

**OCEAN CITY REORGANIZATION MEETING  
TUESDAY, JULY 1, 2025 – 6:00 P.M.  
CITY HALL - COUNCIL CHAMBERS  
CITY OF OCEAN CITY, NEW JERSEY**

**CALL TO ORDER**

**ROLL CALL**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

**NOMINATION AND ELECTION OF PRESIDENT OF CITY COUNCIL**

**NOMINATION AND ELECTION OF VICE PRESIDENT OF CITY COUNCIL**

**REPORTS – MAYOR AND ADMINISTRATION**

**RESOLUTIONS:**

1. A Resolution Consenting to City Council's Appointment of Councilman Sean C. Barnes to the Ocean City Planning Board
2. A Resolution Consenting to City Council's Appointment of Councilman Peter V. Madden to the Utility Advisory Board
3. A Resolution Authorizing the Payment of Claims

**CITIZEN COMMENT – Any Topic**

**ADJOURNMENT**

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**CALL TO ORDER**

**ROLL CALL**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

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**CITIZEN COMMENT – Any Topic**

**ADJOURNMENT**

CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-436

CONSENTING TO CITY COUNCIL’S APPOINTMENT OF COUNCILMAN  
SEAN C. BARNES TO THE OCEAN CITY PLANNING BOARD

WHEREAS, N.J.S.A. 40:55D-23 requires a member of the governing body to be appointed to the Municipal Planning Board; and

WHEREAS, Sean C. Barnes has consented to the appointment as a Class III member to the Ocean City Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Ocean City that Sean C. Barnes be and is hereby appointed as a Class III member to the Ocean City Planning Board for a term of one year commencing July 1, 2025 and ending June 30, 2026.

\_\_\_\_\_  
Council President

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Ocean City, New Jersey at a Council Meeting held on Tuesday, July 1, 2025, with the voting record as indicated below.

NAME	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAINED
Barnes						
Crowley						
Hartzell						
Levchuk						
Madden						
Polcini						
Winslow						

\_\_\_\_\_  
Melissa G. Rasner, City Clerk

CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-437

CONSENTING TO CITY COUNCIL’S REAPPOINTMENT OF COUNCILMAN  
PETER V. MADDEN AS LIAISON TO THE UTILITY ADVISORY COMMISSION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, New Jersey, that Councilman Peter V. Madden is hereby reappointed as Liaison to the Ocean City Utility Advisory Commission for the following term: One (1) year from July 1, 2025 to June 30, 2025

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Council President

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Ocean City, New Jersey at a Council Meeting held on Tuesday, July 1, 2025, with the voting record as indicated below.

NAME	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAINED
Barnes						
Crowley						
Hartzell						
Levchuk						
Madden						
Polcini						
Winslow						

\_\_\_\_\_  
Melissa G. Rasner, City Clerk

CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION  
No. 25-62-438

AUTHORIZING THE PAYMENT OF CLAIMS

WHEREAS, N.J.S.A. 40A: 5-17 entitled “Approval and Payment of Claims and Required General Books of Account” generally sets forth the manner in which claims against municipalities are to be handled; and

WHEREAS, the attached bill list represents claims against the municipality for period including June 21, 2025 to June 26, 2025.

NOW, THEREFORE, BE IT RESOLVED that the attached bill list is approved for payment.

\_\_\_\_\_  
Frank Donato III  
Chief Financial Officer

\_\_\_\_\_  
Council President

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Ocean City, New Jersey at a Council Meeting held on Tuesday July 1, 2025, with the voting record as indicated below.

NAME	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAINED
Barnes						
Crowley						
Hartzell						
Levchuk						
Madden						
Polcini						
Winslow						

\_\_\_\_\_  
Melissa G. Rasner, City Clerk

P.O. Type: All  
Range: First to Last  
Format: Condensed  
Vendors: All  
Rcvd Batch Id Range: First to Last

Include Project Line Items: Yes  
Include Non-Budgeted: Y

Open: N  
Rcvd: Y  
Bid: Y

Paid: N  
Held: Y  
State: Y

Void: N  
Aprv: N  
Other: Y  
Exempt: Y

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
24-02948	10/22/24	OTTINGER MEADOW OTTINGER		Open	75.00	0.00	
25-00055	01/16/25	AC ELECT ATLANTIC CITY ELECTRIC	2025 CITYWIDE ELECTRIC	Open	5,445.97	0.00	B
25-00056	01/16/25	NJAM3 NEW JERSEY-AMERICAN WATER CO.	2025 CITYWIDE WATER/SEWER	Open	58,955.37	0.00	B
25-00057	01/16/25	SJGAS SOUTH JERSEY GAS COMPANY	2025 GAS CHARGES	Open	1,117.71	0.00	B
25-00058	01/16/25	VERIZ VERIZON	2025 PHONE CHARGES	Open	7.18	0.00	B
25-00294	01/28/25	DEARBORN DEARBORN NATIONAL LIFE INSURAN		Open	1,395.90	0.00	B
25-00325	01/29/25	TRI-STAT TRI-STATE DIAGNOSTICS CORP.		Open	4,460.00	0.00	B
25-00340	01/31/25	SHOREPHY SHORE PHYSICIANS GROUP	Res. 25-61-264	Open	840.00	0.00	B
25-00612	02/28/25	ACCESS RETRIEVEX HOLDINGS CORP	See Notes	Open	1,674.72	0.00	B
25-01252	05/05/25	FALCONS EAST COAST FALCONS, LLC	RES: 25-61-284	Open	18,428.28	0.00	B
25-01263	05/05/25	PETROSH PETROSH'S BIG TOP, LLC		Open	3,350.00	0.00	
25-01381	06/02/25	RALPH V.E. RALPH, INC.	Res 25-61-230	Open	1,412.92	0.00	
25-01394	06/03/25	PRIME PRIME EVENTS		Open	1,650.00	0.00	
25-01412	06/04/25	PINELCON PINELAND CONSTRUCTION, LLC	RESOLUTION #22-59-087	Open	6,207.12	0.00	
25-01441	06/09/25	MCMAM MCMAHON AGENCY INC.	FLOOD INSURANCE	Open	90,620.00	0.00	
25-01453	06/11/25	COPIE COPIERS PLUS, INC.	HPC WALKING TOUR BROCHURE	Open	440.08	0.00	
25-01593	06/18/25	500 B 500 BAY CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2023	Open	0.00	0.00	
25-01594	06/18/25	700 A 700 ATLANTIC AVE. CONDO ASSO.	1ST INSTALLMENT FOR 2024	Open	2,000.00	0.00	
25-01595	06/18/25	701ASBUR 701 ASBURY AVENUE CONDO ASSOC.	1ST INSTALLMENT FOR 2024	Open	500.00	0.00	
25-01596	06/20/25	10THSTRE WHARF MARINA LLC		Open	5,000.00	0.00	
25-01597	06/20/25	SAMHUTCH SAMUEL HUTCHINS		Open	680.00	0.00	
25-01599	06/20/25	PETROSH PETROSH'S BIG TOP, LLC		Open	3,690.00	0.00	
25-01600	06/20/25	KISHMANA ANTHONY KISHMAN		Open	1,450.00	0.00	
25-01601	06/20/25	AMSTUTZT TRAVIS AMSTUTZ		Open	770.00	0.00	
25-01602	06/20/25	DEMAYODE DENNIS DEMAYO		Open	165.00	0.00	
25-01604	06/20/25	MAGANEDW EDWARD MAGAN		Open	165.00	0.00	
25-01605	06/20/25	MEJIAJUN JUNIOR MEJIA		Open	110.00	0.00	
25-01611	06/20/25	STEFABDA DANIEL STEFANKIEWICZ		Open	715.00	0.00	
25-01612	06/20/25	MESKOWIT ROBERT MOSKOVITZ		Open	220.00	0.00	
25-01620	06/20/25	JAMESPLO JAMES PLOURDE PAINTING		Open	4,700.00	0.00	
25-01624	06/20/25	RUDERM RUDERMAN & ROTH, LLC	RESOLUTION #25-61-276	Open	918.00	0.00	B
25-01625	06/20/25	LEVINSON COOPER LEVENSON PA		Open	39.00	0.00	
25-01627	06/20/25	USTREASU US TREASURY DEPARTMENT	2025-06 / 21-6000952	Open	1,009.77	0.00	
25-01628	06/20/25	900 P 900 PARK PLACE CONDO ASSN INC.	1ST INSTALLMENT FOR 2024	Open	1,000.00	0.00	
25-01629	06/20/25	3400CENT 3400 CENTRAL AVE. CONDO	FIRST INSTALLMENT FOR 2024	Open	1,000.00	0.00	
25-01630	06/20/25	ATLGA ATLANTIC GARDENS CONDO. ASSN.	1ST INSTALLMENT FOR 2024	Open	8,000.00	0.00	
25-01631	06/20/25	BAYCL BAY CLUB CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	4,500.00	0.00	
25-01632	06/20/25	BAYLA BAY LANDING CONDO ASSN.	1ST INSTALLMENT FOR 2024	Open	2,000.00	0.00	
25-01633	06/20/25	BAYTW BAY TWELVE CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	1,500.00	0.00	
25-01635	06/20/25	BEAC BEACHES CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	3,000.00	0.00	
25-01636	06/20/25	BEAC2 OCEANSIDE CONDO/BEACHWATCH II	1ST INSTALLMENT FOR 2024	Open	2,500.00	0.00	
25-01637	06/20/25	BEACHCLU BEACH CLUB SUITES	1ST INSTALLMENT FOR 2024	Open	1,500.00	0.00	
25-01638	06/20/25	BEACW BEACHWATCH I CONDO ASSN.	1ST INSTALLMENT FOR 2024	Open	3,500.00	0.00	
25-01639	06/20/25	BISCA BISCAYNE SUITES CONDO. ASSOC.	1ST INSTALLMENT FOR 2024	Open	6,500.00	0.00	
25-01640	06/20/25	BLUET BLUE WATER TOWNHOMES CONDO ASN	1ST INSTALLMENT FOR 2024	Open	2,500.00	0.00	
25-01641	06/20/25	BLUEW BLUE WATER CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	16,000.00	0.00	
25-01642	06/20/25	BREAR BREAKERS CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	2,500.00	0.00	
25-01643	06/20/25	BRIDG BRIDGEPORT PLAZA CONDOMINIUM	1ST INSTALLMENT FOR 2024	Open	1,500.00	0.00	

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type	
25-01644	06/20/25	BRIGH	BRIGHTON PLACE CONDOMINIUM ASN	1ST INSTALLMENT FOR 2024	Open	3,500.00	0.00	
25-01645	06/20/25	CAPEHOUS	CAPE HOUSE CONDO ASSOC.	1ST INSTALLMENT FOR 2024	Open	1,000.00	0.00	
25-01646	06/20/25	COASA	COASTAL COURT CONDOMINIUM ASSN	1ST INSTALLMENT FOR 2024	Open	1,500.00	0.00	
25-01647	06/20/25	CROSSING	CROSSING MOTOR INN	1ST INSTALLMENT FOR 2024	Open	4,000.00	0.00	
25-01648	06/20/25	DOLPH	DOLPHIN COURT CONDOMINIUM ASSN	1ST INSTALLMENT FOR 2024	Open	3,000.00	0.00	
25-01649	06/20/25	FAVOR	FAVORITE HARBOR CONDO ASSN.	1ST INSTALLMENT FOR 2024	Open	2,000.00	0.00	
25-01650	06/20/25	EBBTIDE	EBB TIDE SUITES	1ST INSTALLMENT FOR 2024	Open	800.00	0.00	
25-01651	06/20/25	EDGEW	EDGEWATER CONDO ASSN.	1ST INSTALLMENT FOR 2024	Open	1,500.00	0.00	
25-01652	06/20/25	FLAGP	FLAGSHIP CONDOMINIUM ASSN	1ST INSTALLMENT FOR 2024	Open	2,000.00	0.00	
25-01653	06/20/25	FLAN2	FLANDERS CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	14,000.00	0.00	
25-01654	06/20/25	FOURS	FOUR SEASONS CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	11,000.00	0.00	
25-01655	06/20/25	GARD	GARDENS EAST CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	2,000.00	0.00	
25-01656	06/20/25	GARDP	GARDENS PLAZA CONDO OWNERS ASN	1ST INSTALLMENT FOR 2024	Open	6,500.00	0.00	
25-01657	06/20/25	HARBH	HARBOR HOUSE CLUB CONDO	1ST INSTALLMENT FOR 2024	Open	3,000.00	0.00	
25-01658	06/20/25	HAVENARM	HAVEN ARMS CONDO. ASSOC. INC.	1ST INSTALLMENT FOR 2024	Open	1,500.00	0.00	
25-01659	06/20/25	LEGAC	LEGACY CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	2,500.00	0.00	
25-01660	06/20/25	NORE	NOR'EASTER CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	2,500.00	0.00	
25-01661	06/20/25	NANTU	NANTUCKET CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	10,500.00	0.00	
25-01662	06/20/25	OCEA1	OCEAN 17 CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	4,000.00	0.00	
25-01663	06/20/25	OCEA2	OCEAN AIRE CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	3,500.00	0.00	
25-01664	06/20/25	OCEAN7	OCEAN 7 CONDOMINIUM	1ST INSTALLMENT FOR 2024	Open	4,500.00	0.00	
25-01665	06/20/25	OCEA9	OCEAN 900 CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	4,500.00	0.00	
25-01666	06/20/25	OCEAC	OCEAN COLONY CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	14,500.00	0.00	
25-01667	06/20/25	OCEAE	OCEAN ISLE 921 CONDO ASSN.	1ST INSTALLMENT FOR 2024	Open	3,000.00	0.00	
25-01668	06/20/25	OCEAM	OCEAN MIST CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	3,000.00	0.00	
25-01669	06/20/25	OCEAR	OCEAN REEF CLUB CONDO ASSN.	1ST INSTALLMENT FOR 2024	Open	40,000.00	0.00	
25-01670	06/20/25	OCEAS	OCEAN AIRE SOUTH CONDOMINIUM	1ST INSTALLMENT FOR 2024	Open	4,000.00	0.00	
25-01671	06/20/25	OCEAT	OCEAN TERRACE CONDOMINIUM ASSN	1ST INSTALLMENT FOR 2024	Open	1,500.00	0.00	
25-01672	06/20/25	OCEAU	OCEAN COURT APARTMENTS INC.	1ST INSTALLMENT FOR 2024	Open	7,500.00	0.00	
25-01673	06/20/25	TIDES	OCEAN TIDES CONDO ASSO.	1ST INSTALLMENT FOR 2024	Open	1,000.00	0.00	
25-01674	06/20/25	OCEAV	OCEAN VILLAGE SOUTH COND ASSN.	1ST INSTALLMENT FOR 2024	Open	7,000.00	0.00	
25-01675	06/20/25	PIPEI	PIPER I CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	1,500.00	0.00	
25-01676	06/20/25	PLYMC	PLYMOUTH COURT CONDO	1ST INSTALLMENT FOR 2024	Open	150.00	0.00	
25-01677	06/20/25	PLYMM	PLYMOUTH MANOR CONDO ASSN.	1ST INSTALLMENT FOR 2024	Open	5,000.00	0.00	
25-01678	06/20/25	SANDB	SANDPEBBLES CONDOMINIUM	1ST INSTALLMENT FOR 2024	Open	1,500.00	0.00	
25-01679	06/20/25	SANTA	SANTA BARBARA SOUTH CONDO ASSN	1ST INSTALLMENT FOR 2024	Open	2,500.00	0.00	
25-01680	06/20/25	SEASCAPE	SEASCAPE CONDO ASSOCIATION	1ST INSTALLMENT FOR 2024	Open	2,500.00	0.00	
25-01681	06/20/25	SEASM	SEASCAPE MOTOR INN	1ST INSTALLMENT FOR 2024	Open	2,500.00	0.00	
25-01682	06/20/25	SEAVB	SEAVIEW BEACH CONDOMINIUM ASSN	1ST INSTALLMENT FOR 2024	Open	3,500.00	0.00	
25-01683	06/20/25	SIFTING	SIFTING SANDS CONDO ASSOC.	1ST INSTALLMENT FOR 2024	Open	4,500.00	0.00	
25-01684	06/20/25	SUNBEACH	SUN BEACH MOTEL CONDO., ASSOC.	1ST INSTALLMENT FOR 2024	Open	3,500.00	0.00	
25-01685	06/20/25	TOPWA	TOP OF THE WAVE CONDO ASSN	1ST INSTALLMENT FOR 2024	Open	1,000.00	0.00	
25-01686	06/20/25	VILLCOUR	VILLAGE COURT CONDO ASSOC.	1ST INSTALLMENT FOR 2024	Open	1,000.00	0.00	
25-01687	06/20/25	WATSO	WATSON'S REGENCY CONDO ASSN.	1ST INSTALLMENT FOR 2024	Open	6,500.00	0.00	
25-01688	06/20/25	WESLE	WESLEY BEACH CONDOMINIUM ASSN.	1ST INSTALLMENT FOR 2024	Open	2,500.00	0.00	
Total Purchase Orders:		93	Total P.O. Line Items:	0	Total List Amount:	484,662.02	Total Void Amount:	0.00

June 25, 2025  
10:13 AM

CITY OF OCEAN CITY  
Check Register By Check Id

Page No: 1

*Issued Outside Bill List*

Range of Checking Accts: GENERAL to GENERAL      Range of Check Ids: 114153 to 114153  
Report Type: All Checks      Report Format: Super Condensed      Check Type: Computer: Y      Manual: Y      Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
114153	06/25/25	SCIARRIL FRANK SCIARRILLO	4,218.00		6157

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	4,218.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	4,218.00	0.00