



CITY OF VENTNOR
COMMISSION MEETING
AUGUST 13, 2026

5:30 PM

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

Join Zoom Meeting

<https://us02web.zoom.us/j/89220456772?pwd=E9WysWuOvAHv5IYTUHjfScsCy6yKVZ.1>

Meeting ID: 892 2045 6772
Passcode: 894650

- 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. None
 - G. Department Head Reports (If needed)
 - H. Capital Discussion (If needed)
- THE FOLLOWING ITEMS ARE SCHEDULED FOR ACTION AT THE 08.13.2026 PORTION COMMISSION MEETING**
- I. Minutes
 - A. May 14th 2026 Regular
 - B. May 28th 2026 Regular
 - C. June 11th 2026 Regular
 - D. June 25th 2026 Special Meeting

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.
- B. **2026-014** BOND ORDINANCE PROVIDING FOR VARIOUS 2026 GENERAL CAPITAL IMPROVEMENTS BY AND IN THE CITY OF VENTNOR, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY; APPROPRIATING \$880,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$838,095 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

K. Public Hearing / Adoption of Ordinance

- A. None

L. Resolutions/Contract(s)

(Resolutions 2026-206 through 2026-234

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. **2026-206** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REQUESTING APPROVAL OF SPECIAL ITEMS OF REVENUE AND APPROPRIATION (N.J.S.A. 40A:4-87)
- B. **2026-207** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING A SHARED SERVICES AGREEMENT WITH VENTNOR BOARD OF EDUCATION FOR LAW ENFORCEMENT OFFICER(S) FOR THE 2026-2027 SCHOOL YEAR
- C. **2026-208** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING PERMIT FEES TO BERENATO ENVIRONMENTAL ASSOCIATES LLC
- D. **2026-209-** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY APPROVING A ONE-YEAR LICENSE AGREEMENT FOR THE DOWNBEACH SEAFOOD FESTIVAL IN SEPTEMBER OF 2026 AND AUTHORIZING CERTAIN CLOSURES DURING THE SEAFOOD FESTIVAL
- E. **2026-210** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING CLOSING THE BOAT RAMP AND AUTHORIZING CERTAIN ROAD CLOSURES AND NO PARKING AT SKI BEACH AND SURROUNDING STREETS FROM WEDNESDAY SEPTEMBER 16, 2026 TO TUESDAY SEPTEMBER 22, 2026 FOR THE DOWNBEACH SEAFOOD FESTIVAL
- F. **2026-211** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING BOARDWALK BENCH FEE TO JANET ZOLOT
- G. **2026-212** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REQUESTING APPROVAL OF SPECIAL ITEMS OF REVENUE AND APPROPRIATIONS (N.J.S.A. 40A:4-87)
- H. **2026-213** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REQUESTING APPROVAL OF SPECIAL ITEMS OF REVENUE AND APPROPRIATIONS (N.J.S.A. 40A:4-87)

- I. **2026-214** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REQUESTING APPROVAL OF SPECIAL ITEMS OF REVENUE AND APPROPRIATIONS (N.J.S.A. 40A:4-87)
- J. **2026-215** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING RECREATION CAMP FEES
- K. **2026-216** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC STATE OF NEW JERSEY AUTHORIZING THE EXEUTION OF A TAX ABATEMENT AGREEMENT FOR BLOCK 26 LOT 4; ALSO KNOWN AS 105 S STRATFORD AVE
- L. **2026-217** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF A TAX ABATMENET AGREEMENT FOR BLOCK 100 LOT 18; ALSO KNOWN AS 5125 WINCHESTER AVE
- M. **2026-218** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING THE EXEUTION OF A TAX ABATEMENT AGREEMENT FOR BLOCK 149 LOT 3; ALSO KNOWN AS 107 N SURREY AVE
- N. **2026-219** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF A TAX ABATEMENT AGREEMENT FOR BLOCK 150 LOT 10; ALSO KNOWN AS 5608 EDGEWATER AVE
- O. **2026-220** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING THE EXEUTION OF A TAX ABATEMENT AGREEMENT FOR BLOCK 290 LOT 8; ALSO KNOWN AS 518 N CAMBRIDGE AVE
- P. **2026-221** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF A TAX ABATEMENT CONTINUTATION AGREEMENT FOR BLOCK 174 LOT 17.01; ALSO KNOWN AS 126B N NEW HAVEN AVE
- Q. **2026-222** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING SEASONAL/PART-TIME LIFEGUARDS FOR THE CITY OF VENTNOR
- R. **2026-223** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING RECREATION CAMP FEES
- S. **2026-224** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING RECREATION CAMP FEES
- T. **2026-225** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING PICKLEBALL MEMBERSHIP
- U. **2026-226** A RESOLUTION OF THE CITY OF VENTOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING RECREATION CAMP FEES
- V. **2026-227** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING TO ENTER INTO A CONTRACT WITH DEBLASIO & ASSOCIATES FOR CONSTRUCTION MANAGEMENT SERVICES FOR LEAD SERVICE LINE REPLACEMENT PROGRAM-PHASE 1
- W. **2026-228** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REFUNDING RECREATOIN CAMP FEES
- X. **2026-229** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING A CANCELLATION OF TAX

- Y. **2026-230** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY CONCERNING 2026 THIRD QUARTER TAXES AND GRACE PERIOD

- Z. **2026-231** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AUTHORIZING A CONTRACT TO COLLIERS ENGINEERING & DESIGN FOR FINAL CONSTRUCTION DOCUMENTS, BIDDING SERVICES AND CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES NOT TO EXCEED \$38,000.00

- AA. **2026-232** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AMENDING THE PERSONNEL POLICY MANUAL SECTION PERTAINING TO HEALTH BENEFITS WAIVER

- BB. **2026-233** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AWARDING A CONTRACT TO CAPELA CONSTRUCTION INC. FOR BULKHEAD REPLACEMENT ON CAMBRIDGE AVE NOT TO EXCEED \$123,350.00

- CC. **2026-234** A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AWARDING A CONTRACT TO CHARLES MARANDINO LLC FOR WINCHESTER AVENUE SANITARY SEWER REPLACEMENT NOT TO EXCEED \$2,436,615.00

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. May 14th 2026 Regular
- B. May 28th 2026 Regular
- C. June 11th 2026 Regular
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R. **Ordinance Introduction**

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T. Ordinance Public Hearing

- A. None

U. Ordinance Adoption

- A. None

V. Resolutions:

Motion to Adopt **Resolutions 2026-206 through 2026-234 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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Y. Commissioner Comments/Reports

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AA. Executive Session (if Necessary)

BB. Adjournment

Lisa H. Hand, RMC City Clerk