

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

Wednesday, March 25, 2026  
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. Mayor Troiano asked everyone to remain standing for a moment of silence for the passing of Ed Grant's daughter, Brittany.

**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  
Jessica Stilley, DeBlasio & Associates Engineers  
Lisa A. Brown, 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:**

March 11, 2026 Regular Meeting

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

**ORDINANCES:** None.

**2026 MUNICIPAL BUDGET:**

143-3-26       Introduction and Approval of the 2026 Municipal Budget  
**(PUBLIC HEARING/ADOPTION SCHEDULED FOR APRIL 22, 2026)**

MOTION: Troiano           SECOND: Mikulski  
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes  
Mayor Troiano announced the 2026 Municipal Budget has been Approved.

**EARLY PUBLIC COMMENT:** None

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

- 144-3-26       Authorizing refund to Luca Falasca, Sr., for Water Service Application Fee, Connection Fee and partial refund of Tapping Fee in the amount of \$5,500.00
- 145-3-26       Authorizing Professional Services Contract with Steven Secare, Esq. of Secare & Hensel to serve as Attorney Hearing Officer for Employee Disciplinary & Property Maintenance/Demolition for 2026 in the amount not to exceed \$5,000.00
- 146-3-26       Amending Professional Services Contract with Gibbons, PC for 2026 Bond Counsel services to reflect the proper business name as FBT Gibbons, LLP
- 147-3-26       Amending contract with Primepoint, LLC for Human Resources, Timekeeping, ACA Reporting & Payroll Processing to increase the contract for purposes of ACA Processing and issuance of Forms 1095C (increase of \$4,700.00)
- 148-3-26       Authorizing the use of funds designated for the City of Wildwood from the FY2026 Wildwoods Urban Enterprise Zone Fund for the Wildwood Boardwalk Sound System Update project for a cost not to exceed \$375,000.00
- 149-3-26       Authorizing agreement between the City of Wildwood, the Wildwood Water and Sewer Utility and Wildwood Hospitality Group, LLC regarding the installation of Sewer Improvements for the property located at 3000 Boardwalk
- 150-3-26       Authorizing Chief Murphy to execute application for participation in Cops in Shops – Summer Shore Initiative 2026 Program
- 151-3-26       Amending Emergency Repair Contract with Anzelone Electric to increase contract amount for purposes of disconnecting and replacing transformer, replace copper wiring and test solar equipment (increase of \$101,800.00 for a new contract amount of \$182,555.00)
- 152-3-26       Authorizing Emergency Temporary Appropriations

- 153-3-26 Authorizing Budget Appropriation Reserve Transfer
- 154-3-26 Awarding contract to Perna Finnigan, Inc. for Wildwood Back Bay Landfill Closure Plan, Stormwater Drainage along Landfill Eastern Boundary in the amount not to exceed \$174,353.50
- 155-3-26 Awarding contract to Fred M. Schiavone Construction, Inc. for Wildwood Back Bay Landfill Closure Plan – Critical Wildlife Habitat Plantings and Pathway/Walkway Final Surfacing in the amount not to exceed \$850,186.00
- 156-3-26 Authorizing the Mayor to sign a Memorandum of Understanding between the City of Wildwood and the Greater Wildwood Tourism Improvement and Development Authority to collaboratively pursue the redevelopment of certain lots in the Boardwalk Redevelopment Zone for Construction of Parking Structures
- 157-3-26 Approving the purchase of a Pierce Enforcer Fire Engine for the City of Wildwood Fire Department
- 158-3-26 Authorizing the execution of an addendum to the Professional Services Contract with DeBlasio & Associates to include general engineering services for the City of Wildwood Water and Sewer Utility (increase of \$30,000.00 for a total contract amount of \$110,000.00)
- 159-3-26 Approving Change Order No. 1 as submitted by Van Note-Harvey on behalf of Fred M. Schiavone Construction, Inc. re: Reconstruction of Atlantic Avenue, Phase 1 in North Wildwood (decrease of \$18,926.00 for the City of Wildwood Water Utility Portion)
- 160-3-26 Approving Change Order No. 2 as submitted by Van Note-Harvey on behalf of Fred M. Schiavone Construction, Inc. re: Reconstruction of Atlantic Avenue, Phase 1 in North Wildwood (decrease of \$19,936.00 for City of Wildwood Water Utility Portion)
- 161-3-26 Authorizing refund for Psychological Exam to Brian McNeal and Luke Robinson in the amount of \$575.00 each
- 162-3-26 Authorizing the payment of bills in the amount of \$7,652,416.61 dated March 25, 2026
- 163-3-26 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:** None.

**COMMUNICATIONS:**

- Commissioner Mikulski provided a brief update of preparations the City is undertaking for the upcoming season which include, but are not limited to, coordinating with local agencies to ensure there is appropriate police coverage during the early part of the summer season. The City is also moving forward with installing additional parking meter spaces as well as time-limited parking in key business districts in an attempt to improve turnover and support local businesses. By installing additional parking meter spaces our revenues will increase thus assisting in off-setting costs to the taxpayers. In regard to E-Bikes, the City will continue to take an education-first approach with E-Bike enforcement to ensure the safety of residents and visitors.

**NEW BUSINESS:**

- Raffle Application as submitted by Byron, Pennington Croker – American Legion Post 184 for an event to be held on April 26, 2026 at 4200 Atlantic Avenue (50/50)
- Raffle Application as submitted by Byron, Pennington Croker – American Legion Post 184 for an event to be held on April 26, 2026 at 4200 Atlantic Avenue (Chinese Auction)
- Raffle Application as submitted by Byron, Pennington Croker – American Legion Post 184 for an event to be held on April 11, 2026 at 4200 Atlantic Avenue (50/50)
- Raffle Application as submitted by Greater Wildwood Chamber of Commerce Foundation for an event to be held on August 21, 2026 at 3501 Boardwalk

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 asked if there would ever be adequate parking in the City of Wildwood. Mayor Troiano said, no. Between the garages being converted into entertainment areas and residents having multiple vehicles, parking is going to continue to be a need. Mayor Troiano said the City has been in talks with the County about constructing two parking garages with one located at Oak Avenue and one in the Convention Center parking lot in an effort to alleviate the lack of parking. Mr. Murphy asked if the City

would be modifying the time limits on metered parking spaces. Commissioner Mikulski said they would remain the same as they were last season. Mr. Murphy asked when final paving would be done relative to the Phase 3 project. Ms. Stillely said once the contractor is done with the concrete work, they'll come back to do the base paving before summer. The concrete work should be finishing up within the next couple of weeks. Mr. Murphy asked how long it takes for concrete to turn white. Mayor Troiano said usually once it gets some water on it, it will turn white pretty quickly. Mr. Murphy asked when greenery would be planted on the Back Bay Landfill. Mayor Troiano said the City just approved a resolution tonight approving a contract with Fred M. Schiavone Construction who consistently display timely, precise workmanship. Mr. Murphy asked if there has been any word on developers for the Back Bay area. Mayor Troiano said three different developers have expressed interest and the City has reviewed one rendition so far. Mr. Murphy asked how development will be affected by the new affordable housing regulations. Mayor Troiano said the City is trying to remedy that by potentially placing the obligated affordable housing units in another location. With all the low income housing the City currently has, most do not qualify as affordable housing because they were built prior to 1980.

Carl Schmoyer, 5301 Ocean Avenue: Mr. Schmoyer asked if the parking spots near the Windward Motel would remain? Commissioner Mikulski said yes, they would be staying. Mr. Schmoyer asked if the newly constructed property at the former Windward Motel would be open by Memorial Day. Mayor Troiano said no, they would not be open by then. It was found they had no permits to do the work so construction was stopped. Mr. Schmoyer asked for an update on the dune project. Mayor Troiano said the City met with the DEP who seemed amenable to some changes the City would like to see such as a substantially smaller dune than what was originally proposed. Mayor Troiano does not want a dune higher than the Boardwalk and reiterated how the dune will grow naturally over time. Mr. Schmoyer agrees that it would be unacceptable to have a dune higher than the Boardwalk. Mr. Schmoyer asked Commissioner Mikulski if the new law pertaining to E-Bikes also pertains to scooters. Commissioner Mikulski said the law currently only applies to E-Bikes.

**EXECUTIVE SESSION:** None.

**ADJOURNED:** There being no further business to discuss, this meeting was adjourned at 5:38pm. 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: April 8, 2026