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

Wednesday, February 11, 2026
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 (Via Zoom), Troiano - here

OTHERS ATTENDING
Steven Morris, Solicitor
Marc DeBlasio, DeBlasio & Associates
Ed Grant, Administrator (Via Zoom)
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.

PRESENTATIONS : None.

APPROVAL OF MINUTES:
January 28, 2026 Regular Meeting
January 28, 2026 Executive Session

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

ORDINANCES:

1343-26 Ordinance amending Chapter 6, Section 14 as to Designated Parking Spaces for Persons with Disabilities
(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. 1343-26 has passed Second Reading

1344-26 Ordinance amending Chapter 14 regarding the inspection of Lead-Based Paint in certain Residential Dwellings in the City of Wildwood
(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. 1344-26 has passed Second Reading

1345-26 Calendar Year 2026 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank
(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. 1345-26 has passed Second Reading

1346-26 Ordinance amending Ordinance No's. 631-05, 848-11, 907-12, 1000-14, 1106-18 & 1191-21 entitled "An Ordinance establishing Annual Sewer Rental Charges for the use, operation, maintenance and construction of the Sewerage Facilities in the City of Wildwood
(INTRODUCTION/FIRST READING)

MOTION: Troiano SECOND: Mikulski
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes
The Mayor announced Ordinance No. 1346-26 has passed First Reading

BID & SID BUDGETS: City Clerk notes Second Reading/Public Hearing will be held on March 11, 2026 at the Regular Meeting

66-2-26 Introducing and Approving the 2026 Wildwood Business Improvement District Budget

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

67-2-26 Introducing and Approving the 2026 Wildwood Boardwalk Special Improvement District Budget

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

EARLY PUBLIC COMMENT: None.

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

68-2-26 Approving Amusement Game License(s)
69-2-26 Authorizing the 2026 Supplemental Sewer Rate
70-2-26 Authorizing refund to Corelogic for 2026 1st quarter taxes due to overpayments
71-2-26 Authorizing refund to Vincent & Lisa Turco for Road Opening Permit Fee, Connection Fee and partial refund of Tapping Fee due to lack of need in the amount of $9,047.20
72-2-26 Amending contract with Trinity Code for building, plumbing and electrical services (increase of $100,267.00 for new contract amount of $1,199,267.00)
73-2-26 Amending contract with Triad Associates for Technical Assistance and Implementation Services for the Wildwood Urban Enterprise Zone (UEZ) Program to commence January 1, 2026 to June 30, 2026, in the amount not to exceed $24,935.00 with the City of Wildwood's contribution not to exceed $7,000.00
74-2-26 Authorizing agreement with Acuity Consulting Services for preparation and submission of an Amended Housing Element and Fair Share Plan, an Amended Fourth Round Affordable Housing Trust Fund Spending Plan, updates to City of Wildwood Affordable Housing Ordinances, and

Professional Planning Services for the City of Wildwood related to Fourth Round Affordable Housing Compliance, in the amount not to exceed $19,000.00

75-2-26 Authorizing contract with Acenda, Inc. for 2026 Employee Assistance Program in the amount not to exceed $6,000.00

76-2-26 Authorizing submission of a Loan Application to the New Jersey Department of Environmental Protection and the New Jersey Infrastructure Bank to fund the Sanitary Sewer & Water Improvement Project – Phase 4 – Drinking Water

77-2-26 Authorizing submission of a Loan Application to the New Jerey Department of Environmental Protection and the New Jersey Infrastructure Bank to fund the Sanitary Sewer & Water Improvement Project – Phase 4 – Clean Water

78-2-26 Authorizing submission of a Loan Application to the New Jersey Department of Environmental Protection and the New Jersey Infrastructure Bank to fund the Lead Service Line Replacement Program

79-2-26 Authorizing Mayor and City Clerk to execute a Memorandum of Understanding relative to Jitney Transportation Services for the Wildwoods for the year 2026 in the amount of $65,200.00, with the City of Wildwood's portion not to exceed $16,300.00

80-2-26 Authorizing the adoption of the 2026 Cape May County, New Jersey Hazard Mitigation Plan Update

81-2-26 Authorizing Lapsing Appropriation Balance to Dedicated Trust by Rider for Storm Recovery (P.L. 2013, c. 271) - $11,900.00

82-2-26 Authorizing Transfers between Budget Appropriations

83-2-26 Authorizing Emergency Temporary Appropriations

84-2-26 Authorizing advertisement and notice to bidders for the Wildwood Back Bay Landfill Closure Plan (LCP) Critical Wildlife Habitat Plantings and Pathway/Walkway Final Surfacing to be published in the February 18, 2026 edition of the Cape May County Herald with bids to be received on Thursday, March 19, 2026 at 10:00am

85-2-26 Authorizing advertisement and notice to bidders for the Wildwood Back Bay Landfill Closure Plan (LCP) Stormwater Drainage along Landfill Eastern Boundary to be published in the February 18, 2026 edition of the Cape May County Herald with bids to be received on Thursday, March 19, 2026 at 10:15am

86-2-26 Awarding contract to Core & Main, LP for purchase of Water Works Service Goods, Meter Setters, Curb Stops, Repair Clamps and other various related parts for the Wildwood Water and Sewer Utility in the amount not to exceed $90,000.00

87-2-26 Authorizing contract with Winner Ford for the purchase of a 2026 F450 Cab & Chassis Extended Cab 4x4 Dump Truck for the Parks Department in the amount not to exceed $73,108.00

88-2-26 Authorizing advertisement and notice to bidders for Construction Services for Roberts Avenue and Lincoln Avenue Beach Street End Improvements & FY2024 NJDCA Small Cities Program – ADA Accessibility to be published in the February 18, 2026 edition of the Cape May County Herald with bids to be received on Thursday, March 5, 2026 at 11:00am

89-2-26 Authorizing the payment of bills in the amount of $3,578,662.84 dated February 11, 2026

90-2-26 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:
•The Mayor said the Wildwood Water and Sewer Utilities have received 310 calls yesterday and 380 calls today from customers regarding the water issues due to the frozen pipes. In addition to that there have been five watermain breaks including one on Magnolia and New Jersey Avenue. While trying to repair the watermain, crewmembers inadvertently hit the sewer line and snapped the pipe. Perna Finnigan is on the way to repair the sewer line. The Water/Sewer Utility are staffing three crews who are working around the clock. Mayor Troiano said they are doing an admirable job fielding the high call volume. All workers have been provided I-pads where they are receiving work order assignments in real-time, saving them time from having to go back to the shop to receive their next assignment. Commissioner Mikulski encouraged homeowners to be sure their water is clear and does not contain any rust prior to using their washing machines or ice machines. The Water Utility has a rust removing product to provide to customers to treat their belongings, if needed.

COMMUNICATIONS: None.

NEW BUSINESS:
•Raffle Application as submitted by Greater Wildwood Rotary Club, Inc. for an event to be held on March 20, 2026 at 4501 Boardwalk
•Raffle Application as submitted by Desatnick Foundation for an event to be held on March 21, 2026 at 127 W. Rio Grande Avenue

•Raffle Application as submitted by Desatnick Foundation for an event to be held on March 21, 2026 at 127 W. Rio Grande Avenue

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

James Murphy, 3709 Susquehanna Avenue: Mr. Murphy stated concrete work was performed on Lincoln Avenue. During the course of the project, pavers were torn up at his residence and about four other locations but have yet to be replaced. He asked the City Engineer when he could expect them to be replaced. Mayor Troiano said they can't be replaced until the ground thaws. If they were to be replaced now, they would heave. The Engineer took Mr. Murphy's contact information to follow-up with his request. Mr. Murphy asked if there was a completion date slated for this project. Mayor Troiano said the streets that are under construction now, will be based paved by the end of May. Mr. Murphy asked when work would resume in the Back Bay. Mayor Troiano said it hasn't really stopped. Just tonight the governing body approved two projects to go out to bid. Specifically, those projects going out to bid are for stormwater drainage and for wildlife habitat plantings and walkways. Mr. Murphy asked when they may see some development on the Back Bay. Mayor Troiano said he is waiting to receive a few proposals from a couple different developers the City met with. He said the City has recently learned that there is a force main that runs through the Back Bay property to West Wildwood to consider when reviewing the plans. Mayor Troiano said once plans are submitted, conversations will be had amongst City officials and the public to determine what everyone would like to see in that area. Points to consider are, do we want single family homes that would yield some ratables or would we like to see mid-rises which would provide a higher volume of ratables.

BJ Osso, 4104 Hudson Avenue: Mr. Osso has concerns regarding aggressive driving down Youngs and Hudson Avenues. He said the cops are doing a great job trying to deter speeders however, if speed bumps are not installed, he fears someone will be severely injured. Mayor Troiano said there is already a plan to install speed humps on Taylor, Andrews and Burk Avenues from Park Boulevard, west. He believes he would also be able to install them on Youngs Avenue due to high volume of children in the area. Mr. Osso requested the City change the parking minimum from one hour to fifteen minutes. Commissioner Mikulski said it can be done and that he is looking into it.

Carl Schmoyer, 5301 Ocean Avenue: Mr. Schmoyer asked if there were any updates the Mayor could provide regarding the dune project. Mayor Troiano said the municipalities virtually met collectively with the NJDEP and NJACE on February 4th. Prior to that meeting, the Mayor asked the NJDEP to determine what the root cause is of the erosion in North Wildwood. NJDEP said they did the research and found it was due to the filling of Hereford Inlet. When asked by the Mayor how the issue could be resolved, the NJDEP said they are unable to dredge the Inlet so they would source sand from a designated section of the beach throughout the island. Specific for Wildwood, the DEP declared they would source sand from an area they've established as "Section A", which would have little to no impact to the state of the beach. The DEP said this sourcing would be crucial for the dune construction and beach replenishment in North Wildwood. Mayor Troiano said he is willing to help North Wildwood with sand sourcing but still remains against the construction of dunes on our beaches. He said the beach is an economic engine. If you add dunes, it will severely impact the revenue generated by the use of the beach. Commissioner McConnell said the area where the City really needs the help is on the bay side. This is where Wildwood is vulnerable to the high tides. Steve Morris said this governing body has been put in a tough position by the State, insinuating that we are bad neighbors. He said it is a testament to this governing body for remaining steady on their position. Mr. Morris said the State will report back to the municipalities in the next four to six weeks. Mr. Schmoyer asked for an update on the Leaming Avenue pump station. Mayor Troiano said it is operating but it was poorly built. He said with all the issues the City's had; the contractor has been put on notice. Mayor Troiano said the City had to spend thousands of dollars to have a hole cut into the wall of the pump station just to service it.

ADJOURNED: There being no further business to discuss, this meeting was adjourned at 5:40 pm. Remarks as typed highlighted not verbatim as to subject matter.

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

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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: February 25, 2026