



CITY OF VENTNOR
COMMISSION MEETING
MARCH 27, 2025

Ventnor City Commission is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87441907750?pwd=H6EcbHxRH0oXn3ovIV7bwlmnJHY58.1>

Meeting ID: 874 4190 7750

Passcode: 946254

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)Microsoft Teams

1. **Call to Order**

2. **Flag Salute**

3. **Roll Call**

4. **Open Public Meeting Announcement**

Pursuant to the Open Public Meetings Act adequate notice of this meeting has been provided. The agenda for this meeting is posted in City Hall and on the City's website, www.ventnorcity.org

5. **Live Streaming Announcement**

"The City of Ventnor offers live streaming and the option of public comment via remote access as a convenience to the public. In the event remote access is unavailable for any reason beyond the City's control, the city will not pause or stop the live meeting. The City reserves the right to discontinue remote access at the discretion of the City for any future meetings"

6. **Presentation**

- 1) None

7. **Department Head Reports (If needed)**

- 1) None

8. **Capital Discussion (If needed)**

THE FOLLOWING ITEMS ARE SCHEDULED FOR ACTION AT THE 03.27.2025 PORTION
COMMISSION MEETING

9. **Minutes**

- 1) February 27, 2025 Regular

10. Ordinance Introduction

- 1) 2025-005 AN ORDINANCE ADOPTING THE VENTNOR PROFESSIONAL CAMPUS REDEVELOPMENT PLAN
- 2) 2025-006 AN ORDINANCE AMENDING CHAPTER 114, ENTITLED "FEES" AT SECTIONS 114-11, ENTITLED "CERTIFICATE OF LAND USE COMPLIANCE"
- 3) 2025-007 AN ORDINANCE AMENDING CHAPTER 114, ENTITLED "FEES", AT 114-23, ENTITLED "HOUSING STANDARDS" AND AT 114-26, ENTITLED "MERCANTILE LICENSING"
- 4) 2025-008 AN ORDINANCE REPEALING CHAPTER 138, ENTITLED "HOUSING STANDARDS", AT SECTION 7, SUBPARAGRAPH K, WHICH ADDRESSES SEASONAL CERTIFICATES OF OCCUPANCY.

11. Ordinance Public Hearing & Adoption

1. 2025-003 AN ORDINANCE OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AMENDING CHAPTER 7, ARTICLE 1 OF THE CODE OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, ENTITLED "CLAIMS FOR PAYMENT" CONCERNING PURCHASING PROCEDURES FOR THE CITY OF VENTNOR
2. 2025-004 AN ORDINANCE AMENDING CHAPTER 114, ENTITLED "FEES" AT SECTION 114-19, "DUMPSTERS AND PORTABLE STORAGE UNITS"

12. Resolutions/Contract(s)

(Resolutions 2025-116 thru 2025-122)

Consent Agenda includes items of business which are not controversial & do not require individual discussion. A motion approving the consent Agenda is moved, seconded & voted upon as one item by the City Commissioners. If any discussion is requested on a consent Agenda item, it is removed from the Consent Agenda to the Regular Agenda)

- A. 2025-116 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING A SERVICE AGREEMENT WITH CM3 FOR HVAC MAINTENANCE SERVICES FOR THE VENTNOR CITY MUNICIPAL BUILDING AND PUBLIC WORKS GARAGE
- B. 2025-117 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING A SERVICE AGREEMENT WITH CM3 FOR HVAC MAINTENANCE SERVICES FOR THE LIBRARY / CULTURAL CENTER AND FIRE STATION #1
- C. 2025-118 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING THE ENGINEER TO SOLICIT PROPOSALS FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE LEAD SERVICE LINE REPLACEMENT PHASE ONE (1) PROJECT
- D. 2025-119 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING CHANGE ORDER ONE (1) "CONSTRUCTION OF NEW BAND SHELL"
- E. 2025-120 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY PROVISIONALLY APPOINTING SARI APPELBAUM TO ACCOUNTANT (00004)
- F. 2025-121 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY PROVISIONALLY APPOINTING DANIELLE MANERA TO OFFICE SUPERVISOR (04870)
- G. 2025-122 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY APPROVING THE PERMANENT APPOINTMENT OF QUYEN A. HARVEY TO ASSISTANT COMPTROLLER (00433)

13. Approval of Bills and Payrolls

14. Discussion Items

15. Public Portion (on any items that have been discussed so far)

The Ventnor City Commission welcomes participation of interested organizations and individuals during workshop/regular, as well as, special meetings. However, in order for the Commission to conduct the business of the City on the most productive manner possible, public comment on specific agenda items, questions comments during the workshop or at the end of regular meetings or during special meeting will be limited to three (3) minutes per person on issues. If you wish to address the Commission, please step up to the microphone at the appropriate time and state your name and address.

16. Close Workshop portion of the meeting

(This closes the workshop portion of tonight's meeting)

CALL TO ORDER (The Regular portion of the meeting)

17. Approval of Minutes

1. February 27,2025 Regular

18. Ordinance Introduction

1. 2025-005 AN ORDINANCE ADOPTING THE VENTNOR PROFESSIONAL CAMPUS REDEVELOPMENT PLAN

19. Ordinance Introduction

1. 2025-006 AN ORDINANCE AMENDING CHAPTER 114, ENTITLED "FEES" AT SECTIONS 114-11, ENTITLED "CERTIFICATE OF LAND USE COMPLIANCE"

20. Ordinance Introduction

1. 2025-007 AN ORDINANCE AMENDING CHAPTER 114, ENTITLED "FEES", AT 114-23, ENTITLED "HOUSING STANDARDS" AND AT 114-26, ENTITLED "MERCANTILE LICENSING"

21. Ordinance Introduction

1. 2025-008 AN ORDINANCE REPEALING CHAPTER 138, ENTITLED "HOUSING STANDARDS", AT SECTION 7, SUBPARAGRAPH K, WHICH ADDRESSES SEASONAL CERTIFICATES OF OCCUPANCY.

22. Ordinance Public Hearing

- 1) 2025-003 AN ORDINANCE OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AMENDING CHAPTER 7, ARTICLE 1 OF THE CODE OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, ENTITLED "CLAIMS FOR PAYMENT" CONCERNING PURCHASING PROCEDURES FOR THE CITY OF VENTNOR

23. Ordinance Adoption

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24. Ordinance Public Hearing

- 1) 2025-004 AN ORDINANCE AMENDING CHAPTER 114, ENTITLED “FEES” AT SECTION 114-19, “DUMPSTERS AND PORTABLE STORAGE UNITS”

25. Ordinance Adoption

- 1) 2025-004 AN ORDINANCE AMENDING CHAPTER 114, ENTITLED “FEES” AT SECTION 114-19, “DUMPSTERS AND PORTABLE STORAGE UNITS”

26. Resolutions:

Motion to Adopt Resolutions 2025-116 through 2025-122 by Consent (Consent Agenda includes items of business which are not controversial & do not require individual discussion. A Motion approving the consent Agenda is moved, seconded & voted upon as one item by the City Commissioners. If any discussion is requested on a consent Agenda item, it is removed from the Consent Agenda to the Regular Agenda)

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2025-119	A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING CHANGE ORDER ONE (1) “CONSTRUCTION OF NEW BAND SHELL”
2025-120	A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY PROVISIONALLY APPOINTING SARI APPELBAUM TO ACCOUNTANT (00004)
2025-121	A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY PROVISIONALLY APPOINTING DANIELLE MANERA TO OFFICE SUPERVISOR (04870)
2025-122	A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY APPROVING THE PERMANENT APPOINTMENT OF QUYEN A. HARVEY TO ASSISTANT COMPTROLLER (00433)

27. Approve Bills & Payrolls

28. Announcements / Safety Report (if needed)

29. Commissioner Comments/Report

30. Public Comment

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31. Executive Session

32. Adjournment

Lisa H. Hand, RMC City Clerk