

ORDINANCE NO. 25-12

**BOND ORDINANCE AMENDING SECTION 3(C) OF
BOND ORDINANCE #24-08 OF THE CITY OF OCEAN
CITY, IN THE COUNTY OF CAPE MAY, NEW JERSEY,
FINALLY ADOPTED JUNE 13, 2024, IN ORDER TO
REVISE THE DESCRIPTION OF THE PROJECT, AND
AUTHORIZING THE ACQUISITION OF PROPERTY
PURSUANT TO N.J.S.A. 40A:12-1 ET SEQ.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCEAN CITY, IN THE COUNTY OF CAPE MAY, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The description in Section 3(C) of Bond Ordinance #24-08 of the City of Ocean City, in the County of Cape May, New Jersey (the "City"), finally adopted June 13, 2024, is hereby amended in its entirety to read as follows:

"General improvements to various City buildings and the acquisition and renovation of properties for use as the Public Safety Building, located at 801 Asbury Avenue, 412 Eighth Street and 800 Central Avenue, also known as Block 806, Lots 8 and 9, Block 806, Lot 10 and Block 806, Lot 11 on the official tax maps of the City, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto."

Section 2. Pursuant to *N.J.S.A. 40A:12-1 et seq.*, the City hereby approves the acquisition of the properties located at 801 Asbury Avenue, 412 Eighth Street and 800 Central Avenue, also known as Block 806, Lots 8 and 9, Block 806, Lot 10 and Block 806, Lot 11 on the official tax maps of the City, for a purchase price of \$12,600,000, which the City hereby deems reasonable. The Mayor, Chief Financial Officer, City Clerk and the City's professionals are each hereby authorized and directed to prepare and execute any and all documents necessary to effectuate the acquisition of such properties, including, but not limited to, a purchase contract, or any similar agreement, and any amendments thereto, and any and all documents, certificates, agreements or instruments necessary to undertake and complete the acquisition of such properties. Such City officials and professionals are further authorized and directed to undertake any and all activities required pursuant to such contract or agreement. Any action taken by the City prior to the date hereof, including by such City officials and professionals, is hereby ratified, confirmed and approved.

Section 3. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith.

To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 4. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Jay A. Gillian, Mayor

Terry Crowley, Jr., Council President

The above Ordinance was passed by the Council of Ocean City, New Jersey, at a meeting of said Council held on the 25th day of September, 2025 and was taken up for a second reading and final passage at a meeting of said Council held on the 9th day of October, 2025 in Council Chambers, City Hall, Ocean City, New Jersey, at six o'clock in the evening.

Melissa G. Rasner, City Clerk

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-505

AUTHORIZING THE ADVERTISEMENT OF CITY CONTRACT #26-06, TOWING
AND LOCKOUT SERVICES FOR THE CITY OF OCEAN CITY

BE IT RESOLVED by the City Council of the City of Ocean City, New Jersey that it authorizes the advertisement of specifications for City Contract #26-06, Towing and Lockout Services for the City of Ocean City

Terry Crowley, Jr.
Council President

Note: The legal advertisement will be placed in the Ocean City Sentinel on Wednesday, October 15, 2025 with the bid opening scheduled on Thursday, November 13, 2025 and an anticipated date of award on Thursday, November 20, 2025.

Files: RAU CC #26-06 Towing and Lockout Services for OC.docx

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 Thursday, October 9, 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. 25-62-506

AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO
GO EVENTS, INC. FOR VARIOUS PERFORMANCES AT THE 2026 FIRST NIGHT
CELEBRATION

WHEREAS, the City of Ocean City has a need to provide entertainment, activities, & performers for the City’s First Night Celebration; and

WHEREAS, Go Events, Inc. has submitted a Business Entity Disclosure Certification which certifies that Go Events, Inc., has not made any contributions to a political or candidate committee for an elected office in the City of Ocean City, County of Cape May, New Jersey in the previous one-year period, and that the contract will prohibit Go Events, Inc. from making any contributions through the term of the contract; and

WHEREAS, the City of Ocean City may enter into an alternative non-advertised method of award contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, a contract for professional services may be entered into without competitive bidding pursuant to N.J.S.A. 40A:11-5; and

WHEREAS, Daniel C. Kelchner, Director of Community Services; Thomas R. Mahar, Purchasing Assistant, Michael Rossbach Jr., QPA, City Purchasing Manager have reviewed the proposal for entertainment, activities, & performers from Go Events, Inc. for the City of Ocean City’s First Night Celebration and recommend that Go Events, Inc. be awarded an alternative non-advertised method contract for ongoing entertainment needs; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, New Jersey that an alternative non-advertised contract with **Go Events, Inc., PO Box 1872, Laurel Springs, NJ 08021** be awarded as follows:

<u>Item</u>	<u>Description</u>	<u>Total Amount</u>
1.	Supply of Entertainment & Activities for First Night 2026.....	\$117,285.00
Total Amount for the Supply of Entertainment & Activities for First Night 2026.....		\$117,285.00
2.	Go Events, Inc. during the contract period are subject to the actual needs as established by the City of Ocean City. As items are required, the City Purchasing Manager shall issue a Purchase Order for those items based on the availability of funds. No items shall be sent to the City without first obtaining a Purchase Order for said service.	
3.	A copy of this Resolution and Contract shall be available for inspection in the Ocean City Clerk's Office and shall be published on one (1) occasion in the Ocean City Sentinel.	
4.	A copy of the Business Entity Certification and the Business Registration Certificate (BRC) will be on file with the Purchasing Division.	

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION
No. 25-62-506

BE IT FURTHER RESOLVED by the City Council of the City of Ocean City that the Purchasing Manager is hereby authorized to execute a purchase order with Go Events, Inc. in accordance with this resolution.

The Director of Financial Management certifies that funds are available and shall be charged to account #T-12-60-175-011 as Purchase Orders are issued. The estimated annual contract value is not to exceed \$117,285.00.

CERTIFICATION OF FUNDS

Frank Donato III, CFO
Director of Financial Management

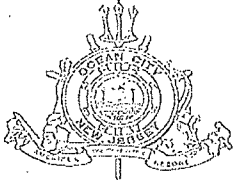
Terry Crowley, Jr.
Council President

Files: RPS Go Events First Night 2026.docx

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 Thursday, October 9, 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

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF COMMUNITY SERVICES

TO: George Savastano, Business Administrator
Michael Rossbach Jr., Purchasing Manager

FROM: Daniel C. Kelchner
Director of Community Services

DATE: September 29, 2025

SUBJECT: First Night 2026 Entertainment

All,

I am writing in support of a resolution authorizing contracts with Go Events, Inc. totaling \$117,285.00 for the City's First Night 2026 celebration. First Night is a long-standing tradition that takes place on December 31st each year. The event is celebrating its 33rd Anniversary this year. First Night provides family friendly entertainment for all ages from the hours of 4:00 P.M. to Midnight on New Year's Eve. Button sales generate revenue for the event at the cost of \$18 per person if purchased by November 30th, and \$23 per person if purchased thereafter. The event attracts well over 10,000 people to Ocean City on a typical New Year's Eve.

Go Events Inc, formally Center Stage Entertainment, has been a long-standing partner of First Night and they have provided us with some of the best entertainment in the industry. The entertainment that they are providing this year includes karaoke, an outdoor ice-skating rink, inflatables for the Civic Center, a country line dancing and disco instruction course, various DJ services, and Dustin Dean's The Mentalist show. Go Events, Inc. will also provide First Night with our four headliners for this year's event – Yellow Brick Road, Street Night Serenade, Frontiers and The Motor City Revue Show. All four acts are well known throughout the country as the premier cover bands for the multi-platinum songbooks of Elton John, Billy Joel, Journey and the best of the 60s and 70s Motown hits.

Also of note, previous First Night headliners include Tavares, Chubby Checker, The Spinners, The Trammps and The Duprees. We have had a wonderful relationship with this vendor and are fully confident they will provide another slate of top-notch entertainment for the 2026 event.

If you have any questions, please feel free to contact my office at 609-525-9292.

Sincerely,

Daniel C. Kelchner
Director of Community Services



Go Events Inc

P.O. Box 1872 Laurel Springs NJ 08021

Phone: 856-800-0101 Email: info@goevents.com

CONTRACT

CONTRACT: 468300

CLIENT INFORMATION

CONTACT: Justin Juliano
COMPANY: City of Ocean City
ADDRESS: 861 Asbury Avenue
CITY, ST, ZIP: Ocean City, NJ 08226

MOBILE: 609-525-9336
WORK: 609-399-6111
FAX:
EMAIL: jjuliano@ocnj.us

EVENT INFORMATION

Date	Event Name	Start Time	End Time	Amount
12/31/2025	First Night Ocean City- Karaoke	7:00 PM	10:00 PM	\$1,250.00
12/31/2025	Billy Joel tribute at Hughes PAC (High School)	9:00 PM	12:00 AM	\$9,500.00
12/31/2025	Ocean City Music Pier - Motor City + Frontiers Band	10:00 PM	12:00 AM	\$32,150.00
12/31/2025	Ocean City First Night -Mentalist Dustin Dean and Soundman	5:00 PM	8:00 PM	\$5,700.00
12/31/2025	First Night Ocean City - DJ /Soundman/Supervisor DJ /Ice Rink	2:30 PM	11:00 PM	\$1,500.00
12/31/2025	First Night Ocean City - Instructors and Country Dancers (2)	5:00 PM	10:00 PM	\$2,385.00
12/31/2025	NYE First Night The Sensational Soul Cruisers	9:00 PM	11:45 PM	\$14,350.00
12/31/2025	Ocean City First Nite - Inflatables + Train	4:00 PM	8:00 PM	\$9,000.00
12/31/2025	Yellow Brick Road at Hughe PAC (High School)	7:00 PM	9:00 PM	\$15,250.00
12/31/2025	Disco Line Dancing Experience- Soundman/Dancers/ DJ	7:00 PM	7:45 PM	\$3,250.00

LOCATION INFORMATION

VENUE: Ocean City, NJ - Various Locations Listed Above
ADDRESS: Ocean City, NJ

CONTRACT NOTES:

Accommodations
Dustin Dean - KING (1 Night)
Motor City - 2 KING + 6 DOUBLE (2 Nights)
Frontiers - 5 KINGS (1 Night)
Yellow Brick Road - 5 KING (2 Nights)

SUMMARY OF CHARGES

EVENT PRICE: \$94,335.00
50% DUE AT SIGNING BALANCE DUE AT EVENT

Continued on next page

TERMS AND CONDITIONS

1. ENTIRE AGREEMENT: This agreement represents the full and complete understanding between Go Events and Client. This writing supersedes all prior and simultaneous agreements or understandings, either written or oral, between the parties. In the event that any party to this agreement wishes to alter or amend any of the terms set forth herein, such alterations must be set forth in a written document and signed by all relevant and necessary parties.

2. CLIENT CAPACITY TO CONTRACT: Client affirms that he/she is at least 18 years old and has the legal capacity to enter into a contract with Go Events.

3. RESERVATION: Upon client's signature, Go Events services will be reserved for the time and date specified above. In the event Go Events cancels the engagement, the reservation retainer of is refundable and Go Events will assume no other liability or damages as a result of such cancellation.. In the event the engagement is cancelled due to a National or Local declared State of Emergency, extreme weather, venue closure or an Act of God the reservation retainer will be transferred to a mutually agreeable date by both parties. If a new date can not be mutually agreed upon a mutually agreeable upon suitable replacement will be procured by Go Events at the agreed upon terms and fees of this contract

***COVID-19 CLAUSE: If the event date is changed due to the effects of COVID-19 the deposit can be transferred to a new date mutually agreed upon by Go Events and client. If a new date can not be mutually agreed upon a mutually agreeable suitable replacement will be procured by Go Events at the agreed upon terms and fees of this contract. If the event is canceled due to the effects of COVID-19 50% of the original retainer will be refunded

4. PAYMENT: The client understands and agrees that the remaining amount is due 2 days prior to the event. Payment shall be made in the form of check, ACH, or credit card. Failure to make required payments on the schedule will result in a breach of contract and the client will forfeit event coverage with no refund of monies having previously been paid by the client. If the client cancels the services that are the subject of this contract prior to the service date for any reason, regardless of fault, the entire retainer shall be forfeited and will result in the cancellation of this contract by Go Events. If the cancellation occurs by client for any reason within two weeks prior to the event date and Go Events is not able to find comparable employment through ordinary due diligence for the date of the event, Go Events shall reserve the right to demand, and client agrees to pay, full payment of the contract amount contained herein.

5. TIMELINE: The client will be responsible for completing and returning a timeline in a timely manner, but not less than prior to the scheduled service date, to Go Events. The role of the timeline is to provide Go Events with the necessary information needed to provide satisfactory services on the date requested. It is recommended that the client provide Go Events, with a list of all requests, power points, videos and ceremonies that the clients wish to have during the contracted service time. Go Events will make every possible effort, within reason, to provide the items requested on the reception planning sheet.

6. VENUE OBLIGATIONS: In order to carry out the services contemplated by this contract, Go Events must have the full cooperation of the venue where said services are to be rendered. Go Events must also be provided with the following equipment at the venue where services will be rendered: an electrical power source and any applicable public entertainment licenses required by law for the venue where services will be rendered. Go Events will not be responsible for the above-mentioned items and in the event that these items are not provided by the venue where services will be rendered, Go Events shall not be held liable for the inability to provide the services obligated under this contract. It is the client's responsibility, not that of Go Events to ensure that the necessary equipment is provided by the venue.

7. ASSIGNMENT OF THIS CONTRACT: The services obligated under this contract may not be assigned to any other party without the express written consent of Go Events.

8. LIMIT OF LIABILITY: Go Events warrants and declares that every effort will be made to provide high-quality entertainment services. In the unlikely event of severe medical, natural, or other emergencies, it may be necessary to retain an alternative service. Go Events will make every effort to secure a replacement and/or willing to provide similar entertainment services under this contract. If such a situation should occur and a suitable replacement is not found, responsibility and liability are limited to the return of all payments received under this contract.

9. SEVERABILITY: In the event that any provision of this agreement is held to be invalid or unenforceable under applicable law, the validity of this agreement as a whole shall not be affected, and the other provisions of the agreement shall remain in full force and effect.

10. CONTRACT AMENDMENTS: This contract has been freely negotiated and shall be recognized as the entirety of the agreement. Only those changes or modifications specifically placed in writing, attached, dated and signed by the client and Go Events at the time acceptance of such terms shall be recognized as amendments to this contract.

11. DISPUTE RESOLUTION: In the event that any controversy arises as a result of this contract, the parties agree that good faith efforts will be made to submit their differences to mediation. This effort shall be a prerequisite to any further action by either party to enforce the terms of this contract. In the event that mediation fails, any differences between the parties shall be submitted to arbitration. Such arbitration shall be the sole forum for any differences between the parties under this contract and shall be adjudicated under the laws of the State of NJ. This arbitration shall be in conformance with the rules and procedures mandated by the American Arbitration Association. Should legal efforts be required to enforce the terms of this contract, in addition to other sums recoverable herein, the client will pay all costs of collection, including, but not limited to, reasonable attorney fees.

This contract is a binding and legal document and is made for the purposes of entering into a contract for services. I have read, understood and agreed to all terms set forth above. By signing below, I hereby agree to the terms of this contract.

CLIENT

SIGNATURE:

DATE & TIME:

COMPANY

SIGNATURE:

DATE & TIME:



Go Events Inc

P.O. Box 1872 Laurel Springs, NJ 08021

Phone: 856-800-0101 Email: info@goevents.com

CONTRACT

CONTRACT NO.: 464527

CLIENT INFORMATION

CONTACT: Justin Juliano
COMPANY: City of Ocean City
ADDRESS: 861 Asbury Avenue
CITY, ST, ZIP: Ocean City, NJ 08226

MOBILE: 609-525-9336
WORK: 609-399-6111
FAX:
EMAIL: jjuliano@ocnj.us

EVENT INFORMATION

EVENT DATE: Wednesday, December 31, 2025
EVENT NAME: First Night Ocean City - Ice Rink
EVENT TYPE: Community Event

SETUP TIME: 1:00 PM
START TIME: 4:00 PM
END TIME: 9:00 PM

LOCATION INFORMATION

VENUE: Ocean City Civic Center Outside Ice Hockey rink
ADDRESS: 840 E 6th Street
Ocean City, NJ 08226

CONTRACT NOTES

Price to include : Load in and set up : 6 hrs before event starts. Removal after event is over Event times 4 pm to 10 Pm (6hrs)
Rink size 44x88 skates 150 pairs different sizes

RULES: It is agreed by and between the parties hereto that the Rules and Regulations of the ice rink hereby made a part of this rental agreement, and receipt of the said Rules and Regulations is hereby acknowledged. Violation of any of the rules and regulations by any skater, spectator or employee of the said Renter shall prohibit future use of the Ice rink by that person or employee. Any damage to the Ice rink or contents caused by any skater, spectator, or employee of the said Renter shall be repaired and/or replaced and the All Year Sports Galaxy, LLC shall be reimbursed for all costs involved by the Renter.

Grantor warrants and represents the following:

- All Year Sports Galaxy, LLC will provide commercial general liability insurance for ice rink operation only for the term listed above with the following limits: General aggregate \$2,000,000.00; Personal injury \$1,000,000.00; Fire damage \$300,000.00; Grantor will include the name of Renter as an additional insured on the general liability insurance policy. Workers compensation insurance will be provided for AYSG employees only. Automobile insurance will be provided at the day of the event with coverage for owned, hired and non owned vehicles and with limits of \$1,000,000 per occurrence. In case of any request for insurance information, certificate from participant, parent, guardian or injured person - Renter must provide to participant only Grantor Name, phone # and email. Insurance information must be not provided for any participants or any other parties interested in obtaining insurance information.
- Rental Skates are free of charge - 100 pairs different sizes, skate aids (4)
- All Year Sports Galaxy, LLC will supply benches, rubber floors and fencing - free of charge.
- All Year Sports Galaxy, LLC operators will sharpen all AYSG skates as needed. Skate sharpening machine will be available at the event. Sharpening will be available for use with ice rink on site only. We are not allowed to sharpen skates if skater not skating on our ice..
- Stage quality snow machine will be provided at the event.
- Stage quality Lights and music system will be available at the event. (not the main source of light)
- Two -three professional rink attendants will be operating the rink. Grantor shall perform its obligation in a professional quality workman-like manner.

Renter warrants and represents the following:

- All skaters will be signing waiver before they will get the skates and go on ice.
- Appropriate electric supply must be provided by Renter. (5000W or 3 outlets with 20 amp each)
- Renter shall provide AYSG with even, flat and hard surface and easy to access (25'-50') with a 26ft truck property for installation of the ice rink. Failure to provide such property may bring extra expenses, wherefore - Grantor will charge Renter for extra cost which will occur during installation.

- d) Parking for truck must be provided (not far from rink location)
- e) Overnight and during non operational hours security must be provided by Renter. Renter is responsible for damaged or stolen equipment during nonoperational hours.
- f) Renter shall pay all sales and use tax, personal property taxes, license fees, registration fees, which may now or hereinafter be imposed arising solely from the Renters possession or use of rented equipment.
- g) Indemnification. Notwithstanding anything to the contrary herein, if no event shall Grantor its officers, agents and employee, from and against all claims, liability and expenses, including court costs and attorney fees, arising from any gross negligence or willful misconduct or breach of this agreement on the part of Renter, its agents, employees or contracts.

SUMMARY OF CHARGES

EVENT PRICE: \$22,950.00
DEPOSIT DUE AT SIGNING: \$11,475.00
BALANCE DUE AT EVENT: \$11,475.00

Continued on next page

TERMS AND CONDITIONS

1. ENTIRE AGREEMENT: This agreement represents the full and complete understanding between Go Events and Client. This writing supersedes all prior and simultaneous agreements or understandings, either written or oral, between the parties. In the event that any party to this agreement wishes to alter or amend any of the terms set forth herein, such alterations must be set forth in a written document and signed by all relevant and necessary parties.

2. CLIENT CAPACITY TO CONTRACT: Client affirms that he/she is at least 18 years old and has the legal capacity to enter into a contract with Go Events.

3. RESERVATION: Upon client's signature, Go Events services will be reserved for the time and date specified above. In the event Go Events cancels the engagement, the reservation retainer of \$11,475.00 is refundable and Go Events will assume no other liability or damages as a result of such cancellation. In the event the engagement is cancelled due to a National or Local declared State of Emergency, extreme weather, venue closure or an Act of God the reservation retainer will be transferred to a mutually agreeable date by both parties. If a new date can not be mutually agreed upon a mutually agreeable replacement will be procured by Go Events at the agreed upon terms and fees of this contract

***COVID-19 CLAUSE: If the event date is changed due to the effects of COVID-19 the deposit can be transferred to a new date mutually agreed upon by Go Events and client. If a new date can not be mutually agreed upon a mutually agreeable suitable replacement will be procured by Go Events at the agreed upon terms and fees of this contract. If the event is canceled due to the effects of COVID-19 50% of the original retainer will be refunded

4. PAYMENT: The client understands and agrees that the remaining amount is due 2 days prior to the event. Payment shall be made in the form of check, ACH, or credit card. Failure to make required payments on the schedule will result in a breach of contract and the client will forfeit event coverage with no refund of monies having previously been paid by the client. If the client cancels the services that are the subject of this contract prior to the service date for any reason, regardless of fault, the entire retainer shall be forfeited and will result in the cancellation of this contract by Go Events. If the cancellation occurs by client for any reason within two weeks prior to the event date and Go Events is not able to find comparable employment through ordinary due diligence for the date of the event, Go Events shall reserve the right to demand, and client agrees to pay, full payment of the contract amount contained herein.

5. TIMELINE: The client will be responsible for completing and returning a timeline in a timely manner, but not less than prior to the scheduled service date, to Go Events. The role of the timeline is to provide Go Events with the necessary information needed to provide satisfactory services on the date requested. It is recommended that the client provide Go Events, with a list of all requests, power points, videos and ceremonies that the clients wish to have during the contracted service time. Go Events will make every possible effort, within reason, to provide the items requested on the reception planning sheet.

6. VENUE OBLIGATIONS: In order to carry out the services contemplated by this contract, Go Events must have the full cooperation of the venue where said services are to be rendered. Go Events must also be provided with the following equipment at the venue where services will be rendered: an electrical power source and any applicable public entertainment licenses required by law for the venue where services will be rendered. Go Events will not be responsible for the above-mentioned items and in the event that these items are not provided by the venue where services will be rendered, Go Events shall not be held liable for the inability to provide the services obligated under this contract. It is the client's responsibility, not that of Go Events to ensure that the necessary equipment is provided by the venue.

7. ASSIGNMENT OF THIS CONTRACT: The services obligated under this contract may not be assigned to any other party without the express written consent of Go Events.

8. LIMIT OF LIABILITY: Go Events warrants and declares that every effort will be made to provide high-quality entertainment services. In the unlikely event of severe medical, natural, or other emergencies, it may be necessary to retain an alternative service. Go Events will make every effort to secure a replacement and/or willing to provide similar entertainment services under this contract. If such a situation should occur and a suitable replacement is not found, responsibility and liability are limited to the return of all payments received under this contract.

9. SEVERABILITY: In the event that any provision of this agreement is held to be invalid or unenforceable under applicable law, the validity of this agreement as a whole shall not be affected, and the other provisions of the agreement shall remain in full force and effect.

10. CONTRACT AMENDMENTS: This contract has been freely negotiated and shall be recognized as the entirety of the agreement. Only those changes or modifications specifically placed in writing, attached, dated and signed by the client and Go Events at the time acceptance of such terms shall be recognized as amendments to this contract.

11. DISPUTE RESOLUTION: In the event that any controversy arises as a result of this contract, the parties agree that good faith efforts will be made to submit their differences to mediation. This effort shall be a prerequisite to any further action by either party to enforce the terms of this contract. In the event that mediation fails, any differences between the parties shall be submitted to arbitration. Such arbitration shall be the sole forum for any differences between the parties under this contract and shall be adjudicated under the laws of the State of NJ. This arbitration shall be in conformance with the rules and procedures mandated by the American Arbitration Association. Should legal efforts be required to enforce the terms of this contract, in addition to other sums recoverable herein, the client will pay all costs of collection, including, but not limited to, reasonable attorney fees.

This contract is a binding and legal document and is made for the purposes of entering into a contract for services. I have read, understood and agreed to all terms set forth above. By signing below, I hereby agree to the terms of this contract.

CLIENT

SIGNATURE:
DATE & TIME:

COMPANY

SIGNATURE:
DATE & TIME:

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-507

AUTHORIZING THE CITY’S PARTICIPATION IN THE ATLANTIC COUNTY
COOPERATIVE PRICING PROGRAM (#41-ACC) FOR THE AWARD OF COUNTY BID
FURNISHING & DELIVERING OF ROCK SALT TO PARTICIPATING MEMBERS

WHEREAS, the City of Ocean City is a participating agency under the Atlantic County Cooperative Pricing Program #41-ACC; and

WHEREAS, Atlantic County has acted on behalf of the City of Ocean City as a lead agency for Atlantic County Cooperative Pricing Program County Contract Rock Salt (Bulk) to Participating Members of the Atlantic County Cooperative Program (#41-ACC); and

WHEREAS, Michael Rossbach Sr., Public Works Director; Thomas R. Mahar, Purchasing Assistant; Michael Rossbach Jr. QPA, City Purchasing Manager have reviewed the contract awarded by Atlantic County and recommend participation by the City; and

WHEREAS, the vendor is advised that the quantities of the item are not guaranteed and are subject to the actual need as established by the City of Ocean City. As the quantities of the item are required, the City Purchasing Manager shall issue a Purchase Order for those quantities. The item shall not be sent to the City without first obtaining a Purchase Order for said item; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, New Jersey, that the City’s supply of rock salt for citywide snow removal operations shall be purchased from the Atlantic County Cooperative Pricing Program #41-ACC awarded vendor as follows:

Riverside Construction Materials, Inc.
355 Newbold Road
Fairless Hills, PA 19030

Item	Description	Unit Price
1.	Riverside Construction Materials, Inc. Rock Salt.....	\$77.15 per Ton

BE IT FURTHER RESOLVED The City Purchasing Manager is hereby authorized to issue Purchase Orders as may be required during the term of the contract with Riverside Construction Materials, Inc. for 2025 & 2026 for Atlantic County Cooperative Pricing Program County Contract Rock Salt (Bulk), Participating Members of the Atlantic County Cooperative Program #41-ACC in accordance the resolution and submitted bid proposal form.

The Director of Financial Management certifies that funds are available for the 2025 calendar year and charged to Operating Account #5-01-26-820-252. The 2026 calendar year are contingent upon the adoption of the 2026 Local Municipal Budget and shall be charged to the appropriate Operating Account upon the issuance of the 2026 Purchase Orders. The total estimated annual value of this contract is \$75,000.00.

CERTIFICATION OF FUNDS

Frank Donato III, CFO
Director of Financial Management

Terry Crowley, Jr.
Council President

Files: RPS McLees 801 Asbury.docx

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 Thursday, October 9, 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



Atlantic County

INTER-OFFICE MEMO

DATE: August 25, 2025

TO: Atlantic City; Atlantic Cape Community College; Atlantic County Public Schools/BOE; Absecon; Brigantine; Borough Of Buena; Buena Vista Township; Egg Harbor Township; City Of Egg Harbor; City Of Estell Manor; Galloway Township; Hamilton Township; Hammonton; City Of Linwood; Longport Borough; City Of Margate; City Of Northfield; Township Of Mullica; Borough Of Folsom; Ocean City; City Of Pleasantville; City Of Port Republic; City Of Somers Point; City Of Ventnor; Weymouth Township; Greater Egg Harbor Regional High School District

FROM: Joshua Niemann; Atlantic County Purchasing,

RE: Rock Salt Bid 2025-2026

For the year 2025-2026 Atlantic County went out to bid Rock Salt for the Cooperative; the results are shown below.

This Contract will be awarded at a cost of \$77.15 per ton to **Riverside Construction Material, Inc.**

A copy of their bid submission is attached

Term of contract 08/01/2025-05/31/2026


The County's portion was awarded on August 12, 2025, Resolution #412.


As a reminder your entity is responsible for originating its own contract with Atlantic Salt, Inc. Through the contact information below.

Riverside Construction Materials, Inc.
355 Newbold Road, Fairless Hills, PA 19030-4313
PHONE : (215) 295-0777

NAME OF BIDDER	Cost per TON
Riverside Construction Materials, Inc	\$77.15
CHEMICAL EQUIPMENT LABS	\$77.77
MORTON SALT	\$86.98
ATLANTIC SALT, INC.	\$80.49

412


Assistant County Counsel


Gerald Del Rosso, County Administrator

County of New Jersey, do hereby certify that the following is a true and correct copy of the minutes of the meeting held on 12/25/2025.

[Signature]
 Clerk of the Board

12/25/2025

RECORD OF VOTE															
COMMISSIONER	MOVED	SECOND	YES	NO	ABS	REC	AB	COMMISSIONER	MOVED	SECOND	YES	NO	ABS	REC	AB
BERTINO			✓					PARKER			✓				
BYRNES			✓					RISLEY			✓				
COURSEY								RUFFU			✓				
GATTO	✓		✓					DASE, Chairman			✓				
KERN		✓	✓												
ABS - Abstain				REC - Recuse				AB - Absent							



NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Atlantic that:

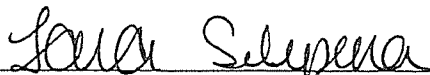
1. The County Executive is hereby authorized to enter into an Agreement with the said Riverside Construction Materials, Inc., for the total sum not to exceed \$771,500.00, for the period commencing from August 1, 2025, and terminating May 31, 2026, to do the work and/or supply the materials as set forth in the Agreement.

2. Attached hereto is a certification of funds prepared by the County Treasurer which states that there are available and sufficient legally appropriated funds for the purpose of this Agreement. If the certification is for less than the full Agreement amount, then payment for the balance of the Agreement amount is contingent upon appropriation of sufficient funds in the 2025 permanent budget and/or the 2026 temporary and permanent budgets. A copy of the Treasurer's certification(s) shall be filed with the Clerk of the Board of Commissioners with the original of this Resolution.

3. A copy of the Agreement shall be filed with the Clerk of the Board of Commissioners of the County of Atlantic by the County Counsel.

ADOPTED: 8-12-25
COUNTY OF ATLANTIC.

b Riverside Construction Materials-2025 Rock Salt Cooperative.doc


Clerk of the Board

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-508

**FINDING THAT BLOCK 3306, LOT 1, LOCATED AT 3313 BAY AVENUE, IS AN
AREA IN NEED OF REHABILITATION**

WHEREAS, Block 3306, Lot 1 (hereinafter, “the Property”), which is located at 3313 Bay Avenue in the 34th Street Gateway Zone, was constructed in or about 1955 and has been operated as a 32-unit residential condominium since in or about 1999; and,

WHEREAS, in 2023, the building at the Property was declared to be structurally unsafe, and occupancy at the building was prohibited until an engineering report was received by the city opining that the structure was safe though in need of repairs; and,

WHEREAS, on April 17, 2024, the building at the Property was again declared to be an unsafe structure after concrete from a stair landing fell off the building, and it was discovered that repair work had not been undertaken; and,

WHEREAS, the building at the Property was thereafter surrounded by construction fencing while litigation by and among unit owners regarding, *inter alia*, whether repairs could be made, proceeded; and,

WHEREAS, the building at the Property remains red-tagged as an unsafe structure and has remained unoccupied and surrounded by construction fencing since spring 2024; and,

WHEREAS, repairs to make the building at the Property safe for occupation have not been undertaken and appear to be beyond the financial capability of the condominium association; and,

WHEREAS, the cost to repair the building at the Property could exceed 50% of the value of the building so that the building would be required to be elevated to comply with current flood elevation standards, a process which would likely be cost-prohibitive; and,

WHEREAS, the Property is located at the 34th Street gateway to Ocean City and, in its current distressed condition, fails to accentuate this entry into the city; and,

WHEREAS, even if the building at the Property were repaired, it would not be in compliance with current flood elevation standards; and,

WHEREAS, the Property is located at the 34th Street gateway to Ocean City and, in its current distressed condition, does not reflect the prosperity and vibrance of the balance of the island; and,

WHEREAS, the building at the Property is in a deteriorated or substandard condition, and the property has been vacant due to the condition of the building at the Property; and,

WHEREAS, the current condition of the Property has a detrimental impact upon the surrounding business and residences, and upon the city as a whole; and,

WHEREAS, based upon the foregoing facts, it appears that a program of rehabilitation for this site would prevent further deterioration of the Property and promote the overall development to the community; and,

WHEREAS, by Resolution 25-62-462 dated August 7, 2025, the City Council of the City of Ocean City referred the Property for review by the Ocean City Planning Board pursuant to N.J.S.A. 40A:12A-14; and,

WHEREAS, the Ocean City Planning Board conducted a review of the Property at its meeting of September 10, 2025 in accordance with N.J.S.A. 40A:12A-14 and recommended that City Council declare the Property to be an area to be in need of rehabilitation, which resolution was memorialized by a resolution of the Planning Board adopted October 1, 2025; and,

WHEREAS, the City Council believes the neighborhood in which the Property is located, and the City as a whole, would benefit from a program of rehabilitation for the Property;

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-508

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, County of Cape May, New Jersey as follows:

The real property shown on the tax map as Block 3306, Lot 1, located at 3313 Bay Avenue is hereby declared to be an area in need of rehabilitation.

The above resolution was duly adopted by the City Council of the City of Ocean City, New Jersey, at a meeting of said Council duly held on the 9th day of October, 2025.

Terry Crowley, Jr.
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 Thursday, October 9, 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

GARY R. GRIFFITH, ESQUIRE
GRIFFITH and CARLUCCI, P.C.
761 Asbury Avenue - Suite 201
Ocean City, New Jersey 08226
(609) 399-6900
Attorneys for the Ocean City Planning Board

OCEAN CITY PLANNING BOARD
RESOLUTION

BACKGROUND OF RESOLUTION

1. Consistent with the legal requirements of N.J.S. 40A: 12A-1 *et seq.*, the “Local Redevelopment and Housing Law”, the Governing Body of the City of Ocean City adopted Resolution 25-62-462 on August 7, 2025, a true copy of which is annexed hereto [“City Resolution”] authorizing the Ocean City Planning Board to make an investigation and recommendations N.J.S. 40A: 12A-14 to determine whether the premises known generally as Block 3306, Lot 1 located at 3313 Bay Avenue [the “Property”] should be recommended as an area in need of rehabilitation area according to the criteria set forth in N.J.S. 40A: 12A-14.

2. The Ocean City Planning Board considered the City Resolution and in order to fulfill the directions set forth in the City Resolution, a public hearing was conducted on September 10, 2025 at which time the Ocean City Planning Board considered the City of Ocean City Preliminary Investigation Planning Board Report dated August 18, 2025 [the “Preliminary Investigation”] prepared by the planner for the Ocean City Planning Board, Randall E. Scheule, P.P. & A.I.C.P. [the “Planner”] in fulfilling its

duties under New Jersey law, and specifically as such duties relate to an area in need of rehabilitation analysis.

WITNESSETH

NOW, THEREFORE, the Ocean City Planning Board based upon the exhibits marked and received into evidence and the testimony presented makes the following findings of fact:

1. Paragraphs 1 and 2 set forth above in the Background of Resolution are incorporated by this reference as if specifically set forth herein at length; and, all notices required by law have been given.

2. The Planner presented the Preliminary Investigation to the Ocean City Planning Board. He presented a summary of the Preliminary Investigation, geographically described the proposed rehabilitation area, and described the deteriorated condition of the building at the Property. He opined that the specific provisions of N.J.S. 40A: 12A-14 had been satisfied and that the Property should be legally declared an area in need of rehabilitation.

3. Upon conclusion of the Planner's presentation, the meeting was then opened to the public. There was no public comment.

4. Upon closing of the public portion of the meeting, there was further discussion and deliberation by the Ocean City Planning Board.

NOW, THEREFORE, the Ocean City Planning Board hereby makes the following conclusions of law based upon the foregoing findings of fact.

1. The Preliminary Investigation in its entirety and the Planner's conclusions set forth on pages 9 and 10 thereof specifically are **ACCEPTED, ADOPTED, AND APPROVED.**

2. The Ocean City Planning Board recommends that the Governing Body of the City of Ocean City determine the Property to be an area in need of rehabilitation and believes that the statutory criteria N.J.S. 40A: 12A-14 have been satisfied and all legal requirements to qualify the Property as an area in need of rehabilitation have been fulfilled.

NOW, THEREFORE, BE IT RESOLVED by the Ocean City Planning Board on September 10, 2025 that consistent with the foregoing conclusions of law and pursuant to N.J.S. 40A: 12A-14 the Ocean City Planning Board does hereby recommend the Property as an area in need of rehabilitation to the Governing Body for the City of Ocean City for further legal action in accordance with the "Local Redevelopment and Housing Law".

This Resolution was adopted upon a motion, to be considered in the affirmative made by Ocean City Planning Board Member Adams and seconded by Ocean City Planning Board Member Barnes on September 10, 2025 ["Adams Motion"]. The vote on the Adams Motion was six (6) in favor of and zero (0) against with Ocean City Planning

Board Members Adams, Allegretto, Barnes, Sheppard, Halliday, and Loeper all voting in the affirmative.

OCEAN CITY PLANNING BOARD




JOHN LOEPER,
CHAIRPERSON

Dated: October 1, 2025

CERTIFICATION

I, JAIME M. FELKER, Secretary to the Ocean City Planning Board, do hereby certify that the foregoing Resolution was duly adopted at the meeting of the Ocean City Planning Board held on September 10, 2025 and memorialized herein pursuant to N.J.S. 40:55D-10 g. (2) on October 1, 2025. This Resolution has been filed in the Office of the Ocean City Planning Board and is available for inspection upon request.



JAIME M. FELKER,
Secretary, Ocean City Planning Board

CITY OF OCEAN CITY PRELIMINARY INVESTIGATION

August 18, 2025

This report provides an evaluation and recommendation as to whether Block 3306, Lot 1 qualifies as an "area in need of rehabilitation" pursuant to the Local Redevelopment and Housing Law (NJSA 40A:12A-14).

City of Ocean City

Preliminary Investigation (Block 3306, Lot 1)

OCEAN CITY – CITY COUNCIL

Terry Crowley Jr., Council President

Pete Madden, Council Vice President

Keith Hartzell

Jody Levchuk

Dave Winslow

Sean Barnes

Tony Polcini

OCEAN CITY – PLANNING BOARD

John Loeper, Chairman

Gary Jessel, Vice Chairman

Dean Adams

Michael Allegretto

Sean Barnes

Vince Bekier

John Birch

Shannon Halliday

Joseph Sheppard

Teric Stell

Matthew Vanderschuere

Prepared by

Scheule Planning Solutions, LLC



Randall Scheule, PP, AICP

NJ Professional Planner License No. LI003666

The original of this Preliminary Investigation

has been signed and sealed as required by NJSA 45:14A-12.

City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)

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City of Ocean City

Preliminary Investigation

INTRODUCTION.

The City of Ocean City seeks to determine whether the redevelopment process as described in the NJ Local Redevelopment and Housing Law (LRHL), NJSA 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the revitalization of Block 3306, Lot 1. The primary purpose for designating a Rehabilitation Area is to arrest deterioration and encourage improvement and reinvestment, not likely to be accomplished privately, and requiring responsible public intervention.

On August 8, 2025 via email from the City of Ocean City Clerk, a request was made for the Planning Board to review and provide recommendations regarding City Council Resolution 25-62-462, attached as Appendix A. The ultimate purpose of this resolution is to document whether Block 3306, Lot 1 qualifies as an area in need of rehabilitation.

NJSA 40A:12A-14a. Prior to adoption of the resolution, the governing body shall submit it to the municipal planning board for its review. Within 45 days of its receipt of the proposed resolution, the municipal planning board shall submit its recommendations regarding the proposed resolution, including any modifications which it may recommend, to the governing body for its consideration.

Thereafter, or after the expiration of the 45 days if the municipal planning board does not submit recommendations, the governing body may adopt the resolution, with or without modification. The resolution shall not become effective without the approval of the commissioner pursuant to section 6 of P.L.1992, c.79 (C.40A:12A-6), if otherwise required pursuant to that section.

City Council Resolution 25-62-462 describes the history of development at the subject property, including its original construction as a hotel, its conversion to a condominium, deferred maintenance/repairs, and subsequent structural issues culminating in the building being 'red tagged' as an unsafe structure in 2024.

CONDITIONS FOR DETERMINATION OF NEED FOR REHABILITATION.

NJSA 40A:12A-14 specifies that, a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of "rehabilitation", as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that:

- (1) a significant portion of structures therein are in a deteriorated or substandard condition;
- (2) more than half of the housing stock in the delineated area is at least 50 years old;
- (3) there is a pattern of vacancy, abandonment or underutilization of properties in the area;
- (4) there is a persistent arrearage of property tax payments on properties in the area;
- (5) environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

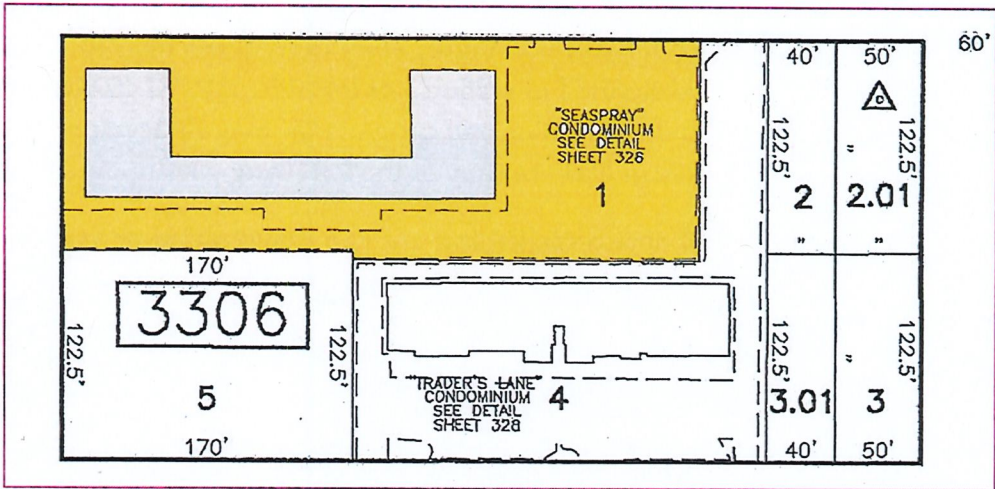
According to the LRHL, "rehabilitation" means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

PROPERTY DESCRIPTION.

Figure 1 displays the relative location of the subject property and building.

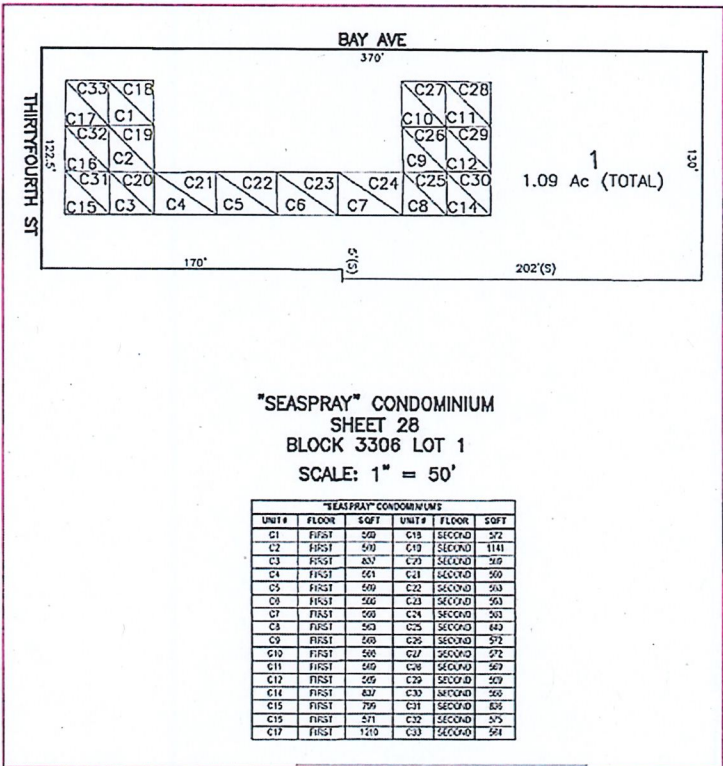
City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)

Figure 1 - P/O Tax Map 28



The tax map in Figure 2 notes the subject property is 1.06 acres in size, and provides additional detail regarding the location of individual units on the first and second floor.

Figure 2 - P/O Tax Map 328



City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)

Review of 2025 tax assessment records indicates the building on Block 3306, Lot 1 constructed in 1960, contains thirty-one individually-owned residential units, with total assessed value of \$2,922,900. Table 1 also indicates the distribution of unit sizes.

Table 1 - 2025 Tax Assessment Data

Block	Lot	Address	Year Built	Owners	Real Property Class Code	Unit Sizes	Total Assessment
3306	1	3315-17 Bay Avenue	1960	31	Class 2 Residential	560 SF (6) 570 SF (18) 800 SF (1) 836 SF (2) 840 SF (2) 1,140 SF (1) 1,210 SF (1)	\$2,922,900

Figure 3 - Google Earth Aerial Image



Figure 4 – Google Earth Street View (11/2022)



ZONING ANALYSIS.

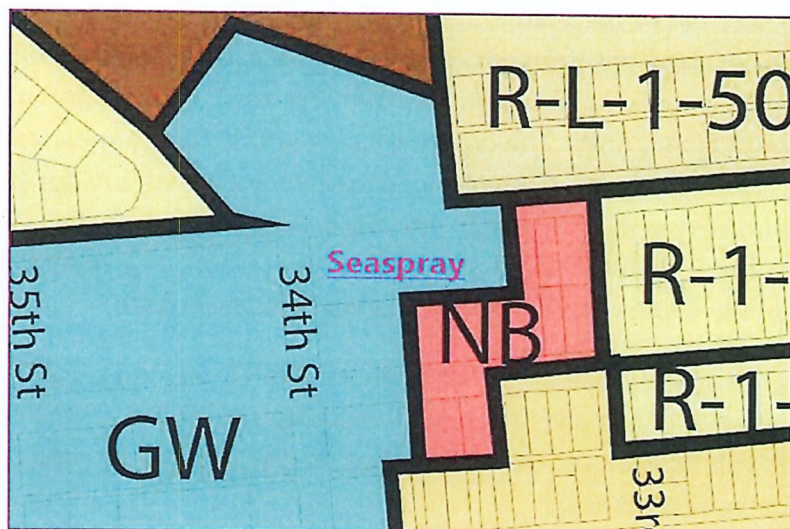
Under Ocean City's current zone plan, the subject parcel is located within the 34th Street Gateway Zone. The 34th Street Gateway Zone "is intended to accentuate this entry into the City by encouraging development that is compatible in terms of use, scale and appearance for this location."¹

Principal uses permitted in the 34th Street Gateway Zone include: retail sales, retail services, professional offices, restaurants, sidewalk cafes, bicycle rentals, recreation facilities, medical complexes, health-care centers, shopping centers, sports centers, entertainment facilities, banks, and other fiduciary institutions.

Neither the prior hotel or the current residential condominium are permitted uses in the 34th Street Gateway Zone.

¹ § 25-205.10.1 Purpose.

Figure 5 – Ocean City Zoning Map



STRUCTURAL EVALUATION.

Kipcon Incorporated ("Kipcon") was retained by the Seaspray Condominium Association to perform a review of previous engineering reports, and conduct a Structural Integrity Inspection. The purpose of this work is to provide a preliminary engineering assessment of the building's Primary Load Bearing System ("PLBS") in conformance with the legislative requirements which were signed into law on January 8, 2024. Inspections were performed by Kipcon on June 4, July 11, and August 15, 2024.

Kipcon issued their report "Structural Integrity Report - Preliminary Analysis" on September 16, 2024. This report provides the initial analytical data for estimating the condition of the building's primary load bearing system and for establishing the need and priority for a Detailed Assessment. The Kipcon report provides the following insight.

Property Layout - The condominium is composed of a single, two-story residential building containing a total of thirty-one (31) dwelling units. The residential portion of the property consists of five (5) structurally independent building sections connected by exterior walkway balconies and breezeways with all spaces covered by a common low-slope roof structure. Vertical circulation between residential floors is achieved solely by exterior open stairs at three remote locations. There are no interior stairs or elevators. The building sections are arranged in a U-shape fronting Bay Avenue with an outdoor inground swimming pool and courtyard situated in the center of the U-shape. Building common spaces

include a laundry room and storage rooms located in a one-story accessory building at the rear of the main building. On the south side of the main building there is an appended one-story structure housing another storage room. The roof of this building section is low-slope and is being used as a contiguous terrace for the three south facing units. The property has minimal topographic variation with no known drainage issues. There are onsite surface parking lots for the residents and guests located at the front, rear, and north side of the property. According to property records, the building was constructed in 1958. The one-story structure appended to the south end of the building was added in 1960.

Flood Zone - The Seaspray property is situated in Flood Zone "AE" with a Base Flood Elevation ("BFE") of 9 feet AMSL according to FEMA FIRM Flood Maps. Based on visual inspections, the first floor of the building appears to be below the BFE but this is unconfirmed.

Using the previous engineering reports as a guide, Kipcon was able to locate and observe the evidence of differential settlement, damaged precast members and masonry walls/piers, and other issues noted by the previous engineers as they have not been remediated to date.

Severe Conditions - Deep Foundation System: There is conclusive evidence of the progressive deterioration of the untreated timber piles supporting the reinforced concrete grade beams which has resulted in visible differential settlement of and between building sections. Kipcon observed the results of the differential settlement throughout the building and noted deterioration of piles in one of the more accessible building section crawl spaces.

This condition is well documented in several of the previous engineering evaluations and was first noted in the 1980 conversion survey report by Michael W. Hyland Associates. To date, only one building section (D) has received any remediation of the piles which occurred in 1997. The untreated timber piles above the ground water level have been subjected to damage from insects and/or dry rot.

Useful Life Span - The anticipated useful life of a precast concrete structure is between 50 to 100 years with routine maintenance. The actual useful life of the structure is dependent on several factors such as the durability of the precast installed, environmental conditions, and maintenance. Seaspray has endured a

harsh coastal environment, differential settlement of foundations, and non-existent preventative maintenance. Cracks that form in the precast from structural movement allow water to penetrate and cause oxidation (rust) of the reinforcing steel. The corroding steel will form scale and expand which is referred to as "rust jacking". The expanding rust exerts significant internal pressure to crack the concrete further until it completely dislodges, which is called "spalling". Because of the harsh environmental conditions and lack of care, Seaspray has reached the end of its useful life and will need either a complete restoration project or be demolished. This sentiment has been expressed in multiple engineering reports.

Relative Probable Cost of Remediation - Kipcon has reviewed the various cost estimates in the engineering reports. Based on the above cost adjustments for escalation, \$5.63 million is the average probable cost for a comprehensive restoration project in 2024 dollars. This equates to approximately \$181,613 per unit, not adjusted for unit size.

City Council Resolution 25-62-462 states that, "repairs to make the building at the Property safe for occupation have not been undertaken and appear beyond the financial capability of the condominium association."

Substantial Improvement Requirements - In January of 2013, New Jersey adopted emergency amendments to their Flood Hazard Area Control Act rules (NJAC 7:13). The rule applies to new construction and those properties "substantially damaged" which is defined in terms of the restoration cost that equals or exceeds 50 percent of the market value of the structure prior to the damage. Ocean City has an ordinance which aligns with this requirement.

Ocean City may require the Seaspray building to be elevated above the BFE based on the cost of the repairs. In Kipcon's opinion, this would be cost prohibitive and may be technically infeasible for a number of reasons including how to raise the multiple building sections with a common roof structure, how to drive new piles under the building to replace the untreated piles, and how to lift the damaged channel beams safely.

City Council Resolution 25-62-462 states that, "the cost to repair the building at the Property could exceed 50% of the value of the building so that the building would be required to be elevated to comply with the current flood elevation standards, a process which would likely be cost-prohibitive."

Kipcon has reviewed structural assessments from six (6) independent professional engineering firms spanning a 44-year period dating back to the initial 1980 conversion study, see Section 2.0 References for a list of the engineering reports reviewed. A common theme with all of the engineering reports is the observed progressive deterioration of the building's primary load bearing system and the lack of remediation to correct the deficiencies. The only reported substantive repairs made were in 1997 when a small portion of the pile foundation was addressed.

Based on previous engineering estimates, Kipcon opines that the probable cost to stabilize the PLBS would be in the range of \$2.7 million to \$3.6 million or \$83,871 to \$116,129 per unit, non-prorated.

CONCLUSION.

This Preliminary Investigation has been prepared to assist the Planning Board in its consideration of City Council Resolution 25-62-462, which requests the Planning Board review and provide recommendations as to whether Block 3306, Lot 1 qualifies as an area in need of rehabilitation pursuant to NJSA 40:12A-14.

It is my professional opinion that the current condition of the subject property is having a detrimental impact upon the surrounding businesses, residents and city as-a-whole. It is also my professional opinion, that the information and materials in this report, provide the necessary justification for the Planning Board to find that Block 3306, Lot 1 qualifies as an area in need of rehabilitation pursuant to NJSA 40A:12A-14 for the following reasons:

- A significant portion of structures therein are in a deteriorated or substandard condition. The deteriorated and substandard condition of the Seaspray building is clearly documented by virtue of the 'Notice of Unsafe Structure' (Appendix B), and analysis contained in the above-cited Kipcon report.
- More than half of the housing stock in the delineated area is at least 50 years old. Although Seaspray may not be considered 'housing stock' in the traditional sense, the age of the building contributes to its deteriorated/substandard condition.

City of Ocean City

Preliminary Investigation (Block 3306, Lot 1)

- There is a pattern of vacancy, abandonment or underutilization of properties in the area. City Council Resolution 25-62-462 states, "... the building at the Property remains red tagged as an unsafe structure and has remained unoccupied and surrounded by construction fencing since spring 2024."

Implementing a program of rehabilitation is expected to prevent further deterioration of the subject site and promote the overall development of the community. An affirmative finding by the Planning Board that Block 3306, Lot 1 qualifies as an area in need of rehabilitation is hereby recommended.

Designation of the subject property by City Council as "an area in need of rehabilitation" does not confer any additional development rights to the property owner/developer. The 34th Street Gateway Zone remains in effect until such time as City Council approves a developer's agreement and adopts a redevelopment plan for the subject property.

City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)

APPENDIX A - OCEAN CITY RESOLUTION NO. 25-62-462

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-462

FINDING THAT BLOCK 3306, LOT 1, LOCATED AT 3313 BAY AVENUE, MAY BE AN AREA IN NEED OF REHABILITATION AND SHOULD, THEREFORE, BE REVIEWED BY THE OCEAN CITY PLANNING BOARD

WHEREAS, Block 3306, Lot 1 (hereinafter, "the Property"), which is located at 3313 Bay Avenue and is in the 34th Street Gateway Zone, was constructed in or about 1955 as a hotel and has been operated as a 32-unit residential condominium since in or about 1999; and,

WHEREAS, in 2023, the building at the Property was declared to be structurally unsafe, and occupancy at the building was prohibited until an engineering report was received by the city opining that the structure was safe, though in need of repairs; and,

WHEREAS, on April 17, 2024, the building at the Property was again declared to be an unsafe structure after concrete from a stair landing fell off the building, and it was discovered that repair work had not been undertaken; and,

WHEREAS, the building at the Property was thereafter surrounded by construction fencing while litigation by and among unit owners regarding, *inter alia*, whether repairs could be made, proceeded; and,

WHEREAS, the building at the Property remains red-tagged as an unsafe structure and has remained unoccupied and surrounded by construction fencing since April 2024; and,

WHEREAS, repairs to make the building at the Property safe for occupation have not been undertaken and appear to be beyond the financial capability of the condominium association; and,

WHEREAS, the cost to repair the building at the Property could exceed 50% of the value of the building so that the building would be required to be elevated to comply with current flood elevation standards, a process which would likely be cost-prohibitive; and,

WHEREAS, the Property is located at the 34th Street gateway to Ocean City and, in its current distressed condition, fails to accentuate this entry into the city; and,

WHEREAS, the building at the Property is in a deteriorated or substandard condition, and the property has been vacant due to the condition of the building at the Property; and,

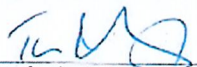
WHEREAS, the current condition of the Property has a detrimental impact upon the surrounding business and residences, and upon the city as a whole; and,

WHEREAS, based upon the foregoing facts, it appears that a program of rehabilitation for this site would prevent further deterioration of the Property and promote the overall development to the community; and,

WHEREAS, N.J.S.A. 40A:12A-14 provides that prior to declaring an area to be in need of rehabilitation, the governing body shall request that its municipal planning board review and submit recommendations regarding such a declaration

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, County of Cape May, New Jersey as follows:

The Ocean City Planning Board be and is hereby requested to review the Property, its condition and its impact on neighboring properties and the city in general and make a recommendation to City Council in accordance with N.J.S.A. 40A:12A-14 with respect to whether it is in the best interests of the citizens of the City of Ocean City to declare the Property to be an area in need of rehabilitation.


Terry Crowley, Jr., 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 Thursday, August 7, 2025, with the voting record as indicated below.

NAME	ABSENT	AYE	NO	ABSENT	ABSTAINED
Baron		✓			
Crowley		✓			
DiStasio		✓			
Grubbs		✓			
Madson	✓				
Peterson		✓			
Winkler		✓			


Melissa G. Rasner, City Clerk

City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-xxx

**FINDING THAT BLOCK 3306, LOT 1, LOCATED AT 3313 BAY AVENUE, IS AN
AREA IN NEED OF REHABILITATION.**

WHEREAS, Block 3306, Lot 1 (hereinafter, "the Property"), which is located at 3313 Bay Avenue in the 34th Street Gateway Zone, was constructed in or about 1955 and has been operated as a 32-unit residential condominium since in or about 1999; and,

WHEREAS, in 2023, the building at the Property was declared to be structurally unsafe, and occupancy at the building was prohibited until an engineering report was received by the city opining that the structure was safe though in need of repairs; and,

WHEREAS, on April 17, 2024, the building at the Property was again declared to be an unsafe structure after concrete from a stair landing fell off the building, and it was discovered that repair work had not been undertaken; and,

WHEREAS, the building at the Property was thereafter surrounded by construction fencing while litigation by and among unit owners regarding, *inter alia*, whether repairs could be made, proceeded; and,

WHEREAS, the building at the Property remains red-tagged as an unsafe structure and has remained unoccupied and surrounded by construction fencing since spring 2024; and,

WHEREAS, repairs to make the building at the Property safe for occupation have not been undertaken and appear to be beyond the financial capability of the condominium association; and,

WHEREAS, the cost to repair the building at the Property could exceed 50% of the value of the building so that the building would be required to be elevated to comply with current flood elevation standards, a process which would likely be cost-prohibitive; and,

WHEREAS, the Property is located at the 34th Street gateway to Ocean City and, in its current distressed condition, fails to accentuate this entry into the city; and,

WHEREAS, even if the building at the Property were repaired, it would not be in compliance with current flood elevation standards; and,

WHEREAS, the Property is located at the 34th Street gateway to Ocean City and, in its current distressed condition, does not reflect the prosperity and vibrance of the balance of the island; and,

WHEREAS, the building at the Property is in a deteriorated or substandard condition, and the property has been vacant due to the condition of the building at the Property; and,

WHEREAS, the current condition of the Property has a detrimental impact upon the surrounding business and residences, and upon the city as a whole; and,

WHEREAS, based upon the foregoing facts, it appears that a program of rehabilitation for this site would prevent further deterioration of the Property and promote the overall development to the community; and,

WHEREAS, by Resolution ___ dated _____, the City Council of the City of Ocean City referred the Property for review by the Ocean City Planning Board pursuant to N.J.S.A. 40A:12A-14; and,

WHEREAS, the Ocean City Planning Board conducted a review of the Property at its meeting of _____ in accordance with N.J.S.A. 40A:12A-14 and by resolution of the same date recommended that City Council declare the Property to be in need of rehabilitation; and,

City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY
RESOLUTION
No. 25-62-xxx

WHEREAS, the City Council believes the neighborhood in which the Property is located, and the City as a whole, would benefit from a program of rehabilitation for the Property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, County of Cape May, New Jersey as follows:

The real property shown on the tax map as Block 3306, Lot 1, located at 3313 Bay Avenue is hereby declared to be an area in need of rehabilitation.

The above resolution was duly adopted by the City Council of the City of Ocean City, New Jersey, at a meeting of said Council duly held on the ____ day of ____, 2025.

Terry Crowley, Jr.
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 Thursday, September 25, 2025, with the voting record as indicated below.

NAME	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAINED
Burros						
Crosby						
Easton						
Gratwick						
Hudson						
Johnson						
Wright						

Melissa G. Rasner, City Clerk

City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)

DESIGNATION OF A PROPERTY AS AN AREA IN NEED OF REHABILITATION

1. Is The Property in Question an "Area In Need of Rehabilitation"?

A. Criteria Set Forth in N.J.S.A. 40A:12A-14

1. A significant portion of structures therein are in a deteriorated or substandard condition;
2. More than half of the housing stock in the delineated area is at least 50 years old;
3. There is a pattern of vacancy, abandonment or underutilization of properties in the area;
4. There is a persistent arrearage of property tax payments on properties in the area;
5. Environmental contamination discouraging improvements and investment in properties in the area; or
6. A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.
7. Where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality

B. Procedure for Council to Declare a Property to be an Area in Need of Rehabilitation

1. City Council adopts a resolution (the "Referral Resolution") referring to the Planning Board a proposed form of resolution declaring the property to be an area in need of rehabilitation (the "Declaration Resolution").
2. Planning Board reviews the proposed Declaration Resolution and submits its recommendations to City Council within 45 days of receipt of the Referral Resolution. If the Planning Board does not submit its recommendations to City Council within 45 days, City Council may adopt the Declaration Resolution with or without modification, or may decline to adopt it.
3. If City Council adopts the Declaration Resolution, the property is thereby designated an Area in Need of Rehabilitation.

Note: The designation as an Area in Need of Rehabilitation does not approve any specific project or development for the property, nor does it change the zoning requirements for the property. If City Council does not approve a Redevelopment Plan for this Area, any development on the site must comply with the Zoning Ordinance unless variances are granted.

THE NEXT STEP: ADOPTION OF A REDEVELOPMENT PLAN

Adoption of a "Redevelopment Plan" by ordinance establishes the land use controls for the Area in Need of Rehabilitation. In essence, the Redevelopment Plan becomes the Zoning Ordinance for the Area. The ordinance adopting the Redevelopment Plan can be considered after a consistency review by the Planning Board.

This is the plan which reflects the specific development or project to be constructed in the Rehabilitation Area.

City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)

APPENDIX B - NOTICE OF UNSAFE STRUCTURE (4/25/23)²



CITY OF OCEAN CITY
AMERICA'S GREATEST FAMILY RESORT

CONSTRUCTION CODE OFFICE

SENT VIA CERTIFIED MAIL AND FIRST CLASS MAIL.
702031600903506539

April 25, 2023

Arlene Clapp
3313 Bay Ave #1
Ocean City, NJ 08226

RE: 3313-15 Bay Avenue
Ocean City, NJ
Block: 3306 Lot: 1, Qual: C1


To Whom It May Concern:

Attached please find a Notice of Unsafe Structure for your property at 3313-15 Bay Avenue, Ocean City, NJ. The structure has been deemed unsafe by a structural engineer. Please provide an engineer's report and/or plans along with construction permit applications to restore the property to a habitable condition.

If you should have any questions please contact our office at 609-525-9174.

Thank you for your time and consideration.

Sincerely,


Cornelius Byrne, CFM
CB/tln

Enclosures

115 12th Street, Ocean City, NJ 08226
PH: 609-525-9174 FAX: 609-399-8419
Printed on Recycled Paper

² April 25, 2023 letter from Construction Code Office and Notice of Unsafe Structure sent to all unit owners.

City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)



NOTICE OF UNSAFE STRUCTURE

Permit/Control #: _____
Date Issued: 4/25/2023
Violation #: V-23-00036

IDENTIFICATION

Work Site Location: 3313-15 BAY AVE Ocean City, NJ 08226
Block: 3306 Lot: 1 Qualification Code: C1
Owner in Fee: CLAPP, ARLENE
Owner Address: 3313 BAY AVE, UNIT 1 OCEAN CITY, NJ 08226
Agent/Contractor: _____
Address: _____

To: ☒ Owner ☐ Other:
☐ Agent/Contractor

DATE OF INSPECTION: 4/25/2023 DATE OF THIS NOTICE: 4/25/2023

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on 4/25/2023 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure or portion thereof, deemed an unsafe condition is described as follows:

(NONE)
STRUCTURE HAS BEEN DEEMED UNSAFE REFERRING A RECENT DOCUMENT SENT TO THE CONSTRUCTION OFFICE BY A STRUCTURAL ENGINEER. PENDING A FULL STRUCTURAL ANALYSIS. PERMITS WILL BE REQUIRED TO BEGIN WORK

You are hereby ORDERED to:

- ☒ Vacate the above structure by 4/25/2023
☐ Demolish the above structure by _____, or correct the above noted unsafe conditions by no later than _____.

Failure to correct the unsafe condition or refusal to comply with this ORDER will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$1,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this ORDER.

Any building or structure vacated pursuant to this ORDER, shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the Cape May County within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: 4 Moore Road
Cape May Court House, NJ 08210

If you have any questions concerning this matter, please call: (609) 525-9173

By Order of _____

Construction Official

Date: 4/25/2023

City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)

APPENDIX C - NOTICE OF UNSAFE STRUCTURE & PENALTY (5/8/24)



CITY OF OCEAN CITY
AMERICA'S GREATEST FAMILY RESORT

CONSTRUCTION CODE OFFICE

SENT VIA CERTIFIED MAIL AND FIRST CLASS MAIL
70703160600035906560

May 8, 2024

Simeone & Raynor, LLC
Attorneys at Law
Harvard Law Building
1522 Route 38
Cherry Hill, NJ 08002

RE: Seaspray Condominium Association
3313-15 Bay Avenue
Ocean City, NJ
Block: 3306 Lot: 1

To Whom It May Concern:

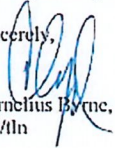
Attached please find an AMENDED Notice of Unsafe Structure for your property at 3313-15 Bay Avenue, Ocean City, NJ. The building shall remain unsafe due to continued deterioration of the structural elements. In addition to repairs of the northside egress steps, all required repairs as detailed in the November 10, 2023 Plan of Repair and the August 2023 Structural Assessment Report by Tadco Engineering will be necessary before the building can be re-occupied.

Additionally, attached please find a Notice of Penalty for failure to respond to the previous Order to vacate the property. This \$2,000 penalty will continue to accumulate at \$2,000 per week until all residents have vacated the premises.

If you should have any questions please contact our office at 609-525-9174.

Thank you for your time and consideration.

Sincerely,


Cornelius Byrne, CFM
CB/ln

Enclosures

115 12th Street, Ocean City, NJ 08226
PHE: 609-525-9174 FAX: 609-399-8419
Printed on Recycled Paper

City of Ocean City

Preliminary Investigation (Block 3306, Lot 1)



NOTICE OF UNSAFE STRUCTURE

Permit/Control #:

Date Issued: 5/8/2024

Violation #: V-24-00019

IDENTIFICATION

Work Site Location: 3313-15 BAY AVE Ocean City, NJ 08226

Block: 3306 Lot: 1 Qualification Code: C1

Owner in Fee: SEASPRAY CONDOMINIUM ASSOCIATION

Owner Address: 3313 BAY AVE OCEAN CITY NJ 08226

Agent/Contractor:

Address:

To: ☐ Owner

☐ Other:

☒ Agent/Contractor

DATE OF INSPECTION: 4/17/2024 DATE OF THIS NOTICE: 5/8/2024

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on 4/17/2024 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32.

The building or structure or portion thereof, deemed an unsafe condition is described as follows:

(NONE)

AMENDED MAY 8, 2024 - BUILDING SHALL REMAIN UNSAFE DUE TO CONTINUED DETERIORATION OF STRUCTURAL ELEMENTS. IN ADDITION TO REPAIRS OF THE NORTHSIDE EGRESS STEPS, ALL REQUIRED REPAIRS AS DETAILED IN THE NOVEMBER 10, 2023 PLAN OF REPAIR AND THE AUGUST 2023 STRUCTURAL ASSESSMENT REPORT BY TAIACO ENGINEERING WILL BE NECESSARY

You are hereby ORDERED to:

☒ Vacate the above structure by 5/8/2024

☐ Demolish the above structure by _____, or correct the above noted unsafe conditions by no later than _____.

Failure to correct the unsafe condition or refusal to comply with this ORDER will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this ORDER.

Any building or structure vacated pursuant to this ORDER shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of

the Cape May County within 15 days of receipt of this ORDER

as provided by N.J.A.C. 5:23A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction

Board of Appeals Office at 4 Moor Road

Cape May Court House, NJ 08210

If you have any questions concerning this matter, please call: (609) 526-9173

By Order of

Date:

5/8/24

U.C.C. 1241 exp. (rev. 12/2001)

City of Ocean City
Preliminary Investigation (Block 3306, Lot 1)



NOTICE AND ORDER OF PENALTY

Permit/Control #: _____
Date Issued: 5/8/2024
Violation #: V-24-00050

IDENTIFICATION

Work Site Location: 3313-15 BAY AVE Ocean City, NJ 08226
Block: 3306 Lot: 1 Qualification Code: C1
Owner in Fee: SEASPRAY CONDOMINIUM ASSOCIATION
Owner Address: 3313 BAY AVE OCEAN CITY NJ 08226
Agent/Contractor: _____
Address: _____
To: ☐ Owner ☐ Other:
☐ Agent/Contractor

ACTION

- ☒ On 4/17/2024, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ Notice of Violation and Order to Terminate, ☒ Notice of Unsafe Structure, ☐ Notice of Imminent Hazard was issued. Reinspection of the work site on 5/8/2024 revealed the following violation(s) remain:
YOU FAILED TO COMPLY WITH A NOTICE ISSUED BY THIS AGENCY IN VIOLATION OF NJAC 5:23-2.31(e) FAILURE TO COMPLY WITH THE UNSAFE STRUCTURE NOTICE DATED APRIL 17, 2024 REQUIRING THAT THE PROPERTY BE VACATED
V-23-00035, Notice Date: 4/25/2023(NONE)
V-24-00015, Notice Date: 4/17/2024(NONE)
V-24-00049, Notice Date: 5/8/2024(NONE)
- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☐ made a false or misleading written statement, or omitted required required information in an application or request for approval; or ☐ failed to obtain a construction permit; or ☐ failed to request required inspections; or ☐ allowed occupancy prior to receiving a certificate of occupancy.
- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A Stop Construction Order was issued. Reinspection of the work site on _____ revealed a failure to comply with that Stop Construction Order.

PENALTY

Therefore, you are hereby ORDERED to pay a penalty in the amount of \$2,000.00 for each violation for a total penalty of \$2,000.00.

Further, take NOTICE that for each ☒ week ☐ day that any of the said violations remain outstanding after 5/15/2024 an additional penalty of \$2,000.00 per ☒ week ☐ day shall result.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the Cape May County within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23-A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction

Board of Appeals Office at: 4 Moore Road
Cape May Court House, NJ 08210

If you have any questions concerning this matter, please call: (609) 525-9173

NOTICE and ORDER of PENALTY:

Date: 5/8/24

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-509

AMENDING THE 2025 BUDGET OF THE CITY OF OCEAN CITY TO INCLUDE
ADDITIONAL REVENUE FROM THE NATIONAL OPIOIDS SETTLEMENT FUND

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 municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said director may also approve the insertion of an item of appropriation for equal amount; and

WHEREAS, the Local share of the above referenced grant is zero; and

NOW, THEREFORE, BE IT RESOLVED that the City of Ocean City hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$53,265.02 which item is now available as a revenue from:

GENERAL REVENUES

Miscellaneous Revenue-Section F
Special Items of General Revenue Anticipate with
Prior Written Consent of the Director of Local
Government Services:

Public and Private Revenue Offset with Appropriations

The National Opioids Settlement Fund (various).....\$53,265.02
pursuant to the provisions of Statute; and

BE IT FURTHER RESOLVED that a like sum of \$53,265.02 be and the same is hereby appropriated under the caption of:

8. GENERAL APPROPRIATIONS
(A) Operations-Excluded from "CAPS"
Public and Private Programs Offset by Revenues

The National Opioids Settlement Fund (various).....\$ 53,265.02
pursuant to the provisions of Statute; and

BE IT FURTHER RESOLVED that a copy of this resolution be certified and submitted electronically to the Director of Local Government Services for approval; and

BE IT FINALLY RESOLVED that this amendment be published in the Sentinel Ledger in the issue of October 13, 2025.

Frank Donato III,
Chief Financial Officer

Terry Crowley, Jr.
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 Thursday, October 9, 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. 25-62-510

AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEE FOR A
CONSTRUCTION PROJECT AT 258 BAY ROAD,
BLOCK 70.14, LOT(S) 41.05; PROJECT #20-0125PBA

WHEREAS, Matthew & Karen Lange, has posted performance guarantee for construction of an approved site plan at 258 Bay Road, Block 70.14, Lot(s) 41.05 in Ocean City in accordance with Section 25-1600 of Ordinance #88-17, Volume II, also known as application number 20-0125PBA.

WHEREAS, this application was submitted for approval to the Planning Board on November 4, 2020; and

WHEREAS, the Planning Board Office has issued a final inspection approval report dated September 30, 2025, indicating that the above-mentioned project has been installed in compliance with the approved site plan; and

WHEREAS, the Planning Board of the City of Ocean City has recommended the release of the Performance Guarantee in the amount of \$25,060.40; and

WHEREAS, the Planning Board recommends that a cash portion of the performance guarantee to be held in cash or a bond or other type of surety approved by the City Solicitor, in the amount of 15% of the allowable improvement costs equating to \$3,571.56 to be posted for a period of two (2) years from the date of the release of the performance guarantee bond; and

NOW, THEREFORE, BE IT RESOLVED that the Director of Finance is authorized to release the Performance Guarantee in the amount of \$25,060.40 to Matthew & Karen Lange.

Frank Donato III,
Chief Financial Officer

Terry Crowley Jr.,
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 Thursday, October 9, 2025, with the voting record as indicated below.

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

Melissa G. Rasner, City Clerk

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 25-62-511

AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEE FOR A
CONSTRUCTION PROJECT AT 262 BAY ROAD,
BLOCK 70.14, LOT(S) 41.07; PROJECT #20-0127PBA

WHEREAS, Matthew & Karen Lange, has posted performance guarantee for construction of an approved site plan at 262 Bay Road, Block 70.14, Lot(s) 41.07 in Ocean City in accordance with Section 25-1600 of Ordinance #88-17, Volume II, also known as application number 20-0127PBA.

WHEREAS, this application was submitted for approval to the Planning Board on November 4, 2020; and

WHEREAS, the Planning Board Office has issued a final inspection approval report dated September 30, 2025, indicating that the above-mentioned project has been installed in compliance with the approved site plan; and

WHEREAS, the Planning Board of the City of Ocean City has recommended the release of the Performance Guarantee in the amount of \$13,451.00; and

WHEREAS, the Planning Board recommends that a cash portion of the performance guarantee to be held in cash or a bond or other type of surety approved by the City Solicitor, in the amount of 15% of the allowable improvement costs equating to \$1,830.15 to be posted for a period of two (2) years from the date of the release of the performance guarantee bond; and

NOW, THEREFORE, BE IT RESOLVED that the Director of Finance is authorized to release the Performance Guarantee in the amount of \$13,451.00 to Matthew & Karen Lange.

Frank Donato III,
Chief Financial Officer

Terry Crowley Jr.,
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 Thursday, October 9, 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. 25-62-512

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 September 23, 2025 to October 6, 2025.

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

Frank Donato, III
Chief Financial Officer

Terry Crowley, Jr.
Council President

FILES/AUTHORIZING THE PAYMENT OF CLAIMS – 09.23.25 TO 10.06.25.doc

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 Thursday, June 12, 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
22-00183	01/27/22	REMGINTO	REMINGTON & VERNICK ENGINEERS	21-58-192	Open	1,356.74	0.00
22-02985	11/22/22	OCCOMMUN	OCEAN CITY COMMUNITY	SCATTERED SITE AFFORDABLE	Open	58,766.91	0.00 B
24-00281	02/06/24	GEICONSU	GEI CONSULTANTS, INC	RESOLUTION #23-60-094	Open	4,200.52	0.00 B
24-00945	04/09/24	NAFG	NATIONAL AUTO FLEET GROUP	RESOLUTION #24-60-354	Open	71,914.72	0.00
24-01169	05/09/24	MCLEES	WILLIAM MCLEES ARCHITECTURE	RESOLUTION #24-61-003	Open	1,847.50	0.00 B
24-02350	08/19/24	CZAR	LAMONT H. CZAR, P.E.	RESOLUTION 24-61-092	Open	14,500.00	0.00 B
24-02987	10/24/24	WEATHRBY	WEATHERBY CONSTRUCTION &	RESOLUTION #24-61-159	Open	442,295.56	0.00 B
24-03575	12/04/24	LEXA	LEXA CONCRETE, INC.	RESOLUTION #24-61-192	Open	66,287.10	0.00 B
25-00004	01/01/25	ACMJI	ATLANTIC COUNTY MUNICIPAL JIF	2025 JOINT INSURANCE FUND	Open	716,383.00	0.00
25-00028	01/16/25	BROWNBRO	BROWN & BROWN METRO LLC	Res. 22-59-056	Open	1,443.70	0.00 B
25-00033	01/16/25	ENTERPRI	ENTERPRISE LEASING COMPANY		Open	125.00	0.00 B
25-00039	01/16/25	SEASLE	CITY OF SEA ISLE CITY	2025 Shared Service	Open	36,765.00	0.00 B
25-00054	01/16/25	VERIZONL	VERIZON ONLINE		Open	67.66	0.00 B
25-00055	01/16/25	AC ELECT	ATLANTIC CITY ELECTRIC	2025 CITYWIDE ELECTRIC	Open	19,383.71	0.00 B
25-00056	01/16/25	NJAM3	NEW JERSEY-AMERICAN WATER CO.	2025 CITYWIDE WATER/SEWER	Open	48,444.99	0.00 B
25-00057	01/16/25	SJGAS	SOUTH JERSEY GAS COMPANY	2025 GAS CHARGES	Open	2,431.70	0.00 B
25-00058	01/16/25	VERIZ	VERIZON	2025 PHONE CHARGES	Open	7.18	0.00 B
25-00253	01/28/25	CAPEENVI	CAPE ENVIRONMENTAL TESTING LAB		Open	250.00	0.00 B
25-00254	01/28/25	ACJIT	ATLANTIC CITY JITNEY ASSN.	Res. 24-60-307	Open	3,150.00	0.00 B
25-00258	01/28/25	JUSTR	JUST RIGHT TV PRODUCTIONS LLC	Res. 24-61-033	Open	120.00	0.00 B
25-00259	01/28/25	LACASCOF	LACAS COFFEE COMPANY, LLC		Open	793.13	0.00 B
25-00277	01/28/25	BRYNMAWR	BRYN MAWR RACING COMPANY LLC		Open	10,368.71	0.00
25-00292	01/28/25	SEASIDEC	SEASIDE SERENITY COUNSELING		Open	3,750.00	0.00 B
25-00325	01/29/25	TRI-STAT	TRI-STATE DIAGNOSTICS CORP.		Open	64.00	0.00 B
25-00339	01/31/25	OCFAMILY	OC FAMILY MEDICINE	Res. 25-61-264	Open	225.00	0.00 B
25-00345	01/31/25	SCHID	SCHINDLER ELEVATOR CORPORATION	Res. 25-61-234	Open	2,160.09	0.00 B
25-00350	01/31/25	ENGDM	ENGINEERING DESIGN ASSOCIATES	2025 EDA ZB PROFESSIONAL	Open	1,496.50	0.00
25-00351	01/31/25	STEIN	MARK H. STEIN, ESQUIRE	2025 STEIN ZB PROFESSIONAL	Open	1,450.00	0.00
25-00390	02/06/25	SEASLE	CITY OF SEA ISLE CITY	2025 Shared Service PLUMBING	Open	13,750.00	0.00 B
25-00394	02/06/25	CHLORKIN	CHLORKING INNOVATIONS, LLC		Open	1,595.00	0.00 B
25-00430	02/06/25	THOMASMI	THOMAS G.SMITH, ESQ.	RESOLUTION #25-61-256	Open	1,038.00	0.00 B
25-00511	02/12/25	MAINL	MAIN LINE COMMERCIAL POOLS,INC	Res.25-61-232	Open	1,000.00	0.00 B
25-00514	02/12/25	CWAHLLC	CARLIN, WARD, ASH & HEIART LLC	Res. 25-61-274	Open	920.00	0.00 B
25-00618	03/03/25	CANONSOL	CANON USA, INC	Res. 25-61-234	Open	543.78	0.00 B
25-00639	03/10/25	BUSIS	BUSINESS & NEIGHBORHOOD DEVEL.	2025 LEVY	Open	92,698.50	0.00
25-00957	04/10/25	DEVLN	EDMUND F.X. DEVLIN, ESQ.	Res. 25-61-275	Open	3,626.05	0.00 B
25-00958	04/10/25	THOMASMI	THOMAS G.SMITH, ESQ.	RESOLUTION #25-61-256	Open	70.00	0.00 B
25-00991	04/15/25	PUTTERMA	BONNIE D. PUTTERMAN, ESQ.	Res. 25-61-343	Open	600.00	0.00 B
25-01113	04/22/25	ODONNELN	O'DONNELL & MACCARATO INC		Open	3,250.00	0.00 B
25-01241	05/02/25	BAYSIDEC	BAYSIDE CONSTRUCTION SER., LLC	Construct staircase at 9th St	Open	6,592.00	0.00
25-01297	05/09/25	MIDATL	MID ATLANTIC FIRE AND AIR CORP	Res. 25-61-234	Open	27,623.46	0.00
25-01356	05/27/25	CFIWORKS	CORPORATE FACILITIES OF NJ,LLC		Open	18,581.75	0.00
25-01386	06/03/25	UNIONANN	UNION ANNEX LLC	RESOLUTION #25-61-363	Open	13,881.75	0.00
25-01429	06/05/25	DEPT	DEPTCOR		Open	36.00	0.00
25-01460	06/11/25	IPSGROUP	IPS GROUP CORPORATION	RESOLUTION #24-61-084	Open	20,579.61	0.00 B
25-01587	06/16/25	OCRYSOC	OCEAN CITY RED RAIDERS YOUTH	2025 REIMBURSEMENT OF EXPENSES	Open	286.52	0.00 B
25-01591	06/16/25	OCART	OCEAN CITY ARTS CENTER	2025 REIMBURSEMENT EXPENSES	Open	2,100.63	0.00
25-01700	06/30/25	TACTICAL	TACTICAL PUBLIC SAFETY, LLC	RESOLUTION #25-61-234	Open	44,501.60	0.00

October 6, 2025
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CITY OF OCEAN CITY
Bill List By P.O. Number

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
25-01705	06/30/25	DEPT DEPTCOR	RESOLUTION #25-61-234	Open	60.00	0.00	
25-01718	07/07/25	MCLEES WILLIAM MCLEES ARCHITECTURE	RESOLUTION #25-62-420	Open	20,855.00	0.00	B
25-01824	07/10/25	BOSSEVEN BOSS EVENTS, LLC		Open	8,468.50	0.00	
25-01825	07/10/25	ARCHERPU ARCHER PUBLIC AFFAIRS, LLC		Open	3,650.00	0.00	B
25-01843	07/14/25	CLEAN A CLEAN AIR COMPANY		Open	1,393.90	0.00	
25-01858	07/14/25	LEXA LEXA CONCRETE, INC.	RESOLUTION #25-62-381	Open	96,997.95	0.00	B
25-01936	07/31/25	RESTTECH RESTAURANT TECHNOLOGIES INC		Open	494.96	0.00	B
25-02132	08/08/25	98RUM LISA RUMER		Open	69.56	0.00	
25-02150	08/08/25	MANCO MANCO & MANCO PIZZA INC	2025 Half Marathon	Open	1,500.00	0.00	
25-02168	08/19/25	ACCESSRE ACCESSREC LLC	RESOLUTION #25-61-234	Open	82,053.00	0.00	
25-02172	08/19/25	SPORTSSP SPORTS SPECIALTIES	RESOLUTION #25-61-363	Open	655.00	0.00	
25-02177	08/19/25	PHILLYKE PHILLY KEYS LLC		Open	1,000.00	0.00	
25-02178	08/19/25	OVES OVES BEACH GRILL		Open	139.53	0.00	
25-02179	08/19/25	PAPALEVI VINCE PAPALE PROMOTION		Open	546.97	0.00	
25-02182	08/19/25	HERMANGO HERMAN GOLDNER COMPANY INC		Open	4,337.92	0.00	
25-02185	08/22/25	ABELLA ABELLA SALON & SPA		Open	900.00	0.00	
25-02186	08/22/25	TALESEMA JON & PATTYS COFFEE BAR BISTRO		Open	288.75	0.00	
25-02190	08/22/25	SACK SACK O SUBS, INC.		Open	445.80	0.00	
25-02199	08/22/25	MCLEES WILLIAM MCLEES ARCHITECTURE	RESOLUTION #25-62-452	Open	12,000.00	0.00	B
25-02200	08/22/25	MCLEES WILLIAM MCLEES ARCHITECTURE	RESOLUTION #25-62-453	Open	27,000.00	0.00	B
25-02207	08/26/25	OVES OVES BEACH GRILL		Open	203.28	0.00	
25-02217	08/26/25	DEPT DEPTCOR	RESOLUTION #25-61-234	Open	1,005.00	0.00	
25-02221	08/29/25	JOHNP JOHNSON'S POPCORN, INC		Open	2,460.00	0.00	
25-02224	08/29/25	PORT- PORT-O-CALL HOTEL		Open	1,183.58	0.00	
25-02309	09/03/25	EFMTRUST ENTERPRISE FM TRUST		Open	396.00	0.00	
25-02310	09/03/25	EFMTRUST ENTERPRISE FM TRUST		Open	396.00	0.00	
25-02312	09/03/25	EFMTRUST ENTERPRISE FM TRUST		Open	396.00	0.00	
25-02313	09/03/25	EFMTRUST ENTERPRISE FM TRUST		Open	396.00	0.00	
25-02314	09/03/25	EFMTRUST ENTERPRISE FM TRUST		Open	396.00	0.00	
25-02316	09/03/25	NAPIECEK KARA NAPIECEK		Open	40.00	0.00	
25-02320	09/03/25	USLA U.S.L.A.-NJ CERTIFICATION	OCBP 25 Certification	Open	160.00	0.00	
25-02321	09/03/25	LEVINSON COOPER LEVENSON PA	OCBP Workplace training	Open	8,500.00	0.00	
25-02322	09/03/25	BEESEY BEESEY'S POINT SEA DOO, INC.	PWC Repairs	Open	421.94	0.00	
25-02323	09/03/25	BEESEY BEESEY'S POINT SEA DOO, INC.	ocbp pwc repairs	Open	2,635.24	0.00	
25-02326	09/03/25	BRINKS BRINKS INC.	ARMORED CAR TRANSPORT 2025	Open	1,691.21	0.00	B
25-02327	09/03/25	BARTA MIKE BARTA & SONS INC.	AIRPORT FUEL TRUCK SERVICE	Open	1,673.95	0.00	
25-02328	09/03/25	CUMMA CUMMINS-ALLISON CORPORATION	COIN COUNTING MACHINE SERVICE	Open	650.47	0.00	
25-02345	09/09/25	BRTTECHN BRT TECHNOLOGIES LLC	2026 NOTICE OF ASSESSMENT CARD	Open	15,602.34	0.00	
25-02346	09/09/25	ACCURATE ACCURATE LANGUAGE SERVICES		Open	720.00	0.00	
25-02500	09/11/25	ACTIONPL ACTION PLUMBING LLC		Open	2,353.43	0.00	
25-02506	09/11/25	DANSWELD DAN'S WELDING	AIRPORT BROOM TRUCK WELDING	Open	2,650.00	0.00	
25-02508	09/11/25	DELUCAM MIKE DELUCA		Open	500.00	0.00	
25-02518	09/15/25	SPORTSSP SPORTS SPECIALTIES		Open	141.00	0.00	
25-02524	09/15/25	JOHNP JOHNSON'S POPCORN, INC		Open	406.00	0.00	
25-02525	09/15/25	FLAND FLANDERS HOTEL		Open	867.30	0.00	
25-02526	09/15/25	JUSTR JUST RIGHT TV PRODUCTIONS LLC		Open	600.00	0.00	
25-02527	09/15/25	INSTITUT INSTITUTE FOR FORENSIC		Open	1,650.00	0.00	
25-02528	09/15/25	VCI VCI, EMERGENCY VEHICLE SPEC.	Res 23-60-058	Open	989.50	0.00	
25-02529	09/15/25	MASCOTMD THE MASCOT MD		Open	430.00	0.00	
25-02532	09/15/25	VINEA VINELAND AUTO ELECTRIC, INC.		Open	415.53	0.00	
25-02533	09/15/25	SCHWA SCHWAAB, INC.	TIME STAMP INK REFILLS	Open	135.00	0.00	
25-02534	09/15/25	PENGUINC PENGUIN COMMUNICATIONS, LLC		Open	1,512.00	0.00	
25-02536	09/15/25	STYRKER STRYKER SALES CORPORATION	Res 25-61-230	Open	489.26	0.00	
25-02555	09/19/25	OUTFRONT OUTFRONT MEDIA LLC		Open	44,175.00	0.00	

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
25-02559	09/19/25	JMOORE TIMOTHY & JEAN MOORE	REFUND ESCROW 5038-40 WEST AVE	Open	10.00	0.00	
25-02560	09/19/25	MCHUGHMA MARLENE MCHUGH	REFUND ESCROW 1135 WEST AVENUE	Open	277.50	0.00	
25-02561	09/19/25	MCHUGHMA MARLENE MCHUGH	REFUND ESCROW 1135 WEST AVENUE	Open	834.40	0.00	
25-02562	09/19/25	OIOCEAN OCEAN CITY DEVELOPMENT GROUP	ESCROW REFUND 5501-19 ASBURY	Open	315.50	0.00	
25-02563	09/19/25	CARSONGR GREGORY CARSON	REFUND ESCROW 3 W 16TH ST	Open	356.25	0.00	
25-02565	09/22/25	MCCLOYTH THOMAS & MARY ELLEN MCCLOY	REFUND ESCROW 147 BAY AVE	Open	51.25	0.00	
25-02566	09/22/25	162OCEAN 162 OCEAN LLC	ESCROW REFUND 162 OCEAN RD	Open	458.75	0.00	
25-02567	09/22/25	UPADHYAY SUKETU & PATRICIA UPADHYAY	REFUND ESCROW 50 WALTON PLACE	Open	157.50	0.00	
25-02568	09/22/25	JAMONTGO J A MONTGOMERY RISK CONTROL LL		Open	8,645.00	0.00	
25-02569	09/22/25	ACTENGIN ACT ENGINEERS INC	Upweller	Open	2,362.81	0.00	B
25-02571	09/22/25	SIMONEES ESTEBAN & KRISTINA SIMONE	REFUND ESCROW 5228 BAY AVEN	Open	311.50	0.00	
25-02573	09/24/25	BEESLEY BEESLEY'S POINT SEA DOO, INC.	BP 2018 2019 wint.	Open	755.92	0.00	
25-02574	09/24/25	ACBALLETT ATLANTIC CITY BALLET		Open	7,000.00	0.00	
25-02575	09/24/25	LIBBYJ JOSEPH LIBBY		Open	143.00	0.00	
25-02576	09/24/25	CAPRI CAPRIONI PORTABLE TOILETS, INC		Open	780.00	0.00	
25-02577	09/24/25	SJFIELDH SJ FIELD HOCKEY LEAGUE		Open	521.24	0.00	
25-02579	09/24/25	ARIZENT ARIZENT		Open	1,386.00	0.00	
25-02580	09/24/25	STAND STANDARD & POOR'S FINANCIAL		Open	29,225.00	0.00	
25-02582	09/24/25	KDI KEYSTONE DIGITAL IMAGING, INC	RESOLUTION #25-61-234	Open	19,246.96	0.00	
25-02588	09/26/25	KDI KEYSTONE DIGITAL IMAGING, INC	resolution #25-61-234	Open	388.74	0.00	
25-02592	09/26/25	OCCROWNH OCEAN CITY CROWN HOLDINGS LLC	REFUND ESCROW 412 8TH STREET	Open	1,898.00	0.00	
25-02593	09/26/25	MERRITTW WILLIAM MERRITT	REFUND ESCROW 315 OCEAN AVENUE	Open	586.25	0.00	
25-02594	09/26/25	RICHEILE RICHARD & EILEEN SCHOONMAKER	REFUND ESCROW 1419 PLEASURE AV	Open	609.50	0.00	
25-02595	09/26/25	WEBERVIR VIRGINIA & JAMES WEBER	REFUND ESCROW 368 E SURF RD	Open	135.50	0.00	
25-02596	09/26/25	GRADYPAT MICHAEL & PATRICIA GRADY	REFUND ESCROW 622 SIMPSON AVE	Open	360.25	0.00	
25-02597	09/26/25	ACCURATE ACCURATE LANGUAGE SERVICES		Open	570.00	0.00	
25-02600	09/30/25	HIMMELWR HIMMELWRIGHT INVESTMENTS LLC	REFUND ESCROW 737-741 WEST AVE	Open	1,901.00	0.00	
25-02601	09/30/25	ROSEKIM KIMBERLEE ROSE	NOTARY CAPE MAY COUNTY CLERK	Open	15.00	0.00	
25-02602	09/30/25	GENERALC GENERAL CODE, LLC	Supplement No 5	Open	860.00	0.00	
25-02603	09/30/25	GENERALC GENERAL CODE, LLC	Supplement No 5	Open	2,335.00	0.00	
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Total Purchase Orders:		132	Total P.O. Line Items:	0	Total List Amount:	2,072,344.56	Total Void Amount: 0.00

September 23, 2025
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CITY OF OCEAN CITY
Check Register By Check Id

Page No: 1

Issued Outside Bill

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 114983 to 114985 *LIST*
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
114983	09/26/25	NJAM3 NEW JERSEY-AMERICAN WATER CO.	28,126.62		6205
114984	09/26/25	SJGAS SOUTH JERSEY GAS COMPANY	77.49		6205
114985	09/26/25	AC ELECT ATLANTIC CITY ELECTRIC	4,144.35		6206

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	32,348.46	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	32,348.46	0.00

October 1, 2025
01:24 PM

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: 114986 to 114988
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
114986	10/01/25	AC ELECT ATLANTIC CITY ELECTRIC	24,800.83		6208
114987	10/01/25	NJAM3 NEW JERSEY-AMERICAN WATER CO.	74,634.28		6208
114988	10/01/25	SJGAS SOUTH JERSEY GAS COMPANY	1,622.38		6208

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	101,057.49	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>3</u>	<u>0</u>	<u>101,057.49</u>	<u>0.00</u>