

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

Wednesday, June 11, 2025  
Commissioner's Meeting Room  
Time: 5:00 p.m.

**MEETING CALLED**

Meeting called to order by the Mayor.

**PLEDGE OF ALLEGIANCE**

Commissioner Mikulski lead 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 (via Speaker Phone), 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 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:**

May 28, 2025 Regular Meeting

May 28, 2025 Executive Session

MOTION: McConnell                      SECOND: Mikulski

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

**ORDINANCES:**

1329-25            Ordinance Amending Chapter 17 “Land Development” Section 414 (D) “Boardwalk  
Redevelopment Zone” of the Code of the City of Wildwood to include a set-aside of Affordable  
Housing in all multi-family Residential Development within the Zone  
**(INTRODUCTION/FIRST READING)**

MOTION: Troiano                      SECOND: Mikulski

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

The Mayor announced Ordinance No. 1329-25 has passed First Reading

**EARLY PUBLIC COMMENT:** None.

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

233-6-25	Requesting approval of Items of Revenue and Appropriation re: Recycling Tonnage Grant FY2022, \$16,273.32
234-6-25	Endorsing a Fourth Round Housing Element and Fair Share Plan
235-6-25	Approving and authorizing the execution of an Agreement with Appalachia Hydrogeologic & Environmental Consulting, LLC for Revised Landfill Cover System (Parking Lot and Recreation Area) in the amount not to exceed \$58,510.00
236-6-25	Approving and authorizing the execution of an Agreement with David A. Stires Associates, LLC (DAS) for Revised Landfill Cover System (Parking Lot and Recreation Area) in the amount not to exceed \$130,015.00
237-6-25	Authorizing contract with DeBlasio & Associates to provide professional land surveying services for various Back Bay Street Vacations in the amount not to exceed \$8,500.00
238-6-25	Authorizing the amendment of the Restricted Parking Places Roster in Chapter 6, Section 14 of the City of Wildwood Code (Joseph Schubert, 436 W. Wildwood Avenue and Carolyn Kelly, 340 W. Andrews Avenue)
239-6-25	Appointing Jacob Spiegel as City of Wildwood Fire Code Official effective July 1, 2025

- 240-6-25 Authorizing an addendum to a Non-Fair and Open Contract with GRR Consulting Services, LLC (increase of \$13,500.00)
- 241-6-25 Authorizing DeBlasio & Associates to proceed with Preparing and Processing a FY2026 NJDOT Municipal Aid Roadway Grant Application in connection with the Reconstruction of Spicer Avenue, Application No. 1
- 242-6-25 Authorizing DeBlasio & Associates to proceed with Preparing and Processing a FY2025 Local Transportation Projects Fund (LTPF) in connection with Intersection of Atlantic Avenue and Hand Avenue Traffic Light Improvement
- 243-6-25 Authorizing DeBlasio & Associates to proceed with Preparing and Processing a FY2026 Municipal Aid Program Grant Application in connection with Intersection of Atlantic Avenue and Hand Avenue Traffic Light Improvement, Application No. 2
- 244-6-25 Authorizing Addendum Agreement with Wildwood Superior Officers' Association, an affiliate of Cape May County Lodge #7, Fraternal Order of Police
- 245-6-25 Authorizing the payment of bills in the amount of \$1,356,761.59 dated June 11, 2025
- 246-6-25 Authorizing filing of all reports and other data contained in this agenda
- 247-6-25 Rescinding Resolution No. 77-2-25 and awarding a Non-Fair and Open Contract to Michael P. Chapman for Utility Project Management
- 248-6-25 Authorizing the Boardwalk SID Management Corporation to conduct firework display on various dates for the 2025 summer

MOTION: McConnell

SECOND: Mikulski

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

**REPORTS:**

•Engineers Report – On file in the City Clerk's Office. Mayor Troiano said he would like a review of all street lights in the City. He said the cost to maintain street lights is about \$35,000.00 per light. He would like to have lights eliminated in places where they are no longer needed and added in places that are in absolute need. Commissioner Mikulski requested the City Clerk to research the City records because he believes the City paid CME to do a study on the city's traffic lights some years ago.

**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.

Will Ball, 114 E. Poplar Ave, Unit A: Mr. Ball said roads are now getting flooded since the City paved New Jersey and Pacific Avenues. Mayor Troiano disagreed with Mr. Ball's statements but said if there is a problem the City would see to it that it's rectified. Mayor Troiano asked Mr. Ball for his phone number so they could discuss further after the meeting.

Don Coughlin, 3120 Pacific Avenue: Mr. Coughlin recently purchased a new condo on Pacific Avenue which neighbors' multiple food establishments. Because of this, many vehicles pull up onto the sidewalk to pick up food. Mr. Coughlin is concerned for pedestrian safety, not to mention the damage the vehicles are doing to the sidewalk such as leaving oil stains. Mr. Coughlin would like to City to place a structure there such as a poll or flower pot to stop the vehicles from parking illegally on the sidewalk. Commissioner Mikulski said he has already spoken with the Chief on this matter and will look into a way to deter the illegal parking.

Carl Schmoyer, 5201 Ocean Avenue: Mr. Schmoyer is concerned with the pedestrian vs vehicular traffic at the Cresse Avenue beach entrance. Mayor Troiano will request the Police Department to look after the area more frequently. Mr. Schmoyer asked if the Leaming Avenue pump station was operational. Mayor Troiano said it works 95% of the time and that multiple repairs have to be made. After the summer the City will be contacting the contractor to go back to Ocean Avenue to dig up the pipes. The City has already repaired sinkholes however the packing around the pipes wasn't done properly. Now the contractor has to come back and do it the right way.

**ADJOURNED:** There being no further business to discuss, this meeting was adjourned at 5:32 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: June 26, 2025