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

Wednesday, October 28, 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
Jessica Stilley, 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:
•Boardwalk Redevelopment Plan – presented by Clark Caton Hintz

Steve Booy introduced Michael Sullivan and Tristan Harrison from Clark Caton Hintz. Mr. Sullivan stated this process began when the City of Wildwood realized the Boardwalk area was in need of rehabilitation. He also noted that it will take years to complete the project. Mr. Harrison stated this is not an eminent domain plan and proceeded to present a slideshow reflecting the vision of the Boardwalk Redevelopment Plan. Upon conclusion of the presentation members of the audience asked questions, including whether or not the proposed hotel would be a brand hotel. Commissioner McConnell said, if a brand hotel was interested, they would be permitted to submit a plan, but this is not just specifically for a brand hotel. This will just create the opportunity. Another member of the public asked how many stories will the proposed parking garage have? Mr. Harrison said it could be up to six stories, which is permitted. Both Mayor Troiano and Commissioner McConnell said they are agreeable to six stories but it does not mean it would have to be six stories. Mayor Troiano said six stories would allow for additional parking to off-set the loss of the parking lots being used to build hotels. He also noted that developers would have to submit a to be reviewed and accepted by the governing body. Mayor Troiano said, the primary area of development for hotels will be from Baker Avenue to Ocean Towers. He added that we will destroy the tourism this town was built on if we continue to eliminate hotels. Commercial businesses must be supported. We currently do not have the facilities needed to support the bigger conventions. By adding additional hotels, tourism will increase in the City of Wildwood during the off season. A question was asked if any financial contribution or tax incentives were envisioned with the Redevelopment Plan. Mayor Troiano said that would be discussed and determined by the Board of Commissioners. Commissioner McConnell said the City of Wildwood provided tax incentives with the Redevelopment on Pacific Avenue to entice developers, and it was successful. She said the Commissioners would love to see high rise hotels and bars while still maintaining the core identity of the City of Wildwood. A resident asked what the process would be for a developer to get approval to build. Mr. Sullivan said there is a process within the plan developers would have to follow to be sure the proposed project conforms with the plan. Mayor Troiano said it is first presented to the Board of Commissioners and then to the Planning and Zoning Board. Mayor Troiano said the plan will provide owners with an opportunity to develop and improve their properties and if interested, sell their improved property at a much higher rate. Mayor Troiano again emphasized that this is not an eminent domain plan. Mayor Troiano thanked Mr. Sullivan and Mr. Harrison for a job well done. He said the City of Wildwood has an opportunity to rebrand itself and that we already have free beaches and the number one boardwalk in the country, making this a win-win situation.

APPROVAL OF MINUTES:
October 14, 2026 Regular Meeting

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

ORDINANCES:
1363-26 Ordinance Adopting a Redevelopment Plan for the Wildwood Boardwalk Redevelopment Area

(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. 1363-26 has passed Second Reading

1365-26 Ordinance Amending Chapter 11A of the General Ordinance of the City of Wildwood governing the Uniform Construction Code
(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. 1365-26 has passed Second Reading

1366-26 Ordinance Amending Chapter 27 of the General Ordinance of the City of Wildwood governing Flood Damage Prevention
(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. 1366-26 has passed Second Reading

1367-26 Ordinance Amending Chapter 3 of the General Ordinance of the City of Wildwood governing Nuisance Properties
(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. 1367-26 has passed Second Reading

EARLY PUBLIC COMMENT: None.

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

415-10-26 Appointing J. Byrne Agency, Inc. as Risk Management Consultant for the City of Wildwood for a period of one (1) year, commencing January 1, 2027

416-10-26 Authorizing contract with SAFEWARE for the purchase of Matrax LD Portable Event Flooring in the amount not to exceed $249,994.26

417-10-26 Authorizing contract with Xylem Vue for the purchase of software and analytics platform for the Wildwood Water and Sewer Utility in the amount not to exceed $63,476.00

418-10-26 Authorizing advertisement of RFP's for 2027 Professional Services Contracts to be published on the City's Official Website on October 29, 2026 with RFP's to be received on Wednesday, November 19, 2026 at 3:30pm

419-10-26 Authorizing Advertisement and Notice to Bidders for Water Meter & Parts to be published on the City's Official Website on October 29, 2026 with bids to be received on Thursday, November 12, 2026 at 10:00am

420-10-26 Authorizing Change Order No. 2 for FM Schiavone re: LCP Critical Wildlife Habitat Plantings & Pathway/Walkway Final Surfacing – Back Bay Landfill for additional topsoil for top and slopes of landfill (increase of $58,545.00 for a new contract amount of $915,308.56)

421-10-26 Authorizing return of Cash Performance Bond to 2600 Park Inc. for Application No. 09-23 located at 2600 Atlantic Avenue in the amount of $2,445.00

422-10-26 Authorizing return of Cash Performance Bond to EC Pro Build, LLC for Application No. 16-23 located at 4100-4102 Susquehanna Avenue in the amount of $8,273.28

423-10-26 Authorizing return of Cash Performance Bond to LJKQ Real Estate NJ, LLC for Application No. 10-24 located at 4000 Pacific Avenue in the amount of $29,520.00

424-10-26 Reappointing Karen Gallagher as Registrar of Vital Statistics, Lisa A. Brown as Deputy Registrar of Vital Statistics and Hope Pinto as Alternate Deputy Registrar of Vital Statistics for a three-year term, expiring October 31, 2029

425-10-26 Authorizing refund to Morey's Piers for Police Department Traffic Detail in the amount of $60.00

426-10-26 Authorizing refund of duplicate payment to GOAT Payments in the amount of $55.00

427-10-26 Authorizing return of Escrow Balance Deposit re: Application No. 10-24, LJKQ Real Estate NJ, LLC located at 4000 Pacific Avenue in the amount of $868.83

428-10-26 Authorizing refund to D's Brothers, LLC for a duplicate payment of a CCO inspection at 238-240 W. Wildwood Avenue in the amount of $145.00

429-10-26 Authorizing contract with DeBlasio & Associates in connection with NJIB FY2027 Energy & Water Efficiency Program, Water Meter Replacement Program Project, to provide NJ I-Bank Application Services and Contract Document Preparation, I-Bank Coordination & Bid Phase Services in the amount not to exceed $27,000.00

430-10-26 Authorizing the release of a Site Improvement Performance Bond to Merchants Bonding Company re: Island Acquisitions, LLC in the amount of $147,867.23

431-10-26 Authorizing the payment of bills in the amount of $4,188,804.92 dated October 28, 2026

432-10-26 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. Commissioner Mikulski asked for an update regarding the damaged watermain pipe on Susquehanna Avenue. Mayor Troiano said he received notice that the part was delivered and it will be completed in one week. Jessica Stilley said the watermain will put it back together on Friday. Mayor Troiano informed the public that the governing body is looking into feasibility costs to repave Park Boulevard, specifically the area between Rio Grande Avenue and Schellenger Avenue. The estimate for repaving this portion is $5 million. He said there may be stormwater issues that have to be looked into which would open the opportunity for grants.

ANNOUNCEMENTS:

The Mayor announced that the next Commissioner's Meeting will be held on Tuesday, November 10, 2026 at 5:00pm due to City Hall being closed for Veteran's Day. Commissioner Mikulski reminded everyone that tax and sewer payments are due by November 10th to avoid the Tax Sale.

COMMUNICATIONS:

• 2026 Best Practice Inventory- The City Clerk stated that this is an annual State mandated assessment that evaluates a municipality's compliance with laws and its adoption of fiscal and operational best practices, with results directly affecting state aid eligibility. The assessment consists of 71 questions. Municipalities much achieve a score of 34 or greater to receive 100% of its 2026 State Aid. The City of Wildwood scored a 43.50

thus making the City of Wildwood eligible to receive 100% State aid. Mayor Troiano said the City of Wildwood did a phenomenal job.

NEW BUSINESS:

•Raffle Application as submitted by Byron Pennington Croker American Legion Post 184 for an event to be held January 1, 2027 – December 31, 2027 at 4200 Atlantic Avenue (Pull Tab)

•Bingo Application as submitted by Byron Pennington Croker American Legion Post 184 for an event to be on various dates between January 6, 2027 – December 29, 2027 at 4200 Atlantic Avenue (Bingo)

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

OLD BUSINESS:

Mayor Troiano said the City had proposed a plan to paint the pump station at Leaming Avenue. Originally, Coca Cola had asked to assist in paying for the project in exchange for placing a Coca Cola advertisement on the pump station. Unfortunately, after some time passed, Coca Cola was no longer interested in the project. The City now has a local artist interested in painting the pump station, however the Department of Labor will not approve the artist to do the work unless the artist obtains a Public Works Certificate. The City's vision was to have the local artist team up with local children in the area to paint a mural on the pump station however because of the Department of Labor restrictions, this project will be delayed. Mayor Troiano is hopeful that this project can be revisited in completed in the spring.

Commissioner McConnell reminded the public that the Byrne Community Center will be hosting their "Haunted Gym" on both Friday October 30th and Saturday October 31st from 5:30-8:30 and suggests getting there early. Commissioner Mikulski reminded everyone that Trick or Treat in the City of Wildwood will be from 5:00pm-7:00pm on Saturday, October 31st.

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.

EXECUTIVE SESSION: This Regular Meeting was recessed at 5:59pm by motion of McConnell, seconded by Mikulski. The City Clerk read the subject(s) to be discussed and Executive Resolution No. 4-10-26 convening this meeting.

• Contractual Matter – Wildwood Back Bay Redevelopment Area

RECONVENED AND ADJOURNED: There being no further business to discuss, this meeting was reconvened and adjourned at 6:47pm. 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: November 10, 2026