

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

September 24, 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.

The Mayor read rules for decorum for the meeting.

THE CLERK READS THE FOLLOWING RESOLUTION BY TITLE:  
RESOLUTION NO. 25-274  
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF  
WILDWOOD CREST DESIGNATING COMMISSION MEETING DATES AND TIMES  
FOR YEAR 2026

WHEREAS, the Board of Commissioners of the Borough of Wildwood Crest desire to designate the following dates and times for Commission Meetings for the year 2026, all of which shall take place in the Meeting Room of Municipal Hall at 6101 Pacific Avenue Wildwood Crest, New Jersey 08260:

| DATE                  | TIME    | DATE                    | TIME    |
|-----------------------|---------|-------------------------|---------|
| January 5<br>(Monday) | 9:30 am | July 1                  | 9:30 am |
| January 21            | 5:00 pm | July 22                 | 5:00 pm |
| February 4            | 9:30 am | August 5                | 9:30 am |
| February 18           | 5:00 pm | August 19               | 5:00 pm |
| March 4               | 9:30 am | September 2             | 9:30 am |
| March 18              | 5:00 pm | September 23            | 5:00 pm |
| April 1               | 9:30 am | October 7               | 9:30 am |
| April 22              | 5:00 pm | October 21              | 5:00 pm |
| May 6                 | 9:30 am | November 4              | 9:30 am |
| May 20                | 5:00 pm | November 18             | 9:30 am |
| June 3                | 9:30 am | December 9              | 9:30 am |
| June 17               | 5:00 pm | December 21<br>(Monday) | 9:30 am |



NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Wildwood Crest, in the County of Cape May and State of New Jersey that the above dates and times are hereby designated Commission dates for the Borough of Wildwood Crest in 2026.

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. 25-275  
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF  
WILDWOOD CREST DESIGNATING OFFICIAL HOLIDAYS FOR YEAR 2026

WHEREAS, the Board of Commissioners of the Borough of Wildwood Crest desires to designate the following dates for official employee holidays for the year 2026:

| HOLIDAY                     | DATE OBSERVED     | DAY       |
|-----------------------------|-------------------|-----------|
| New Year’s Day              | January 1, 2026   | Thursday  |
| Martin Luther King, Jr. Day | January 19, 2026  | Monday    |
| President’s Day             | February 16, 2026 | Monday    |
| Good Friday                 | April 3, 2026     | Friday    |
| Memorial Day                | May 25, 2026      | Monday    |
| Juneteenth                  | June 19, 2026     | Friday    |
| Independence Day            | July 3, 2026      | Friday    |
| Labor Day                   | September 7, 2026 | Monday    |
| Columbus Day                | October 12, 2026  | Monday    |
| Veteran’s Day               | November 11, 2026 | Wednesday |
| Thanksgiving Day            | November 26, 2026 | Thursday  |
| Day After Thanksgiving      | November 27, 2026 | Friday    |
| Christmas Eve               | December 24, 2026 | Thursday  |
| Christmas Day               | December 25, 2026 | Friday    |

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Commissioners of the Borough of Wildwood Crest, in the County of Cape May and State of New Jersey that the above dates will be observed as holidays by the Borough of Wildwood Crest.

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. 25-276

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WILDWOOD CREST AMENDING GREEN TEAM RESOLUTION NO. 25-97 ADOPTED ON MARCH 12, 2025 TO ALLOW FOR A COMPOSITION OF FIVE TO EIGHT (5-8) MEMBERS AND AUTHORIZING APPOINTMENT OF SUSAN CROUSHORE WITH TERM EXPIRING DECEMBER 31, 2026**

**WHEREAS**, the Board of Commissioners adopted Resolution No. 22-364 on December 28, 2022, which amended the composition to thirteen (13) members to the Wildwood Crest Green Team; and

**WHEREAS**, the Board of Commissioners adopted Resolution No. 25-97 on March 12, 2025 which amended the composition of Five to Seven (5-7) Members to the Wildwood Crest Green Team; and

**WHEREAS**, the Board of Commissioners desires to amend the Green Team composition to allow for a Five to Eight (5-8) members.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Borough of Wildwood Crest, County of Cape May, New Jersey that Green Team shall now consist of Five to Eight (5-8) members and the current roster shall be as follows with expiration terms:

| <u>Appointee</u> | <u>Term to Expire</u> |
|------------------|-----------------------|
| Jeanne Marino    | 12-31-2025            |
| Cathy Filerino   | 12-31-2025            |
| David Mears      | 12-31-2025            |
| Julia Tait       | 12-31-2026            |
| Douglas Tranter  | 12-31-2026            |
| Joseph Pluchino  | 12-31-2026            |
| Lynda Medvec     | 12-31-2026            |
| Susan Croushore  | 12-31-2026            |

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. 25-277  
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  
SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT 2025 – ADA  
COMPLIANCE FOR BATHROOMS

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 \$336,110.00 from the New Jersey Department of Community Affairs- Small Cities CDBG 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 \$336,110.00 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:                            |                    |
| NJ Department of Community Affairs – Small Cities ADA Bathrooms |                    |
|                                                                 | .....\$ 336,110.00 |

BE IT FURTHER RESOLVED that a like sum of \$.....336,110.00  
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:
  - NJ Department of Community Affairs – Small Cities ADA Bathrooms

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. 25-278  
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF  
WILDWOOD CREST AUTHORIZING INCREASE OF CONTRACT IN THE AMOUNT OF  
\$7,900.00 TO ACUITY CONSULTING SERVICES FOR AFFORDABLE HOUSING  
PLANNER AND ADMINISTRATIVE AGENT FOR CY2025

WHEREAS, the Board of Commissioners of the Borough of Wildwood Crest awarded a contract, via Resolution No. 25-24 adopted January 2, 2025, to Acuity Consulting Services for Affordable Housing Planner and Administrative Agent at the NTE sum of \$15,500.00; and

WHEREAS, the Board of Commissioners of the Borough of Wildwood Crest authorized an increase in contract amount, via Resolution No. 25-197 adopted June 11, 2025, to Acuity Consulting Services for Affordable Housing Planner and Administrative Agent at the NTE sum of \$18,000.00; and

WHEREAS, it is the desire of the Board of Commissioners of the Borough of Wildwood Crest to increase the amount of the contract to \$7,900.00; 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, County of Cape May, State of New Jersey, as follows:

- 1. That the recital paragraphs set forth above are incorporated herein as if set forth at length.
- 2. That the terms and conditions of the contract between the Borough of Wildwood Crest and Acuity Consulting Services as authorized by Resolution No. 25-24 adopted January 2, 2025 and Resolution No. 25-197 adopted June 11, 2025 shall remain in full force and effect , with the sole exception that the amount of the contract shall be increased to a total sum not to excess \$7,900.00 all of which is contingent upon certification from the Chief Financial Officer as to the availability of funds.
- 3. That a copy of the specific items appertaining to the award of this contract shall be published in a Notice of Award in *The Herald of Cape May County* as required by law within ten (10) days of passage of the Resolution authorizing same.

Mr. Schiff motions, and Mr. Franco seconds that the foregoing resolution be adopted.  
Vote: Schiff - YES Franco – NO Cabrera – YES

THE CLERK READS THE FOLLOWING RESOLUTION BY TITLE:

**RESOLUTION NO. 25-279**  
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WILDWOOD CREST AUTHORIZING BOROUGH ENGINEER WORK ORDER FOR RECONSTRUCTION OF BAYVIEW DRIVE – DENVER AVENUE TO MIAMI AVENUE (ENGINEERING COST AND CONSTRUCTION PHASE)- AT THE NTE SUM OF \$65,000**

**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 **RECONSTRUCTION OF BAYVIEW DRIVE – DENVER AVENUE TO MIAMI AVENUE (ENGINEERING COST AND CONSTRUCTION PHASE)** for engineering costs which are more specifically set forth in the attached Proposal from Marc DeBlasio and the Firm of DeBlasio & Associates, dated **July 9, 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 **\$65,000.00**; 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 **\$65,000.00**.

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. 25-280**  
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BOROUGH OF WILDWOOD CREST AUTHORIZING APPROVAL OF CHANGE ORDER NO. 1 – FINAL – ROCONSTRUCTION OF TOLEDO AVENUE (FY 2024 NJDOT MUNICIPAL AID) – TO REFLECT MILLING AND PAVING OF 400 EAST STOCKTON ROAD, WORK IN FRONT OF 8800 BAYVIEW AVENUE, WORK AT INTERSECTION OF CHARLESTON & BAYVIEW AVENUES AND AS-BUILT QUANTITY ADJUSTMENTS- AT THE NTE SUM OF \$36,082.59**

**WHEREAS**, Asphalt Paving Systems, PO Box 530, Hammonton, NJ 08037 was awarded the contract known as **RECONSTRUCTION OF TOLEDO AVENUE (FY 2024 NJDOT MUNICIPAL AID)** via Resolution No. 24-324 on November 6, 2024 for \$2,174,400.00 with Wildwood Crest’s participating items tabulating \$1,916,693.00; and

**WHEREAS**, Borough Engineer Marc DeBlasio of DeBlasio & Associates has reviewed the request for Milling and Paving of 400 East Stockton Road, Work in front of 8800 Bayview Drive, Work at Intersection of Charleston and Bayview Avenues and As-Built Quantity Adjustments and approves Change Order No 1 - FINAL – **ROCONSTRUCTION OF TOLEDO AVENUE (FY 2024 NJDOT MUNICIPAL AID** with an increase amount of \$36,082.59 and revising the Contract Price for the Borough of Wildwood Crest’s to \$1,952,775.59; and

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

Account Number: \_\_\_\_\_ Amount: \$36,082.59 Signature: \_\_\_\_\_

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

1. That the above recital paragraphs are incorporated herein by reference as if set forth at length.
2. That said Change Order Number 1- increasing the total contract amount by \$36,082.59 and revising the Contract Price for the Borough of Wildwood Crest's to \$1,952,775.59 is hereby approved.
3. That the Mayor and Borough Clerk of the Borough of Wildwood Crest are hereby authorized and directed to execute and attest said Change Order documents on behalf of the Borough of Wildwood Crest.

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

Vote: Schiff - YES Franco – NO Cabrera – YES

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

Vote: Schiff - Franco – Cabrera – YES

**Report from Chief Lloyd:**

**Calls for Service: 2,399**

**Calls Requiring Multiple Officers: 1,250**

**Criminal Investigations: 190**

**Service Calls: 501**

**Traffic: 919**

**Motor Vehicle Stops: 526**

**Traffic Summons Issued: 153**

**Accidents: 19**

**Arrests: 26**

**Training Hours: 530**

**Property Checks: 338**

**Commissioner Schiff indicated that there would be report from EMS at the next meeting.**

**Commissioner Schiff read the following from the WCBP:**

WCBP REPORT 9/24/2025 (COMMISSIONER MONTHLY MEETING)

- LAST GUARDING DAY WAS SUNDAY, SEPT 7 (SUNDAY AFTER LD)
- LAST TWO WEEK-ENDS SEPT 13-14 AND SEPT 20-21 THE WCBP EMERGENCY RESPONSE TEAM WAS ON DUTY FROM 10 AM-5 PM. NO REPORTED INCIDENTS.
- WCBP OCEAN SAFETY ADVISE: NEVER SWIM ON AN UNPROTECTED BEACH.
- NO GUARD NO SWIM.
- NEVER SWIM ALONE.
- THANK EVERYONE FOR THEIR COOPERATION AND SUPPORT IN ANOTHER SAFE AND SUCCESSFUL SUMMER ON THE BEACH. MUCH APPRECIATED.

**REPORTS:** Mr. Franco motions, and Mr. Schiff seconded that all reports received from the Court Administrator, Chief Financial Officer, Tax Collector, Chief of Police, Supervisor of the Recreation Department, Construction Official, Fire Prevention, Emergency Services Coordinator for the EMS and the Wildwood Crest Volunteer Fire Company for the month ending August 31, 2025 be accepted as presented.

Vote: Schiff - Franco – Cabrera – YES

**MINUTES:** Mr. Franco motions, and Mr. Schiff seconded that all minutes from the regularly scheduled meetings dated August 26, 2025 and September 10, 2025 be approved as presented.

Vote: Schiff - Franco – Cabrera – YES

**ENGINEER'S REPORT:**

**Date:** September 24, 2025

## **Capital Projects**

### **1. Bayside Bulkhead Replacement and Flood Mitigation Improvements**

- The contractor has completed all of the underground storm sewer system piping and has completed the bulkhead installation at Primrose, Myrtle, Lotus, Fern, Forget-Me-Not, Columbine, Sweetbriar Road and Cardinal Road.
- The contractor has remobilized and started the stormwater valve installations.

### **2. Reconstruction of Bayview Drive**

- Our office submitted a proposal on July 9, 2025 and upon authorization, we will begin work immediately.

### **3. Crest Fishing Pier Reconstruction**

- Our office submitted a proposal on September 9, 2025 and upon authorization, we will begin work immediately.

### **4. NJ IBank (NJIB) – Sanitary Sewer and Roadway Improvements**

- The NJIB advised the Borough that approximately \$3,000,000.00 in grant forgiveness is available along with grant funding for engineering services.
- The bid opening occurred on June 24, 2025 and the apparent low bidder is Charles Marandino, LLC in the amount of \$2,573,600.00. The preconstruction meeting was held on July 24<sup>th</sup> and construction began on Stockton Road.

### **5. New Jersey Avenue Sanitary Sewer and Water Main Improvements**

- The bid opening occurred on July 23, 2025 and the lowest responsible bidder is Asphalt Paving Systems, Inc in the amount of \$3,345,500.00. Please note that this project contains Wildwood Water Utility participating items in the amount of \$1,051,126.50 and Borough participating items in the amount of \$2,294,373.50.
- Construction is scheduled to start Mid-October 2025.

## **Grant Applications**

### **1. FEMA Flood Mitigation Assistance (BRIC) & (HMA)**

- The Borough is proposing to submit to FEMA BRIC for two (2) bayside storm sewer pump stations and associated storm sewer improvements in the northwest section of the Borough.
- The Borough is proposing to submit to FEMA HMA for the Washington Avenue storm sewer improvements as outlined in the recently completed study.
- Both grant applications have secured initial selection from FEMA.
- Additional information was provided to NJOEM on November 14<sup>th</sup>.

### **2. FY 2024 NJDCA Boardwalk Preservation Fund**

- The Borough has selected to submit the Reconstruction of the Heather Road fishing pier.
- The grant application requests \$3,600,000.00 for the replacement and extension of the fishing pier including ADA accessible walkways, fishing nodes and pavilion.
- The Borough was notified by NJDCA that a \$1,087,425.00 grant was allocated for the project.

### **3. Federal Funding Grant Opportunity-Congressman Van Drew – FY2024**

- Our office has been in contact with Congressman Jeff Van Drew's office to discuss federal funding opportunities for Borough capital projects.
- On December 28, 2023, our office submitted a funding request for bayside flood mitigation improvements.
- On March 12<sup>th</sup>, our office and the Borough met with representatives of Congressman Van Drew's office and were informed that the project was selected for special funding consideration.

### **4. FY2025 NJDOT Municipal Aid Program**

- The NJDOT is accepting grant applications for Bikeway, Pedestrian and Roadway Improvement Projects. The application deadline is July 1, 2024.
- Our office has been authorized by the Borough to submit the Reconstruction of Stockton Road as the grant application.
- The grant application was submitted on May 28, 2024.
- The Borough was notified that a \$158,190.00 grant was allocated for this project.

5. FY2024 NJDCA Small Cities Program – Crest Pier Bathroom Improvements

- The Borough was notified that a \$400,000.00 grant was allocated by the New Jersey Department of Community Affairs for Crest Pier ADA Bathroom Improvements.

6. Cape May County Open Space Board (CMCOSB) Application – Crest Fishing Pier

- Our office was authorized on May 14, 2025 to prepare and submit a grant application to the CMCOSB.
- The application was successfully submitted on September 2<sup>nd</sup> and we presented the application on September 16<sup>th</sup>.

7. Federal Funding Grant Opportunity – Congressman Van Drew – FY2025

- Our office has been in contact with Congressman Jeff Van Drew's office to discuss federal funding opportunities for Borough capital projects.
- On March 13, 2025, our office submitted a funding request for Crest Fishing Pier Reconstruction.

8. FY2026 NJDOT Municipal Aid Program

- The NJDOT is accepting grant applications for Bikeway, Pedestrian and Roadway Improvement Projects. The application deadline is June 30, 2025.
- Our office was authorized by the Borough to submit the Reconstruction of Denver Avenue as the grant application.
- The application was submitted to the State on June 12, 2025.

Commissioner Franco asked about the outfall lines and how long we had been waiting to hear about Washington Avenue. The Engineer added approximately two years and there are follow up questions so it appears to be still viable.

**CORRESPONDENCE:**

**-Trees on Atlantic Avenue**

The Mayor received a correspondence from a homeowner asking if the borough considered planting more trees on Atlantic Avenue between sidewalk and curb to beautify the area. Under current ordinance, if the borough planted trees in this area, they then become the property owners responsibility and if the borough decided to maintain them, there would have to be an ordinance amendment. Commissioner Franco mentioned that this should be run by the Planning Board and Green Team for consideration since it involves land use. The Mayor suggested running it by the Environmental Engineer as well. Commissioner Schiff added that we need to look at the areas that flood and salt water situations and certain types of trees. The Mayor asked the clerk to add this to Old Business.

**DISCUSSION:**

**NEW BUSINESS: \*\*November 19<sup>th</sup> meeting has been moved to November 18<sup>th</sup>. Time is still 9:30 a.m.\*\* This will remain on every agenda until then.**

**OLD BUSINESS:**

- Box Truck Ordinance** – Still being worked on and waiting on comments from the police department.
- 250<sup>th</sup> birthday committee-** Volunteers are still being solicited; looking to set up a fall meeting (October/ November).
- WC Municipal App-** On hold; budgetary item for 2026
- Historical museum - 2025** – A volunteer will catalog and inventory items with a presentation at a later time.
- Traffic Calming** – Waiting to hear back from grant writer.

**-Back Beach Excavation:** item for 2026. In the meantime, the Environmental consultant in conjunction with the public works department will install snow fencing to capture the sand and smooth over and should be installed in October sometime.

**-Dredging:** This is still be in the acquisition phase.

**-Washington / Seaview – beach outfalls and capacity:** Waiting to hear about award and could be as much as 25 million from FEMA.

**-US ACE / NJ DEP Dune:** There may be another potential option on project; state indicated that they may re-allocate funds.

**-Borough Hall Renovations-** OSK Architects have been through the building and are working on design concepts.

**-Fishing Pier** – Engineer commented on the project.

## **PUBLIC COMMENTS:** (Five minutes maximum)

Dennis Hall expressed interest in the property adjacent to 5900 New Jersey Avenue and was hoping for the borough to go into the purchase of the property jointly and to make it a parking lot with two spaces designated for housing, which he would like to put above his building. He also thanked everyone for the dedication and service.

Fran Fala inquired about the original plans for 5900 New Jersey Avenue property and the need for parking. He believes the house next door is needed as well.

Katherine Hughes inquired about the borough owned building on Rambler Road being leased. The Mayor indicated that a portion is being leased and the other part is being used by the beach patrol. The property generates 11,000 per season for three years. Ms. Hughes inquired about the property purchased near the pool and the Mayor added that the lot is odd shaped and now the lots are buildable and the borough can keep or sell in the future. Ms. Hughes then asked about on going lawsuits in 2025 and she was told that they are covered under our JIF.

Chris Hughes echoed the problem of parking in the Crest. There is redevelopment with garages that can't be accessed and cars blocking sidewalks (might have to go to PB) as well as one (1) off street parking space for some units. He also suggested planting native trees such as red cedars, etc. He also voiced concern over barriers in the parks and suggested trees again. He commended the police and EMS for blocking the areas but stressed the strategic planting of trees as barriers. Lastly, he inquired about bonfires on the beach in the off season.

Mayor Cabrera indicated they will meet with Environmental Consultant and will look into the trees. He mentioned that the parking spaces may fall under state and land use. As far as Centennial Park, the borough wants to keep it beautiful with natural landscaping and perhaps more trees and plantings.

Kelly Franco attended two events recently in the borough: 9/11 ceremony and Seafarer's Celebration and commended the borough on both. Thanks to Public Safety and Recreation on jobs well done.

Fran Fala asked if there were anymore changes to the New Jersey Avenue streetscape. The mayor indicated that the infrastructure to include sanitary sewer will commence in the fall and that the Planner for the Planning Board will be doing a presentation at the November 6<sup>th</sup> commission meeting and all business owners and residents in the area will be notified.

James Zekka commended the borough and overall it looks really good and he also added that the public works department does a great job on trash collection. He indicated that he is against the spending for barriers and the chance for a probable event is severely low in his opinion. The Chief indicated vehicle born attacks are on the rise. Mr. Zekka stated the way we are currently doing it is not obtrusive and is able to go away. Commissioner Franco agreed with the Chief; he understood Mr. Zekka's point and thanked him for his commentary.

On the phone – Don Miller asked if there would be a revaluation in the future and he was told to expect one in late 2026 into 2027.

On the phone – Katherine Kennedy brought up the need for parking and the original vision for New Jersey Avenue business district. Parking is problematic on New Jersey Avenue. Some homes don't have off street parking making parking difficult. She added that the 5900 New Jersey Avenue property along with adjacent property are needed for parking. She also suggested the benefits of having a pervious lot for water to absorbed. If the borough is seeking a long term vision for the business district then parking is an essential part of it. The Mayor added that the property next to 5900 New Jersey would need to be acquired.

PUBLIC:

## **Commissioner Comments:**

Commissioner Franco: Congratulations to Chief Buddy Johnson on 60 years working for the borough. Also, lights go on October 1<sup>st</sup>.

Commissioner Schiff echoed Commissioner Franco's sentiments.

Mayor Cabrera winter trash collections starts October 1<sup>st</sup>. Thanks to Recreation and Public Safety for Seafarer's Celebration and it was well done.

After hearing nothing further from the public,

THE CLERK READS THE FOLLOWING RESOLUTION BY TITLE:

RESOLUTION NO. 25-281  
**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, September 24, 2025 at 5:00 P.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 \_\_\_\_\_
- \_\_\_\_\_

**“(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 \_\_\_\_\_.
- X

\_\_\_\_\_

**“(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 5900 New Jersey Avneue.
- X

\_\_\_\_\_

**“(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 safety measures at public buildings and property.
- \_\_\_\_\_

**“(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 litigation for \_\_\_\_\_.

\_\_\_\_\_ **“(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.

After returning from Closed Session, Mr. Schiff motioned and Mr. Franco seconded that the meeting be adjourned. The time was 11:42 a.m.

Dated: October 22, 2025

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Patricia A. Feketics, Borough Clerk

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