2024 for the term of one year, with one year option to renew
- 428-11-24 Approval to submit a grant application and execute a grant contract with the NJDOT for the LTPF-2025-Boardwalk-Pacific Avenue Pedestrian Connector-00029 Project
- 429-11-24 Amending contract with AC Schultes, Inc. re: 3117 Shunpike Road, Middle Township (increase of \$22,458.00 for a total contract amount not to exceed \$689,998.00)
- 430-11-24 Amending contract with Scarcini Hollenbeck, LLC re: Affordable Housing Counsel (increase of \$5,000.00)
- 431-11-24 Approving Change Order No. 5 as submitted by Colliers Engineering & Design on behalf of Fred M. Schiavone Construction, Inc. for Street End Improvements at Maple and Spicer Avenues, Maple Avenue Fire Hydrant Connection (increase of \$12,796.96)
- 432-11-24 Awarding contract with Asphalt Paving Systems, Inc. re: Toledo Avenue Water Main Improvements, Borough of Wildwood Crest, in the amount not to exceed \$257,707.00
- 433-11-24 Authorizing Transfers between Budget Appropriations
- 434-11-24 Amending contract with General Code, LLC re: 202 codifications of the City's General Ordinances and Land Use Law (increase of \$3,000.00)
- 435-11-24 Authorizing payment of bills in the amount of \$4,682,356.72 dated November 13, 2024
- 436-11-24 Authorizing filing of all reports and other data contained in this agenda
- 437-11-24 Amending Resolution No. 380-9-24 to amend contractor from Van Note-Harvey to Pennoni Associates, Inc.
- 438-11-24 Authorizing the appointment of paid Class II Special Law Enforcement Officer Recruits (McDonald, Sanchez, Zecena)
- 439-11-24 Accepting proposal as submitted by Acuity Consulting Services, LLC (ACS) for the preparation of an Affordable Housing Preliminary Vacant Land Adjustment Analysis

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

**REPORTS:**

•Engineers Report – On file in the City Clerk's Office.  
 Marc DeBlasio reported that NJDOT provided a \$205,000.00 for the reconstruction of Lincoln Avenue which is included in Phase 3. Phase 3 is currently undergoing surveying and mapping and utility notifications have started. As for the Lead Service Replacement Project, Contract 2, DeBlasio's firm is currently out in the field verifying lead and galvanized services with the Wildwood Water Utility and have been successful in reducing the inventory.

**ANNOUNCEMENTS:** None.

**COMMUNICATIONS:**

- Reschedule November 27, 2024 Commissioner's Meeting to November 26, 2024
  - Reschedule December 25, 2024 Commissioner's Meeting to December 30, 2024
- The City Clerk noted the meeting times would continue to begin at 5:00pm

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

**NEW BUSINESS:**

- Raffle Application as submitted by Byron Pennington Croker American Legion Post 184 for an event to be held on January 1, 2025 – December 31, 2025
- Bingo Application as submitted by Byron Pennington Croker American Legion Post 184 for an event to be held on Wednesday's throughout the 2025 year

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

**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.

Keith VanMeter, 3900 Susquehanna Avenue: As a member of the Planning/Zoning Board of the City of Wildwood Mr. VanMeter would like to address parking requirements for new construction projects. He requested the process of having the requirements changed as this is a matter of contention for every application pertaining to Residential/Condo's. Mayor Troiano asked that Mr. VanMeter request the Planning/Zoning Board Solicitor to submit the suggestions in writing and forward it to the City Solicitor. Mr. Van Meter said Mr. Young has ceased cleaning behind his property. Mayor Troiano said Mr. Young has applied for a building permit to begin building. Mr. VanMeter said he wouldn't be able to obtain a building permit because he is in litigation with his partner. Commissioner Mikulski said the property seemed to be much cleaner now than what it used to be. Mr. VanMeter agreed however he said it still looked like a junkyard. Mr. VanMeter drove around the City and noticed many properties with code violations, citing a couple of properties in particular. Mayor Troiano said he would look into it to be sure Mr. VanMeter's concerns are addressed. Mr. VanMeter also requested the City adopt an ordinance making it illegal to store boat trailers on private property during the summer months. Mr. VanMeter asked if the contractor doing the dredge work on the Back Bay area was required to clean the streets. Mayor Troiano confirmed they are and will reach out to Mr. Harron.

Carl Schmoyer, 5301 Ocean Avenue: Mr. Schmoyer asked if there was any further development regarding the proposed NJ REAL/PACT rules. Mayor Troiano said it is currently in the review period and he hasn't received any updates.

**ADJOURNED:** There being no further business to discuss, this meeting was adjourned at 5:18 pm. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: Troiano

SECOND: Mikulski

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

ABSENT

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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: November 26, 2024