



CITY OF VENTNOR
COMMISSION MEETING
JULY 9, 2026

5:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/86432453908?pwd=V0N64bSnDCbTadSu6AvIKtIFAPGnuE.1>

Meeting ID: 864 3245 3908
Passcode: 058433

A. **Call to Order**

B. **Flag Salute**

C. **Roll Call**

D. **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

E. **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"

F. **Presentation**

- A. SHAINA MENDONSA-CERTIFICATE OF ACHIEVEMENT
- B. NOEL CORDERO-CERTIFICATE OF ACHIEVEMENT

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

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

**THE FOLLOWING ITEMS ARE SCHEDULED FOR ACTION AT THE 07.09.2026 PORTION
COMMISSION MEETING**

I. **Minutes**

- A. Aprill 23, 2026 – Regular

J. **Ordinance Introduction**

- A. **2026-013** AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR PAYMENT IN LIEU OF TAXES WITH VENTNOR HOLDINGS URBAN RENEWAL LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 et. seq.

K. Public Hearing / Adoption of Ordinance

- A. **2026-011** BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF VARIOUS EQUIPMENT AND VEHICLES FOR THE FIRE DEPARTMENT BY AND IN THE CITY OF VENTNOR, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY; APPROPRIATING \$1,270,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,209,523 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF
- B. **2026-012** BOND ORDINANCE PROVIDING FOR PHASE 1 OF THE WINCHESTER AVENUE SANITARY SEWER MAIN REPLACEMENT PROJECT BY THE CITY OF VENTNOR, IN THE COUNTY OF ATLANTIC, NEW JERSEY APPROPRIATING THREE MILLION DOLLARS (\$3,000,000) THEREFOR AND AUTHORIZING THE ISSUANCE OF UP TO THREE MILLION DOLLARS (\$3,000,000) AGGREGATE PRINCIPAL AMOUNT OR NOTES OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, NEW JERSEY TO FINANCE THE COST THEREOF

L. Resolutions/Contract(s)

(Resolutions 2026-187 through 2026-204)

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. **2026-187** APPROVAL TO SUBMIT A MUNICIPAL AID GRANT APPLICATION MA-2027 VENTNOR CITY -00485 AND EXECUTE GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION
- B. **2026-188** SUBMIT SUBMISSION OF A GRANT APPLICATION SST-2027-VENTNOR CITY -00043 AND EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION
- C. **2026-189** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REQUESTING APPROVAL OF SPEICAL ITEMS OF REVENUE AND APPROPRIATION (N.J.S.A. 40A:4-87)
- D. **2026-190** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REQUESTING APPROVAL OF SPEICAL ITEMS OF REVENUE AND APPROPRIATION (N.J.S.A. 40A:4-87)
- E. **2026-191** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REQUESTING APPROVAL OF SPEICAL ITEMS OF REVENUE AND APPROPRIATION (N.J.S.A. 40A:4-87)
- F. **2026-192** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING SOFTBALL CAMP FEES
- G. **2026-193** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING THE REFUND FOR JR. LIFEGUARD FEE TO ROSE CUPO
- H. **2026-194** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING SHORT TERM RENTAL FEE TO ADA BERROA
- I. **2026-195** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING A PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL DISTRIBUTION LICENSE NO. 0122-44-009-006 FROM MICHAEL DIPILLA INC TO LIQUORS & LUNCH COMPANY LLC

- J. 2026-196** RESOLUTION OF THE CITY OF VENTNOR, IN THE COUNTY OF ATLANTIC, NEW JERSEY, DETERMINING THE FORM AND OTHER DETAILS OF ITS “NOTE RELATING TO THE CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY WATER BANK”, TO BE ISSUED IN THE PRINCIPAL AMOUNT OF UP TO \$3,000,000, AND PROVIDING FOR THE ISSUANCE AND SALE OF SUCH NOTE TO THE NEW JERSEY INFRASTRUCTURE BANK, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH NOTE BY THE CITY OF VENTNOR IN FAVOR OF THE NEW JERSEY INFRASTRUCTURE BANK, ALL PURSUANT TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK
- K. 2026-197** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, AUTHORIZING THE FILING OF AN APPLICATION FOR A SHORT-TERM CONSTRUCTION LOAN FROM THE NEW JERSEY I-BANK UNDER THE CONSTRUCTION FINANCING PROGRAM AND AUTHORIZING THE ISSUANCE OF A CONSTRUCTION LOAN NOTE IN CONNECTION THEREWITH FOR THE WINCHESTER AVENUE SANITARY SEWER WATER REPLACEMENT PROJECT-PHASE 1
- L. 2026-198** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH VENTNOR HOLDINGS URBAN RENEWAL LLC
- M. 2026-199** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AWARDING OF CONTRACT FOR RIGHT TO KNOW RESPONSIBILITIES IN COMPLIANCE WITH THE ATLANTIC COUNTY JOINT INSURANCE FUND TO J.A. MONTGOMERY FOR AN AMOUNT NOT TO EXCEED \$4,030.00
- N. 2026-200** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING CLOSING OUT ESCROW ACCOUNTS
- O. 2026-201** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING THE CITY OF VENTNOR TO ENTER INTO AN AGREEMENT WITH SAMSARA INC, UNDER STATE CONTRACT FOR FLEET MANAGEMENT NOT TO EXCEED \$27,864.00
- P. 2026-202** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING PAYOUT OF FUNDS TO GERALD SCHAFFER SR.
- Q. 2026-203** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY HIRING BRETT BRANDOW UNDER THE STATE OF NEW JERSEY’S ALTERNATE ROUTE APPOINTMENTS PROGRAM, P.L. 201c.7
- R. 2026-204** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY HIRING CASEY GENOVESE UNDER THE STATE OF NEW JERSEY’S ALTERNATE ROUTE APPOINTMENTS PROGRAM, P.L.c.7

M. Approval of Bills and Payrolls

N. Discussion Items

- A. None

O. **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.

P. **Close Workshop portion of the meeting**

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

CALL TO ORDER (The Regular portion of the meeting)

Q. **Approval of Minutes**

- A. April 23, 2026 – Regular

R. **Ordinance Introduction**

- A. **2026-013** AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR PAYMENT IN LIEU OF TAXES WITH VENTNOR HOLDINGS URBAN RENEWAL LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 et. seq.

S. **Ordinance Public Hearing**

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W. Resolutions:

Motion to Adopt **Resolutions 2026-187 through 2026-204 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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X. **Approve Bills & Payrolls**

Y. **Announcements / Safety Report** (if needed)

Z. **Commissioner Comments/Reports**

AA. Public Comment

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BB. **Executive Session** (if Necessary)

CC. **Adjournment**

Lisa H. Hand, RMC City Clerk