

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

Wednesday, September 12, 2018
Commissioners Meeting Room
Time: 3:31 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
James Oris, Jr., Remington & Vernick Engineers
Christopher H. Wood, 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:

August 8, 2018, Work Session
August 8, 2018, Regular Meeting
August 22, 2018, Work Session
August 22, 2018, Regular Meeting
August 28, 2018, Special Meeting

RESOLUTIONS :

City Clerk read the resolutions listed on the agenda.

- A. Authorizing advertisement for bids for Construction of Two Test Wells in the September 19, 2018 edition of the City of Wildwoods Office news publication(s) with bids being received on October 3, 2018 at 10 a.m.
- B. Authorizing Alternate to Fair and Open Professional Service Contract with Van Note-Harvey for Engineering Services in connection with the replacement of Water Main & Services on E. 17th Avenue from Surf Avenue to Ocean Avenue within North wildwood in the amount not to exceed \$32,850.00
- C. Acknowledging the extent of work on City roadways posed by County's Rio Grande Avenue Gateway Project
- D. Approving lease of 3816 Pacific Avenue to GWTIDA for a term of Ten Years for Tourism Purposes
- E. Authorizing advertisement of RFQP for Zip Line on Beach for 2019-2023
- F. Authorizing Change Order No. 2 as submitted by Remington & Vernick Engineers on behalf of Lafayette Utility Construction Co., Inc. re: Grassy Sound Water Main Replacement Phase II (decrease by \$33,415.34 for a new total \$765,451.66)
- G. Authorizing Change Order No. 7 as submitted by Joseph F. McKernan Architects and

- Associates, LLC on behalf of Fabbri Builders, Inc., (increase by \$24,934.00 for a new total of \$4,732,097.71)
- H. Authorizing Special Event Permit for The Pennsauken Surf Fishing Club re: 64th Annual Pennsauken Surf Fishing Tournament to be held on October 6, 2018
 - I. Authorizing rejecting bids for “Susquehanna Avenue and Dock Street End Bulkhead Replacement at Otten’s Harbor
 - J. Authorizing refund to Morey’s Piers and Beachfront Waterparks re: 2018 Special Event Permit in the amount of \$2,500.00 due to event no longer being held on City of Wildwood property
 - K. Authorizing the release of a Site Improvement Bond re: Wildwood DG, LLC which was issued by Platte River Insurance Company in the amount of \$255,202.80 (Block 135, Lots 16, 17 & 18, Spencer & New Jersey Avenues
 - L. Authorizing the Mayor to execute application for participation in the FFY 16 SHSP – State Share Grant Program, Secure the Shore Award #2016-SS-0052-S01 administered by the State of New Jersey Office of Homeland Security and Preparedness (OHSP - \$100,000.00)
 - M. Approving contract with the County of Cape May and State of New Jersey regarding maintenance of roadways and pump station pursuant to Rio Grande Avenue Gateway Project
 - N. Authorizing on-line auction for abandoned/unclaimed vehicles on October 3, 2018
 - O. Authorizing credit to Water Account #3061800-0, 308 E. Stockton Road, Wildwood Crest due to meter/unit mix up
 - P. Authorizing purchase of 2007 Dodge Durango from the City of North Wildwood for the total sum of \$1.00
 - Q. Authorizing purchase of 2001 Volvo ACL Truck (Trash Truck) from the Wildwood Business Improvement District Management Corp (SID) for the total sum of \$1.00
 - R. Authorizing payment of bills in the amount of \$3,671,362.74 dated September 12, 2018
 - S. Authorizing filing of all reports and other data contained in this agenda

Addendum Items:

- I. Authorizing Tax Collector to charge accounts for grass cutting and removal of debris (various)
- II. Authorizing 2018 3rd Quarter Refund of Taxes due to overpayment re: 206 W. Maple Avenue (\$1,140.69)
- III. Authorizing Project Engineer to advertise for bids for “Jefferson Ave. Water Service Replacement” on September 15, 2018 with bids being received on September 25, 2018
- IV. Authorizing Special Event Permit to Delmosports, LLC for event on October 7, 2018
- V. Authorizing Special Event Permit to Wildwood Motor Events, LLC for event September 29-30, 2018
- VI. Authorizing Special Event Permit to Wildwood Motor Events, LLC for event on September 20-23, 2018

Mayor Troiano asked to remove Resolution E from the consent agenda. The Board agreed. Commissioner Byron asked to remove Resolution D from the consent agenda, and act on it separately. The Board agreed.

ORDINANCES:

- 1123-18 AN ORDINANCE SUPPLEMENTING ORDINANCE 339-94 AS CODIFIED IN CHAPTER 3-23 OF THE CODE OF THE CITY OF WILDWOOD AND ORDINANCE 1073-17 REGARDING THE PROHIBITION OF SMOKING ON PUBLIC PROPERTY TO INCLUDE ELECTRIC OR VAPOR CIGARETTES (SECOND READING/PUBLIC HEARING/ADOPTION)

1124-18 AN ORDINANCE TO VACATE PORTIONS OF HUDSON AVENUE IN THE CITY OF WILDWOOD, COUNTY OF CAPE MAY, NEW JERSEY (**SECOND READING/PUBLIC HEARING/ADOPTION**)

UNFINISHED BUSINESS:

- None.

COMMUNICIATIONS:

- None.

APPLICANTS:

- None.

NEW BUSINESS:

- None.

NEW BUSINESS:

- None.

REPORTS:

- Engineer’s Report – On file in the Engineer’s Office.

EXECUTIVE SESSION:

- Litigation, Tax Appeals

ADJOURNED: There being no further business to be discussed, this Work Session meeting was adjourned at 3:43 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: September 26, 2018
CHRISTOPHER H. WOOD, CITY

CLERK

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

Wednesday, September 12, 2018
Commissioner's Meeting Room
Time: 3:44 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
James Oris, Remington & Vernick Engineers
Christopher H. Wood, 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:

August 8, 2018, Work Session
August 8, 2018, Regular Meeting
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MOTION: Byron SECOND: Leonetti
ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

EARLY PUBLIC COMMENT:

Kathy Distro, 26th St. – Asked about Resolution D, lease of the old VFW building to GWTIDA. She asked why the Board doesn't sell the property via a bid. The Mayor said he chose not to. She asked questions about the East Coast Music Hall of Fame, which is the entity that will eventually occupy the building. She said her feeling is that the property is city-owned, appraised and assessed, and that it should be put out to bid. She said it's not good for the taxpayers. The Mayor said he's done nothing wrong, and that similar leases have been approved for other organizations like the Historic Society.

Sandra Richardson, Lake Rd. – Also asked questions about Resolution D. She asked who puts up the money. The Mayor said the organization (East Coast) does. She asked about a guarantee in writing, and said she thinks the City is getting "burned big time."

Ryan Troiano, Leaming Ave. – Also has concerns about the lease of the building. He said no

one's here from the organization to explain the proposal. He said the City needs a new approach. Commissioner Byron said the project is never going to happen, that it's a pipe dream of the Mayor's. He said the City is being sold short - again. The Mayor said he'll take his chances.

Al Brannen, Bennett Ave. - Said it makes him sad that the Historic Society is getting dragged into this. He said the Historic Society is not hurting for money.

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

333-9-18 Authorizing advertisement for bids for Construction of Two Test Wells in the September 19, 2018 edition of the City of Wildwoods Office news publication(s) with bids being received on October 3, 2018 at 10 a.m.

334-9-18 Authorizing Alternate to Fair and Open Professional Service Contract with Van Note-Harvey for Engineering Services in connection with the replacement of Water Main & Services on E. 17th Avenue from Surf Avenue to Ocean Avenue within North wildwood in the amount not to exceed \$32,850.00

335-9-18 Acknowledging the extent of work on City roadways posed by County's Rio Grande Avenue Gateway Project

336-9-18 Authorizing Change Order No. 2 as submitted by Remington & Vernick Engineers on behalf of Lafayette Utility Construction Co., Inc. re: Grassy Sound Water Main Replacement Phase II (decrease by \$33,415.34 for a new total \$765,451.66)

337-9-18 Authorizing Change Order No. 7 as submitted by Joseph F. McKernan Architects and Associates, LLC on behalf of Fabbri Builders, Inc., (increase by \$24,934.00 for a new total of \$4,732,097.71)

338-9-18 Authorizing Special Event Permit for The Pennsauken Surf Fishing Club re: 64th Annual Pennsauken Surf Fishing Tournament to be held on October 6, 2018

339-9-18 Authorizing rejecting bids for "Susquehanna Avenue and Dock Street End Bulkhead Replacement at Otten's Harbor

340-9-18 Authorizing refund to Morey's Piers and Beachfront Waterparks re: 2018 Special Event Permit in the amount of \$2,500.00 due to event no longer being held on City of Wildwood property

341-9-18 Authorizing the release of a Site Improvement Bond re: Wildwood DG, LLC which was issued by Platte River Insurance Company in the amount of \$255,202.80 (Block 135, Lots 16, 17 & 18, Spencer & New Jersey Avenues

342-9-18 Authorizing the Mayor to execute application for participation in the FFY 16 SHSP - State Share Grant Program, Secure the Shore Award #2016-SS-0052-S01 administered by the State of New Jersey Office of Homeland Security and Preparedness (OHSP - \$100,000.00)

343-9-18 Approving contract with the County of Cape May and State of New Jersey regarding maintenance of roadways and pump station pursuant to Rio Grande Avenue Gateway Project

344-9-18 Authorizing on-line auction for abandoned/unclaimed vehicles on October 3, 2018

345-9-18 Authorizing credit to Water Account #3061800-0, 308 E. Stockton Road, Wildwood Crest due to meter/unit mix up

346-9-18 Authorizing purchase of 2007 Dodge Durango from the City of North Wildwood for the total sum of \$1.00

347-9-18 Authorizing purchase of 2001 Volvo ACL Truck (Trash Truck) from the Wildwood Business Improvement District Management Corp (SID) for the total sum of \$1.00

348-9-18 Authorizing payment of bills in the amount of \$3,671,362.74 dated September

- 12, 2018
- 349-9-19 Authorizing filing of all reports and other data contained in this agenda
- 350-9-18 Authorizing Tax Collector to charge accounts for grass cutting and removal of debris (various)
- 351-9-18. Authorizing 2018 3rd Quarter Refund of Taxes due to overpayment re: 206 W. Maple Avenue (\$1,140.69)
- 352-9-18 Authorizing Project Engineer to advertise for bids for “Jefferson Ave. Water Service Replacement” on September 15, 2018 with bids being received on September 25, 2018
- 353-9-18 Authorizing Special Event Permit to Delmosports, LLC for event on October 7, 2018
- 354-9-18 Authorizing Special Event Permit to Wildwood Motor Events, LLC for event September 29-30, 2018
- 355-9-18 Authorizing Special Event Permit to Wildwood Motor Events, LLC for event on September 20-23, 2018

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

- 356-9-18 Approving lease of 3816 Pacific Avenue to GWTIDA for a term of Ten Years for Tourism Purposes

MOTION: Troiano SECOND: Leonetti
 ROLL CALL: Byron – No, Leonetti – Yes, Troiano – Yes

ORDINANCES:

1123-18 AN ORDINANCE SUPPLEMENTING ORDINANCE 339-94 AS CODIFIED IN CHAPTER 3- 23 OF THE CODE OF THE CITY OF WILDWOOD AND ORDINANCE 1073-17 REGARDING THE PROHIBITION OF SMOKING ON PUBLIC PROPERTY TO INCLUDE ELECTRIC OR VAPOR CIGARETTES **(SECOND READING/PUBLIC HEARING/ADOPTION)**

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

Al Brannen, Bennett Ave. – Said it’s a good idea, but also said cigarette receptacles are still needed by the boardwalk entrances.

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 – Yes
Mayor Troiano announced Ordinance 1123-18 has passed Second Reading.

1124-18 AN ORDINANCE TO VACATE PORTIONS OF HUDSON AVENUE IN THE CITY OF WILDWOOD, COUNTY OF CAPE MAY, NEW JERSEY **(SECOND READING/PUBLIC HEARING / ADOPTION)**

MOTION TO OPEN PUBLIC HEARING

MOTION: Troiano SECOND: Byron
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 – Yes
Mayor Troiano announced Ordinance 1124-18 has passed Second Reading.

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.

Sandra Richardson, Lake Rd. – Said Code Enforcement is non-existent, especially in her area. She said her street is horrendous. The Mayor said he'll set-up a meeting with the Code Enforcement Officer, John Davis, Ms. Richardson and himself to discuss the issues.

Al Brannen, Bennett Ave. – Asked about having weather cameras on public buildings.

Ryan Troiano, Leaming Ave. – Discussed issues with First Ward property owners. He said they're only taxed a little bit on their beachfront properties, yet that the City maintains the beach. He said that's not right.

Kathy Distro, 26th St. – Said her most recent tax bill almost killed her. She said people can only afford so much. She said the City has to be assessed properly. She also complained about mixed zoning uses in the City.

EXECUTIVE SESSION:

The Regular Business Meeting was recessed at 4:56 p.m. The City Clerk read the subject(s) to be discussed and Executive Resolution No. 7-9-18 convening this meeting.

- Litigation – Tax Appeals

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

RECONVENED:

This meeting was reconvened at 5:11 pm with the following action taking place:
357-9-18 Accepting proposal for tax appeal settlement, 3620 Boardwalk, 2015-2018
MOTION: Leonetti SECOND: Byron
ROLL CALL: Byron – Yes, Leonetti – Yes, Troiano – Yes

ADJOURNED: There being no further business to discuss, this meeting was adjourned at 5:12 pm. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: Byron SECOND: 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: September 26, 2018