

WORKSHOP

MEETING

MINUTES

AUGUST 21, 2024

Borough of West Wildwood

"Small town Charm on the Back Bay"

AGENDA

NOTICE OF TENTATIVE AGENDA - WORKSHOP MEETING

AUGUST 21, 2024 - 9:00am

This is a proposed agenda which is subject to change by Commissioners without further notice.

CALL TO ORDER

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

THIS WORKSHOP MEETING WAS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETING LAW. NOTICE OF THIS MEETING WAS RE-ESTABLISHED IN RESOLUTION 2023-133. NOTICE OF THIS MEETING WAS SENT TO THE ATLANTIC CITY PRESS AND THE CAPE MAY COUNTY HERALD ELECTRONICALLY AND POSTED CONTINUOUSLY ON THE OFFICIAL CLERKS BULLETIN BOARD AND BOROUGH WEBSITE

PLEDGE OF ALLEGIANCE

ROLL CALL:

RESOLUTIONS:

2024-075 – AUTHORIZING THE WAIVING OF ZONING APPLICATION FEE

2024-076 – AUTHORIZING THE AWARDING OF A CONTRACT TO LEW ENVIRONMENTAL SERVICES

DISCUSSION:

Possible agenda items for regular meeting

Open to the Floor for Public Comment

ADJOURNMENT

OFFICIAL ACTION MAY BE TAKEN

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

BOROUGH OF WEST WILDWOOD
BOARD OF COMMISSIONERS
WORKSHOP MEETING
Official Action may be taken.
WEDNESDAY – AUGUST 21, 2024
9:00 AM

MINUTES:

Comm. Segrest called the meeting to order, read the OPMA statement:

THIS WORKSHOP MEETING WAS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETING LAW. NOTICE OF THIS MEETING WAS IN RESOLUTION 2023-133. NOTICE OF THIS MEETING WAS SENT TO THE ATLANTIC CITY PRESS AND THE CAPE MAY COUNTY HERALD ELECTRONICALLY AND POSTED CONTINUOUSLY ON THE OFFICIAL CLERKS BULLETIN BOARD AND BOROUGH WEBSITE

Comm. Segrest led the Pledge of Allegiance

ROLL CALL: Present

Comm. Banning
Comm. Segrest
Solicitor Lyons
Deputy Clerk Carl O'Hala
Engineer representatives: Anthony Chadwell
Administrator/Clerk Donna L. Frederick

Absent:

Mayor Ksiazek

RESOLUTIONS:

Clerk read the following resolutions by title:

2024-075 – AUTHORIZING THE WAIVING OF ZONING APPLICATION FEE

Clerk asked for a motion to adopt resolution.
Motion by Comm. Banning; Second by Comm. Segrest.
Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes.
Resolution Adopted.

2024-076 – AUTHORIZING THE AWARDING OF A CONTRACT TO LEW ENVIRONMENTAL SERVICES

Clerk asked for a motion to adopt resolution.
Motion by Comm. Banning; Second by Comm. Segrest.
Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes.
Resolution Adopted.

Engineers reported on the following projects:

NJDOT J Avenue project tentative bid schedule for September, October award, schedule public meeting for residents to review grading impacts to adjacent properties. Submit plans to NJDOT for review, usually will have authorization within thirty (30) days.

Neptune Avenue bulkhead borings are expected to take place within the next three weeks.

Borough Hall Roof spec review anticipated to be completed by 8/30/24 construction thirty calendar days.

HVAC company will be installing curbing tomorrow and TREMCO will be flashing at no cost to the borough.

State has received and is reviewing tax maps.

Lake Road project final pay certificate has been submitted for approval and closeout. Stop sign relocated to stop bar.

Parking project at playground final change order and final pay certificate for close out, just waiting on maintenance bond and other close out documents from contractor.

USDA Maple Avenue project clean-up and punch list is on-going; as-builts are in production; move forward with approvals from USDA to rehab the remaining manholes use the smaller lids that the borough has on Maple, removing the last two manholes and pipe at the west terminus with the contingency money.

Comm. Segrest reported he is looking at all old projects and will coordinate with the CFO for final closeout and check on fund reimbursements.

Comm. Segrest inquired with the DPW supervisor as to the status of the pump for 26th St. pump station. Supervisor stated he has no updates at this time but will reach out to the company.

Discussion on the tide flex valves that the county is going to work on this fall.

Discussion on the roof and repair around the HVAC unit to be completed prior to Nov. 1st.

Comm. Banning stated the owner of the mini-golf course will be turning one hundred years old in March and suggested the borough do a proclamation to present to her.

Commissioners and DPW Supervisor Pierpoint for the canal and navigation. DPW Supervisor asked if the commissioners wanted to respond to the DEP application for the 26th St. marina regarding the legalizing of their dockage as there may be future impacts, since the borough owns the canal and has the deed to the canal. A lengthy discussion ensued. Commissioners suggested sending a letter to them regarding the borough ownership of the canal. Solicitor will review the application and will formulate a letter and include a copy of the deed to the canal so both the property owner and the state are aware of the borough's ownership.

Comm. Segrest thanked DPW Supervisor and his staff for his diligence working on the I & I issue.

Comm. Segrest opened the meeting to the floor for public comment.

BILL MARTIN, questioned if the marina is encroaching on borough property.

Hearing no more public comment Commissioner closed the meeting to the floor and called for a motion to adjourn.

Motion by Comm. Banning; Second by Comm. Segrest


Roll Call Vote: Comm. Banning, yes; Comm. Segrest, yes.

Motion Carried.

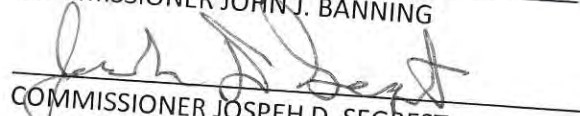
Respectfully submitted,


Donna L. Frederick, RMC, Municipal Clerk

This is a generalization of the Workshop meeting on August 21, 2024, and not a verbatim transcript.
THESE MINUTES WERE APPROVED AT THE SEPTEMBER 5, 2024, REGULAR COMMISSION MEETING


MAYOR MATTHEW J. KSIAZEK

ARRIVED LATE TO MEETING AFTER VOTE
COMMISSIONER JOHN J. BANNING


COMMISSIONER JOSPEH D. SEGREST

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

RESOLUTION 2024-075

AUTHORIZING THE WAIVING OF ZONING APPLICATION FEES

WHEREAS, the property owner Gregory Davalos, had paid for a zoning application for a zoning permit to install a driveway curb cut at 5 Venice Avenue; and

WHEREAS, the West Wildwood Zoning Official issued a permit to Mr. Davalos for the driveway curb cut; and

WHEREAS, after an appeal from a citizen to the planning board, it was determined the zoning official's approval was in error and the zoning permit was recinded; and


WHEREAS, the property owner has submitted a zoning application to abate the existing conditions and come into compliance as set forth by the zoning official; and

WHEREAS, it is in the best interest of the Borough to waive the zoning application fee for the abatement of conditions.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Borough of West Wildwood, Cape May County, New Jersey that the fifty-dollar (\$50.00) zoning application fee shall be waived.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek						
Commissioner John J. Banning	X		X			X
Commissioner Joseph D. Segrest		X	X			

I, **Donna Frederick, Municipal Clerk** for the Borough of West Wildwood in the County of Cape May and State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a Resolution adopted by the Board of Commissioners of the Borough of West Wildwood, New Jersey at a **Workshop Meeting** held on **August 21, 2024**.


Donna L. Frederick, RMC
Municipal Clerk

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

RESOLUTION 2024-076

AUTHORIZING THE AWARDING OF A PROFESSIONAL SERVICES CONTRACT TO LEW ENVIRONMENTAL SERVICES FOR INSPECTION OF LEAD PAINT IN CERTAIN RESIDENTIAL DWELLINGS

WHEREAS, the State of New Jersey implemented P.L. 2021 c182 which states all municipalities are now required to inspect every single-family, two-family and multiple year round rental dwellings located within the municipality at tenant turnover of lead-based paint hazards; and

WHEREAS, it is deemed in the best interest of the borough to contract for lead-based paint hazards; and

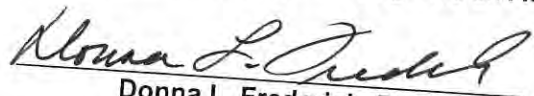
WHEREAS, Lew Environmental Services with offices located at 181 U.S. Hwy 46, Mine Hill, NJ 07803 has submitted a proposal/contract for such services.

WHEREAS, the CFO has ascertained that there are sufficient appropriations to award this contract with Lew Environmental Services in the amount not to exceed \$2,500.00 from permanent budget certification account 4-01-20-100-028

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Borough of West Wildwood, Cape May County, New Jersey that the Mayor and/or Deputy Mayor are hereby authorized to execute the necessary documents with Lew Environmental Services.

	Motion	Second	Yes	No	Abstain	Absent
Mayor Matthew J. Ksiazek						
Commissioner John J. Banning	X		X			X
Commissioner Joseph D. Segrest		X	X			

I, **Donna Frederick**, Municipal Clerk for the Borough of West Wildwood in the County of Cape May and State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a Resolution adopted by the Board of Commissioners of the Borough of West Wildwood, New Jersey at a **Workshop Meeting** held on **August 21, 2024**.


 Donna L. Frederick, RMC
 Municipal Clerk