

# SPECIAL MEETING

JUNE 8, 2020

9:00AM

VIA ZOOM.US

# *Borough of West Wildwood*

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*"Small town Charm on the Back Bay"*

**AGENDA**  
**SPECIAL MEETING – JUNE 8, 2020**  
**9:00 am**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

THIS SPECIAL MEETING WAS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETING LAW. NOTICE OF THIS MEETING WAS SENT TO THE ATLANTIC CITY PRESS AND THE CAPE MAY COUNTY HERALD ELECTRONICALLY AND POSTED ON THE OFFICIAL BOROUGH WEBSITE.

**ROLL CALL:**

**ORDINANCES:**

**ORDINANCE 580(2020) Second Reading/Pubic Hearing: BOND ORDINANCE PROVIDING FOR SEWER UTILITY IMPROVEMENTS ON POPLAR AVENUE AND ON G AVENUE FROM GLENWOOD AVENUE TO POPLAR AVENUE IN AND BY THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$2,310,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,310,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF**

**OPEN TO THE FLOOR FOR PUBLIC COMMENT**

**ADJOURNMENT**

**Donna L. Frederick, RMC, CPWM, CMR**  
**Municipal Clerk**

BOROUGH OF WEST WILDWOOD  
BOARD OF COMMISSIONERS  
**SPECIAL MEETING**  
*MONDAY, JUNE 8, 2020*  
*9:00 AM*

**MINUTES:**

Clerk called the meeting to order, read the OPMA statement and led the Pledge of Allegiance

**ROLL CALL: Present**

Comm. Golden

Comm. Korobellis

Mayor Fox

Solicitor Bittner

Municipal Clerk Donna L. Frederick

**ORDINANCES: Clerk read by number and title:**

**ORDINANCE 580(2020) Second Reading/Public Hearing: BOND ORDINANCE PROVIDING FOR SEWER UTILITY IMPROVEMENTS ON POPLAR AVENUE AND ON G AVENUE FROM GLENWOOD AVENUE TO POPLAR AVENUE IN AND BY THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$2,310,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,310,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF**

**Mayor asked the two Commissioners if they had anything to say prior to the public hearing on Ordinance 580(2020),**

Comm. Korobellis, stated she had nothing to say. Comm. Golden stated that this is a good thing and if it doesn't go through we would lose the money. Comm. Korobellis asked to speak, agrees with Comm. Golden and stated it is a great project and will benefit West Wildwood. Mayor Fox stated this is a good start and more will be done, Pine Avenue, D.O.T. and USDA will allow more funds in the future, it will be bad if it gets blocked, but it is the right of the people to do it.

Mayor stated for the clerk to allow for public comment.

ED BAKER, 721 ½ W. Poplar Avenue, questioned if there was a survey process of the surrounding properties, to determine the impact on them. Mayor stated the project runs from Arion to G Avenue and stated there will not be any huge impact to homeowners, only a six inch increase. Comm. Golden stated the crown (center) of the street is going to be raised. Mr. Baker asked if curbs and sidewalks are going to be untouched. Mayor stated he believes curbs and sidewalks are part of the project.

SUSAN CZWALINA, 547 W. Maple Avenue, asked if the commissioners anticipate a problem with the ordinance, and said it sounds like you're not sure if it is going to take place. Mayor Fox stated it has happened once with mis-informed public, it could happen, the law allows it, but hopes it doesn't happen. The USDA and DOT would frown, and impact for future funding. Mayor Fox stated that this is a good project and with Ms. Czwalina and her organization to move this forward.

Ms. Czwalina stated the C.T.W.W.W. put out information to each member of their organization in support of the ordinance, and the commissioners will get no backlash from them. Mayor stated he kind of knew that from the last meeting and appreciates their support. Ms. Czwalina questioned the DOT resolution for Pine Avenue. Mayor asked that all other comments wait until the public portion.

Hearing no more comments, the clerk closed the public hearing and asked for a motion to adopt Ordinance 580(2020).

Motion by: Comm. Golden; Second by: Comm. Korobellis.

Roll Call: Comm. Golden, Yes; Comm. Korobellis, Yes; Mayor Fox, yes.

Ordinance 580(2020) was finally adopted by not less than 2/3rds vote of the full membership of the governing body.

Mayor asked the clerk to open the meeting for any other public comment.

SUSAN CZWALINA, 547 W. Maple Avenue, commented at the last meeting there was a DOT grant for Pine Avenue, and asked where. Mayor stated the project starts at Q or P Avenue, and hopes to incorporate sewer project money, to connect to Lake Rd. Comm. Golden stated he believe it is the 500/600 block of Pine Avenue. Mayor stated D.O.T. is for road surface, hopes to incorporate sewer/water/drainage with USDA funds, and is still trying to get FEMA funds from the State.

Hearing no more public comment, clerk asked for a motion to adjourn.

**Motion to Adjourn:**

Motion by: Comm. Golden, Second by: Comm. Korobellis.

Roll Call: Comm. Golden, yes; Comm. Korobellis, yes; Mayor Fox, yes.

Motion carried.

Respectfully submitted

  
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Donna L. Frederick, RMC  
Municipal Clerk

***This is a generalization of the Special meeting on June 8, 2020 and not a verbatim transcript.***  
**THESE MINUTES WERE APPROVED AT THE JULY 1, 2020 REGULAR COMMISSION MEETING**

  
\_\_\_\_\_  
MAYOR CHRISTOPHER J. FOX

  
\_\_\_\_\_  
COMMISSIONER SCOTT W. GOLDEN

  
\_\_\_\_\_  
COMMISSIONER AMY KOROBELLIS

**BOROUGH OF WEST WILDWOOD  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**ORDINANCE 580 (2020)**

**BOND ORDINANCE PROVIDING FOR SEWER UTILITY  
IMPROVEMENTS ON POPLAR AVENUE AND ON G AVENUE  
FROM GLENWOOD AVENUE TO POPLAR AVENUE IN AND BY  
THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF  
CAPE MAY, NEW JERSEY, APPROPRIATING \$2,310,000  
THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,310,000  
BONDS OR NOTES OF THE BOROUGH TO FINANCE THE  
COST THEREOF**

BE IT ORDAINED BY THE BOROUGH BOARD OF COMMISSIONERS OF THE  
BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY (not  
less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Borough of West Wildwood, in the County of Cape May, New Jersey (the "Borough") as general improvements. For the improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$2,310,000, including a \$156,000 grant and a \$160,000 grant expected to be received from the State of New Jersey Department of Transportation (the "State Grants"). Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the costs of the projects herein since the projects are being partially funded by the State Grants.

Section 2. In order to finance the cost of the improvements or purposes and in anticipation of receipt of the State Grants, negotiable bonds are hereby authorized to be issued in the principal amount of \$2,310,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The improvements hereby authorized and the purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
a) Sanitary sewer, stormwater and related roadwork improvements on Poplar Avenue, including all work and materials necessary therefor and incidental thereto	\$1,750,000 (including a \$156,000 grant expected to be received from the State of New Jersey Department of Transportation)	\$1,750,000	40 years
b) Sanitary sewer, stormwater and related roadwork improvements on G Avenue from Glenwood Avenue to Poplar Avenue, including all work and materials necessary therefor and incidental thereto	<u>\$560,000</u> (including a \$160,000 grant expected to be received from the State of New Jersey Department of Transportation)	<u>\$560,000</u>	40 years
Totals:	<u>\$2,310,000</u>	<u>\$2,310,000</u>	

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the costs thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 40 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,310,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$640,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3



of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the improvements or purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

COMMISSIONERS:



MAYOR CHRISTOPHER J. FOX



COMMISSIONER SCOTT W. GOLDEN



COMMISSIONER AMY KOROBELLIS

FIRST READING: 2020 05-26  
 PUBLICATION: 2020 05-29

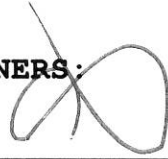
	Motion	Second	Yes	No	Abstain	Absent
Mayor Christopher J. Fox			X			
Commissioner Scott W. Golden	X		X			
Commissioner Amy Korobellis		X	X			

I, Donna L. Frederick, RMC, hereby certify that the foregoing Ordinance was introduced and passed at a Special Meeting of the Board of Commissioners of the Borough of West Wildwood, County of Cape May, New Jersey on the 26th day of May, 2020 via the internet by Zoom.com and will be considered for final passage after a public hearing at a Special Meeting of said Board of Commissioners at the Municipal Hall, 701 W. Glenwood Avenue, West Wildwood, New Jersey on June 8, 2020 at 9:00am. If necessary information regarding online access to the meeting will be available at the Borough's website:  
<https://www.westwildwood.org>



Donna L. Frederick, RMC  
 Municipal Clerk

COMMISSIONERS:



**MAYOR CHRISTOPHER J. FOX**



**COMMISSIONER SCOTT W. GOLDEN**



**COMMISSIONER AMY KOROBELLIS**

**SECOND READING:**

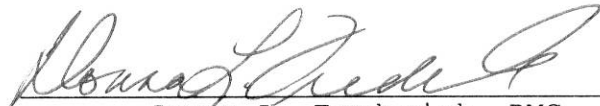
**2020 06-08**

**PUBLICATION:**

**2020 06-10**

	Motion	Second	Yes	No	Abstain	Absent
<b>Mayor Christopher J. Fox</b>			X			
<b>Commissioner Scott W. Golden</b>	X		X			
<b>Commissioner Amy Korobellis</b>		X	X			

I, Donna L. Frederick, RMC, Municipal Clerk certify that the foregoing ordinance was introduced and passed at a Special Meeting of the Board of Commissioners of the Borough of West Wildwood, County of Cape May, New Jersey on the 26th day of May, 2020 through online access via Zoom.us, and was finally adopted after a public hearing at a Special Meeting of said Board of Commissioners through online access via Zoom.us on June 8, 2020 at 9:00am, prevailing time.



Donna L. Frederick, RMC  
Municipal Clerk