

Note: Meeting Appears  
On Borough of Wildwood Crest Facebook page and You tube by date.

August 13, 2025

The Mayor led those present in the Pledge of Allegiance to the Flag.

The meeting of the Board of Commissioners, Borough of Wildwood Crest, Cape May County, New Jersey, was held at Borough Hall at 9:30 a.m. On roll call the following answered to their names:

Schiff - Franco – Cabrera - YES

Mr. Cabrera read the following statement: In compliance with the Open Public Meeting Act, Chapter 231, P.L. 1975, the notice requirements have been satisfied as to the time, place and date of holding said meeting by posting notice on the bulletin board in the Borough Hall and by e-mailing and same to the Herald of Cape May County and The Press of Atlantic City on October 15, 2024.

Mr. Cabrera next announced the one-way in and the one-way out method of ingress and egress in case of emergency.

Mr. Franco motioned and Mr. Schiff seconded that Ordinance No. 1464 be placed on second reading and final passage by title only.

Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING ORDINANCE BY TITLE:

**ORDINANCE NO. 1464**

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 11,  
BRUSH MAINTENANCE, REGULATING BRUSH, WEEDS AND  
DEBRIS ON ALL LANDS WITHIN THE BOROUGH OF  
WILDWOOD CREST**

Mr. Franco motioned and Mr. Schiff seconded that a public hearing be held on Ordinance No. 1464.

Vote: Schiff - Franco – Cabrera – YES

Jennifer Hladish asked where she could obtain a copy of the ordinance and the Clerk informed her it was published in the paper last week and that she would provide another copy after the meeting. After hearing nothing from the public, Mr. Franco motioned and Mr. Schiff seconded that a public hearing now be closed on Ordinance No. 1464.

Vote: Schiff - Franco – Cabrera – YES

Mr. Franco motioned and Mr. Schiff seconded that Ordinance No. 1464 be passed on second and final reading and advertised by law.

Vote: Schiff - Franco – Cabrera – YES

Mr. Franco motioned and Mr. Schiff seconded that Ordinance No. 1465 be placed on second reading and final passage by title only.

Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING ORDINANCE BY TITLE:

**ORDINANCE NO. 1465**

**ORDINANCE OF THE BOROUGH OF WILDWOOD CREST  
AMENDING AND SUPPLEMENTING CHAPTER 85, SECTION 85-69  
LANDSCAPING IN ALL ZONES OF THE LAND DEVELOPMENT  
ORDINANCE OF THE BOROUGH OF WILDWOOD CREST TO  
FURTHER CLARIFY THAT USE OF ARTIFICIAL GRASS OR TURF  
HAS BEEN AND CONTINUES TO BE PROHIBITED**

Mr. Franco motioned and Mr. Schiff seconded that a public hearing be held on Ordinance No. 1465.

Vote: Schiff - Franco – Cabrera – YES

Lisa Rippo asked if someone already has turf if it would be a problem. The mayor added that it has always been prohibited and this ordinance clarifies that and it came on the recommendation

of the Planning Board. After hearing nothing from the public, Mr. Franco motioned and Mr. Schiff seconded that a public hearing now be closed on Ordinance No. 1465.

Vote: Schiff - Franco – Cabrera – YES

Mr. Franco motioned and Mr. Schiff seconded that Ordinance No. 1465 be passed on second and final reading and advertised by law.

Vote: Schiff - Franco – Cabrera – YES

Mr. Franco motioned and Mr. Schiff seconded that Ordinance No. 1466 be placed on second reading and final passage by title only.

Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING ORDINANCE BY TITLE:

**ORDINANCE NO. 1466**

**ORDINANCE OF THE BOROUGH OF WILDWOOD CREST AMENDING AND SUPPLEMENTING THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF WILDWOOD CREST CHAPTER 85, SECTION 85-26(D) ACCESSORY USES IN THE R-1 LOW DENSITY RESIDENTIAL ZONE; SECTION 85-30(D) IN THE R-1A SEMI-LOW DENSITY RESIDENTIAL ZONE; SECTION 85-32 AREA AND BULK REGULATIONS IN THE R-1A SEMI-LOW DENSITY RESIDENTIAL ZONE; SECTION 85-38(D) ACCESSORY USES IN THE R-2 TWO-FAMILY RESIDENTIAL ZONE; SECTION 85-55 AREA AND BULK REGULATIONS IN THE MC MARINE COMMERCIAL ZONE; SECTION 85-58 ACCESSORY USES IN THE HOTEL, MOTEL AND MULTI-FAMILY ZONE**

Mr. Franco motioned and Mr. Schiff seconded that a public hearing be held on Ordinance No. 1466.

Vote: Schiff - Franco – Cabrera – YES

Jennifer Hladish asked what accessory uses are and the mayor indicated that it refers to sheds. Ms. Rippo thought this referred to lots that could be used for dual purposes and the Mayor added that was not the case. After hearing nothing from the public, Mr. Franco motioned and Mr. Schiff seconded that a public hearing now be closed on Ordinance No. 1466.

Vote: Schiff - Franco – Cabrera – YES

Mr. Franco motioned and Mr. Schiff seconded that Ordinance No. 1466 be passed on second and final reading and advertised by law.

Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING ORDINANCE BY TITLE:

**ORDINANCE NO. 1467**

**AN ORDINANCE OF THE BOROUGH OF WILDWOOD CREST AUTHORIZING THE ACQUISITION OF REAL PROPERTY BY THE BOROUGH OF WILDWOOD CREST KNOWN AS 201 WEST PITTBURG AVENUE, AND DESIGNATED AS LOT 1 IN BLOCK 158 ON THE MUNICIPAL TAX MAP**

Mr. Franco motioned and Mr. Schiff seconded that Ordinance No. 1467 be passed on first reading advertised according to law, be brought up for second and final reading and public hearing on August 26, 2025 at 5:00 pm.

Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING ORDINANCE BY TITLE:

**ORDINANCE NO. 1468**

**ORDINANCE PROVIDING FOR THE IMPROVEMENT OF VARIOUS ROAD IN AND BY THE BOROUGH OF WILDWOOD CREST, IN THE COUNTY OF CAPE MAY, NEW JERSEY, AND APPROPRIATING \$650,000 THEREFOR FROM FUNDS AVAILABLE UNDER AN ORDINANCE OF THE BOROUGH HERETOFORE ADOPTED**

Mr. Franco motioned and Mr. Schiff seconded that Ordinance No. 1468 be passed on first reading advertised according to law, be brought up for second and final reading and public hearing on September 10, 2025 at 9:30 am.

Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING RESOLUTION BY TITLE:

RESOLUTION NO. 25-244

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WILDWOOD CREST ACCEPTING THE DRIVE SOBER OR GET PULLED OVER GRANT FROM THE NJ DIVISION OF HIGHWAY TRAFFIC SAFETY FROM AUGUST 15, 2025 TO SEPTEMBER 1, 2025 IN THE AMOUNT OF \$2,800 AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO PAY THE FLAT RATE PER HOUR TO LAW ENFORCEMENT**

**WHEREAS**, the U.S. Department of Transportation’s National Highway Traffic Safety Administration is working alongside local law enforcement during the weeks leading up to, and including, the Labor Day holiday in support of the national *Drive Sober or Get Pulled Over* high-visibility enforcement drunk-driving prevention campaign; and

**WHEREAS**, During the Labor Day holiday period, there have been higher numbers of crash fatalities nationwide, with large numbers involved being a drunk driver, and many of those involved drivers who were driving with a BAC almost twice the legal limit; and

**WHEREAS**, historically, the summer months tend to be more dangerous on the roads with drunk driving accounting for a significant portion of traffic crash fatalities;

**WHEREAS**, the 2025 August / Labor Day *Drive Sober or Get Pulled Over* Campaign will pay for overtime enforcement during the approved period, with a maximum rate to be reimbursed of \$70.00 per hour; and

**WHEREAS**, this is a reimbursement grant and as such, participating departments will incur all costs and then submit the necessary documentation to the Division of Highway Traffic Safety for reimbursement; and

**WHEREAS**, the Borough of Wildwood Crest received notification of award in the amount of \$2,800 on July 31, 2025.

**WHEREAS**, the New Jersey Division of Highway Traffic Safety has provided grant funding for *Drive Sober or Get Pulled Over* to run August 15, 2025 to September 1, 2025.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Borough of Wildwood Crest, County of Cape May, New Jersey accepting the *Drive Sober or Get Pulled Over* to run August 15, 2025 to September 1, 2025 and the Chief Financial Officer be and is hereby authorized and directed to pay flat rate of \$70.00 per hour to law enforcement.

Mr. Schiff motions, and Mr. Franco seconds that the foregoing resolution be adopted.

Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING RESOLUTION BY TITLE:

RESOLUTION NO. 25-245

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WILDWOOD CREST AUTHORIZING AMENDMENT TO THE 2025 MUNICIPAL BUDGET TO ACCOUNT FOR ADDITIONAL FUNDING FROM THE NEW JERSEY DIVISION OF HIGHWAY TRAFFIC SAFETY MOBILIZATION FOR THE 2025 DRIVE SOBER OR GET PULLED OVER STATEWIDE LABOR DAY CRACKDOWN GRANT**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by any public or private funding source and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for equal amount; and

**WHEREAS**, the Borough of Wildwood Crest will receive \$ 2,800.00 from the New Jersey Division of Highway Traffic Safety Mobilization for the 2025 Drive Sober or Get Pulled Over Statewide Labor Day Crackdown Grant and wishes to amend its 2025 Municipal Budget to include this amount of revenue.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Borough of Wildwood Crest, County of Cape May, New Jersey, does hereby request the Director of the Division of Local Government services to approve the insertion of an item of revenue in the municipal budget of the Borough of Wildwood Crest for the year 2025 in the sum of \$ 2,800.00 which is now available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with  
Prior Written Consent of the Director of the Division

of Local Government Services - Public and Private  
Revenues Offset with Appropriations:  
2025 Drive Sober or Get Pulled Over Grant \$ .....2,800.00

**BE IT FURTHER RESOLVED** that a like sum of \$ .....2,800.00  
be and the same is hereby appropriated under the caption of:  
GENERAL APPROPRIATIONS

(a) Operations Excluded from Caps  
Public and Private Programs Offset by Revenues:  
2025 Drive Sober or Get Pulled Over Grant

**BE IT FURTHER RESOLVED** by the Board of Commissioners of the Borough of Wildwood Crest, County of Cape May, New Jersey, that the Chief Financial Officer be and is hereby authorized and directed to pay a flat rate of \$70.00 per hour to law enforcement pursuant to the 2025 Drive Sober or Get Pulled Over Grant.

**BE IT FURTHER RESOLVED** that the Borough CFO is hereby authorized and directed to electronically file this Resolution and applicable submittal form with the Director of the Division of Local Government Services for approval.

Mr. Schiff motions, and Mr. Franco seconds that the foregoing resolution be adopted.  
Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING RESOLUTION BY TITLE:  
RESOLUTION NO. 25-246

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WILDWOOD CREST AUTHORIZING BOROUGH ENGINEER WORK ORDER FOR NEW JERSEY AVENUE STREETScape- HEATHER ROAD TO COLUMBINE ROAD AT THE NTE SUM OF \$55,000**

**WHEREAS**, the Board of Commissioners of the Borough of Wildwood Crest desires to authorize issuance of a Work Order to the Borough Engineer, Marc DeBlasio and the Firm of DeBlasio & Associates for the **NEW JERSEY AVENUE STREETScape- HEATHER ROAD TO COLUMBINE ROAD** for engineering costs which are more specifically set forth in the attached Proposal from Marc DeBlasio and the Firm of DeBlasio & Associates, dated **August 8, 2025** which is made a part hereof by reference as if fully set forth at the billable rates set forth in the professional services agreement between Marc DeBlasio and Borough not to exceed **\$55,000.00**; and

**WHEREAS**, the CFO has certified the availability of funds as evidenced below by her signature:

Account Number(s) \_\_\_\_\_ Amount \_\_\_\_\_

Signature \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Borough of Wildwood Crest, in the County of Cape May, New Jersey, as follows:

1. The above recital paragraphs are incorporated herein as if set forth at length.
2. The Mayor and Borough Clerk are hereby authorized and empowered to execute the attached Work Order authorizing MARC DEBLASIO and DEBLASIO & ASSOCIATES to perform the professional engineering costs as described in the Proposal which is hereby approved, at the billable rates set forth in the professional services agreement between Marc DeBlasio and Borough not to exceed **\$55,000.00**.

Mr. Schiff motions, and Mr. Franco seconds that the foregoing resolution be adopted.  
Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING RESOLUTION BY TITLE:  
RESOLUTION NO. 25-247

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WILDWOOD CREST AUTHORIZING A LICENSING AGREEMENT BETWEEN BOROUGH OF WILDWOOD CREST AND SOUTHERN CAPE STINGRAYS FOR THE USE OF HIGBEE’S AND MOREY’S FIELDS FOR YOUTH BASEBALL GAMES /TOURNAMENT**

**WHEREAS**, the Southern Cape Stingrays has requested to use Higbee’s Field located at 6001 Atlantic Avenue, and designated as Lot 1 in Block 30.03 on the municipal tax map as well as Morey’s Field located at 6001 Ocean Avenue and designated as Lot 1 in Block 30.04 on the municipal tax map for a period defined as September 6, 2025 through October 5, 2025 and detailed in Schedule A; and

**WHEREAS**, the Board of Commissioners does herewith agree to enter into a licensing agreement with Southern Cape Stingrays for a license for the non-exclusive right to use the Licensed Property known as the Higbee’s Field and Morey’s Field.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Borough of Wildwood Crest, in the County of Cape May, New Jersey, as follows:

1. That the recital paragraphs set forth above are incorporated herein as if set forth at length.
2. That a license for the non-exclusive right to use the Licensed Property known as Higbee’s Field and Morey’s Field in the Borough of Wildwood Crest is hereby granted to Southern Cape Stingrays for the period defined as September 6, 2025 through October 5, 2025 and detailed in Schedule “A”, a copy of which is attached hereto and made a part hereof.
3. The Mayor and the Borough Clerk are hereby authorized and directed to execute and attest said license agreement on behalf of the Borough.

Mr. Schiff motions, and Mr. Franco seconds that the foregoing resolution be adopted.  
Vote: Schiff - Franco – Cabrera – YES

THE CLERK READS THE FOLLOWING RESOLUTION BY TITLE:  
RESOLUTION NO. 25-248  
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WILDWOOD CREST AUTHORIZING FIREWORKS DISPLAY AT SEAFARER’S CELEBRATION ON SATURDAY, SEPTEMBER 20, 2025**

**WHEREAS**, the Borough of Wildwood Crest annually sponsors an event known as “Seafarers’ Celebration;” and

**WHEREAS**, it is the desire of the Board of Commissioners that a fireworks display be incorporated as a finale to the 2025 Seafarers’ Celebration on September 20, 2025; and

**WHEREAS**, it is the desire of the Board of Commissioners to set forth policies and procedures for the implementation of said fireworks display; and

**WHEREAS**, the CFO has certified the availability of funds as evidenced below by her signature:

Account Number(s)	Amount	Signature
_____	_____	_____

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Borough of Wildwood Crest, County of Cape May, New Jersey, as follows:

1. A fireworks display is hereby authorized as a finale to the Seafarers’ Celebration on Saturday, September 20, 2025, commencing approximately 9:00 p.m.
2. The fireworks exhibitor shall comply with any and all State of New Jersey Fire Code Regulations as apply to fireworks displays, as well as all Municipal Excess Liability Joint Insurance Fund requirements.
3. The fireworks exhibitor shall supply the Borough of Wildwood Crest with a Certificate of Liability Insurance in an amount not less than \$1,000,000, naming the Borough of Wildwood Crest as an additional insured.
4. The fireworks exhibitor shall execute an Indemnification and Hold Harmless Agreement on behalf of the Borough of Wildwood Crest.
5. The Borough of Wildwood Crest Recreation Supervisor, or his designee, shall coordinate the display, with the Borough Fire Official and the Fireworks Exhibitor, to the extent necessary to insure compliance with the foregoing, as well as any other required safeguards as provided by the Borough Fire Official to fully protect the public health, safety and welfare.
6. The Commissioner of Public Works and Facilities is hereby authorized to execute a contract with Schaefer Fireworks, Inc. in the not to exceed amount of \$8,977.50.

Mr. Schiff motions, and Mr. Franco seconds that the foregoing resolution be adopted.  
Vote: Schiff - Franco – Cabrera – YES

**BILLS:** Mr. Franco motions, and Mr. Schiff seconded that all bills properly authorized, as submitted, be paid.  
Vote: Schiff - Franco – Cabrera – YES

**CORRESPONDENCE:** N/a

**DISCUSSION:**

**NEW BUSINESS:** N/A

## OLD BUSINESS:

- Box Truck Ordinance** – The Chief indicated he was working on it.
- 250<sup>th</sup> birthday committee**- Volunteers are still being solicited.
- WC Municipal App**- On hold.
- Historical museum - 2025** – On hold; there may be a potential volunteer to catalog and inventory items.
- Traffic Calming** – Waiting to hear back on SS4A grant submitted on behalf of the borough by Colliers Engineering.
- Back Beach Excavation**: on hold pending finances and will review after the season.
- Dredging**: Comm. Franco indicated there were no developments.
- Washington / Seaview – beach outfalls and capacity**: Still waiting to hear from grant writer.
- US ACE / NJ DEP Dune**: There is a closed session to discuss and there have been no changes from Wildwood Crest’s perspective.
- Borough Hall Renovations**- OSK Architects have been through the building and are working on design concepts. Comm. Franco indicated he saw preliminary figures (verbally) from the CFO and was in shock. He understands that the building needs attention, but wanted finances tightly monitored.

## PUBLIC COMMENTS: (Five minutes maximum)

### PUBLIC:

Claire Vernaleken had several comments over the house she dubbed frat house. As a result of the ordinances recently passed, things have been better. She wanted to know the process after a complaint comes in and the mayor indicated it gets investigated and a violation was recently sent after her last email. Ms. Vernaleken asked about the occupancy and being able to see clearly how many people are permitted and the Mayor added that this was software driven and they would regroup after the summer. Garbage cans and parking were the next two topics and the mayor added that this particular house has door on one street and the address is listed as being on NJ Avenue and therefore placement of cans can be difficult. Lastly, Ms. Vernaleken added that illegally parked vehicles were not being ticketed and the Chief indicated that was not true and they issue many tickets.

Lisa Rippo had several comments regarding lawsuits. The first issue was the Ocean Holiday and how long this was going to remain untouched. The mayor indicated that this has been approved by the Planning Board and a group has appealed. She mentioned several other cases including the dune project with potential NWW v WC case and a GRC settlement. She then mentioned the light at Park Blvd and Aster Road and who it belonged to and why it was not a working light. She then mentioned Sunset lake and how dangerous it is. The Mayor added that police and state police were able to get two buoys for safety and that the dock is a swim platform and a kayak launch. Lastly, she mentioned dog poop along sunset lake and the field near public works.

Mike Marino read a statement that affirms he is pro police, a veteran and has immense respect for the police and he is running for commissioner to lead in a fiscally responsible way.

Jennifer Hladish asked for an update on the Cooley property. The CFO indicated she spoke with the Chief and they were getting it scheduled by the end of the week or next week. Commissioner Franco indicated he would follow up with her. Ms. Hladish asked about interaction with the Mosquito Commission and the Health Department.

Dave McWilliams, via telephone, indicated he lives next to the Cooley property as well and there was a contractor out there last month and was just waiting on the word to begin. Furthermore, he inquired about the property the borough was selling and the property the borough was purchasing. The mayor added that when the borough purchased the 5900 NJ Avenue property, it was meant for parking for New Jersey Avenue redevelopment and now that Taylor Design Group was able to design parking that created spaces and the property is no longer needed. With respect to the property at 201 W Pittsburg Avenue, the borough will be purchasing it and will be able to square off the lots and sell if needed in the future. Mr. McWilliams then wanted clarification on NJ Avenue Streetscape and Infrastructure with the County. The Mayor added that the county infrastructure project includes sanitary sewer and water mains being replaced and the work being authorized was additional work to include design and electrical work, etc. The planning board planner will be doing a presentation in the fall on what to expect.

Lisa Rippo once again revisited the dog park issue and perhaps using the lot adjacent to public works. Lastly, she indicated that at the end of July there was a car accident at Charleston and New Jersey Avenues and it took a long time for 9-1-1.

After hearing nothing from the public,

## THE CLERK READS THE FOLLOWING RESOLUTION BY TITLE:

### RESOLUTION NO. 25-249

#### **RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WILDWOOD CREST AUTHORIZING EXECUTIVE/CLOSED SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, SPECIFICALLY N.J.S.A. 10:4-12(B)**

**WHEREAS**, the Open Public Meetings Act (N.J.S.A. 10:4-6 et. seq.) requires all meetings of the Board of Commissioners of the Borough of Wildwood Crest to be held in public, except that N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive or Closed Session,” i.e., without the public being permitted to attend; and

**WHEREAS**, the Board of Commissioners of the Borough of Wildwood Crest has determined that two ( ) issue(s) is/are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance to be discussed during the Executive or Closed Session to be held on **Wednesday, June 11, 2025 at 9:30 A.M.**; and

**WHEREAS**, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which the number of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written:

\_\_\_\_\_ **“(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion.”** The legal citation to the provision(s) at issue is: \_\_\_\_\_ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

\_\_\_\_\_ **“(2) Any matter in which the release of information would impair a right to receive funds from the state or federal government.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

\_\_\_\_\_ **“(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual’s personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

\_\_\_\_\_   x   **“(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body.”** The collective bargaining contract(s) discussed are between the Borough and Health Insurance.

\_\_\_\_\_ **“(5) Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_.

\_\_\_\_\_ **“(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is s \_\_\_\_\_

\_\_\_\_\_   x   **“(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed and the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is potential contract negotiations and more specifically is potential NJDEP /USACE Dune Project.

\_\_\_\_\_ **“(8) Any matter involving the employment, appointment, termination of employment, terms and conditions or employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request, in writing, that such matter or matters be discussed at a public meeting.”** Subject to the balancing of the public’s interest and the employee’s privacy rights under *South Jersey Publishing Co. v. New Jersey Expressway Authority*, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are \_\_\_\_\_.

\_\_\_\_\_ **“(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act or omission for which the responding party bears responsibility.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

**WHEREAS**, the Board of Commissioners shall reconvene the public meeting at the conclusion of the authorized closed or executive session, which may or may not include formal action as a result of the discussion(s) held.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Borough of Wildwood Crest, assembled in public session on the date of the meeting of the governing body set forth herein above, that a closed session shall be held for the discussion of matters relating to the specific items designated above involving the Borough of Wildwood Crest. The governing body shall convene a closed session discussion immediately upon passage of this resolution and it is anticipated that the deliberations conducted in closed session shall be disclosed to the public upon conclusion of the matter and/or after determination of the Board of Commissioners that the public interest will no longer be served by such confidentiality and that the meeting will return to open session at the conclusion of the discussion and formal action may be taken if/as authorized.

**BE IT FURTHER RESOLVED** that the Municipal Clerk, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will be privately discussed.

**BE IT FURTHER RESOLVED** that the Municipal Clerk, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees authorized by N.J.S.A. 47:1A-1, et. seq.

Mr. Schiff motions, and Mr. Franco seconds that the foregoing resolution be adopted.  
Vote: Schiff - Franco – Cabrera – YES

After returning from Closed Session, Mr. Schiff motioned and Mr. Franco seconded that the meeting be adjourned. The time was 11:12 a.m.

Dated: August 26, 2025

\_\_\_\_\_  
Patricia A. Feketics, Borough Clerk

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_