

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

Wednesday, July 22, 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, Troiano - here

OTHERS ATTENDING

Steven Morris, Solicitor
Marc DeBlasio, DeBlasio & Associates
Ed Grant, Administrator
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:

July 8, 2026 Regular Meeting

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

ORDINANCES:

1357-26 Ordinance Amending the Land Development Ordinance of the City of Wildwood,
codified as Chapter 17 of the City Code, Section 413D Tourism Zone Permitted
Uses; Section 413D Tourism Zone Conditional Uses; Section 501 Requirements
for Specific Uses
(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. 1357-26 has passed Second Reading

1359-26 Ordinance Amending Chapter 4 of the General Ordinances of the City of Wildwood
regarding Beach Vehicle Access
(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. 1359-26 has passed Second Reading

1360-26 Ordinance Amending Chapter 6 of the General Ordinances of the City of Wildwood regarding Time Limit Parking Zones
(INTRODUCTION/FIRST READING)

MOTION: Troiano SECOND: Mikulski
ROLL CALL: McConnell – Yes, Mikulski – Yes, Troiano – Yes
The Mayor announced Ordinance No. 1360-26 has passed First Reading

EARLY PUBLIC COMMENT:

Carl Schmoyer, 5301 Ocean Avenue: Mr. Schmoyer asked if Resolution 308-7-26 listed as “H” on the agenda could be explained. Mayor Troiano said there has been a delay in the Boardwalk rehabilitation project due to funding issues. He said the City of Wildwood is going to complete Cresse to Hand Avenues without the bump out at this point for the pavilions. Mr. Schmoyer asked if he is confident the pavilions will happen. Mayor Troiano said yes, as soon as funding is received from the EDA.

Louis Wilcox, 310 E. Hand Avenue: Mrs. Wilcox asked if more bathrooms or showers are being built on the boardwalk. Mayor Troiano said no, but they are redoing the bathroom on Leaming Avenue. Mrs. Wilcox said people are bathing in the bathroom which is causing long lines down the boardwalk. She would like if there was water access somewhere so she could rinse off her feet when coming off the beach. Mayor Troiano said he understands her concerns and said they will look into installing foot rinses.

Michael Bautista, Press of Atlantic City: Michael asked where the money is coming from for the Boardwalk Rehabilitation project. Ed Grant said that it is federal money the City has received. Michael then asked about the Tourism Zone ordinance. Mayor Troiano said he wants to preserve the area from Schellenger to Cresse Avenues on Atlantic and Ocean Avenues for motels. He said the City of Wildwood is different than North Wildwood and Wildwood Crest because we are very commercial mixed with residential. Mayor Troiano said the City needs to create tourism money and that we have lost over 6,000 motel rooms. He said when you take commercial properties away and replace it with residential properties it stalls tourism and hurts the restaurants. The City of Wildwood is a tourism based destination, so we have to do our best to preserve our commercial districts.

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

- 303-7-26 Awarding contract to AFA Protective Systems, Inc. for the purchase of a Fire Alarm System at the municipal building in the amount not to exceed \$89,778.35
- 304-7-26 Authorizing execution of Parking Lot License Agreement with Crest Savings Bank beginning July 22, 2026 through April 30, 2027
- 305-7-26 Authorizing refund to BGC, LLC for Road Opening Fee and Tapping Fee performed in connection with Water Utility service in the amount not to exceed \$6,161.65
- 306-7-26 Authorizing return of Cash Performance Bond to LJKQ Real Estate, NJ LLC in the amount of \$27,960.00
- 307-7-26 Authorizing Shared Services Agreement with Cape May County Municipal Utilities Authority for Solid Waste Disposal and Recycling Services commencing January 1, 2027- December 31, 2029
- 308-7-26 Authorizing advertisement and Notice to Bidders for the 2026 Boardwalk Rehabilitation Phase 8, 8E & Re-Deck Phase 1 to be published on the City’s official website on July 23, 2026 with bids to be received on August 13, 2026 at 10:00am
- 309-7-26 Authorizing cancellation of Sewer billing for the 2026 billing for Account No. 2062049-0, Seaside Solis, LLC, located at 100-116 W. Spicer Avenue in the amount of \$5,568.00
- 310-7-26 Authorizing refund of Taxes to Corelogic for 2026 2nd ¼ due to overpayments (various)
- 311-7-26 Approving various contracts for 2026 Sunday Night Concert Series at Fox Park in the aggregate amount of \$37,400.00
- 312-7-26 Return of Escrow Balance Deposit to LJKQ Real Estate NJ, LLC for 116-118 E. Taylor Avenue in the amount of \$3,142.57
- 313-7-26 Authorizing the participation in Alternate Route Appointments for Police Officers effective August 14, 2026- Charles Clunn, Jr. and Nicholas Imperial
- 314-7-26 Authorizing the participation in Alternate Route Appointments for Police Officers effective August 14, 2026- Mahmoud Hussein and Ryan McKellick
- 315-7-26 Amending Resolution No. 206-5-26, approving an agreement with New Jersey State Police for Discretionary Police Services to increase total contract and amend contract term ending date to June 30, 2026 (increase of \$4,080.34 for a new contract amount of \$39,080.34)
- 316-7-26 Authorizing the payment of bills in the amount of \$4,337,371.45 dated July 22, 2026
- 317-7-26 Authorizing filing of all reports and other data contained in this agenda
- 318-7-26 Memorializing the determination that Pocket License No. 0514-32-004-007 satisfies the “Active Use” requirements of the N.J.S.A. 33:1-12.39 and confirming the previously authorized license renewal through June 30, 2027

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

REPORTS:

•Engineers Report – On file in the City Clerk’s Office.

ANNOUNCEMENTS:

COMMUNICATIONS:

NEW BUSINESS:

OLD BUSINESS:

•Commissioner Mikulski spoke in regards to the coyotes in the back bay area saying that people are feeding them. He said this can't happen and the Police Department is investigating. He also said the City of Wildwood has put 16 signs up informing the public about the coyotes and that the City continues to look for ways to relocate. Mayor Troiano said the coyotes have been back there for years. He said we can't relocate them, we would have to shoot them and he is not in favor of that.

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.

Louis Wilcox, 310 E. Hand Avenue, Unit 2: Mrs. Wilcox said she purchased a Class A Transferable permit for \$400 and received a parking ticket on Pacific Avenue. Signs were recently put up stating the block is 2-hour parking and that permits are not permitted. Although she was able to get her ticket dismissed, she doesn't agree with the signs being put up after the season already started. Commissioner Mikulski stated that the signs were requested by the business owners. Mayor Troiano said if she was parking for less than 2 hours then she should be allowed to park there. Commissioner Mikulski said there are a lot condos on Pacific Avenue which is resulting in vehicles remained parked in the same spot for the entire day, if not longer. Commissioner McConnell said there are some logistics to figure out but we'll look into it. Mayor Troiano said the City of Wildwood came up with an idea and there is a problem, so we'll fix it quickly.

Dan Spiegel, 128 W. Glenwood Avenue: Mr. Spiegel stated New York Avenue looks good but the concrete looks horrible. Last year he had a new fence put up and sod was put down. There was a change order done to seed instead of sod. Mayor Troiano said the City is going to concrete a lot of the areas. He said the contractor was supposed to be done a year ago and he hopes they never hire them again. Marc DeBlasio said that final payment is being held until the punch list is complete. Commissioner McConnell asked why the grass is so nice and green in some places while others are just dirt. Marc DeBlasio said the green grass was probably laid in the fall. He said we have had a rough ride with this contractor.

ADJOURNED: There being no further business to discuss, this meeting was adjourned at 5:33 pm. Remarks as typed highlighted not verbatim as to subject matter.

MOTION: Troiano 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: August 12, 2026.